
Zoning By-Law Amendment Comments

Date: January 5th, 2022

Subject: Zoning By-law Amendment AM-09-2021 - 1553 Pelham Street

The building department offers the following comments,

- A demolition permit is required for the existing dwelling.
- Building permits are required for the proposed semi-detached dwellings.

Kind Regards,

David Christensen, BSc (Hons), Adv. Dip.
Building Intake & Zoning Technician
dchristensen@pelham.ca

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Tuesday, December 7, 2021 8:18 AM
To: Kenny Ng
Subject: RE: Request for Comments - Zoning By-law Amendment (1553 Pelham Street) (AM-09-2021)

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning
—

ENBRIDGE
TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Kenny Ng <KNg@pelham.ca>
Sent: Thursday, December 2, 2021 1:21 PM

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
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Subject: [External] Request for Comments - Zoning By-law Amendment (1553 Pelham Street) (AM-09-2021)

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Good afternoon,

We are in receipt of a Zoning By-law Amendment (AM-09-2021) application for the property at 1553 Pelham Street in Fonthill. The application will facilitate the construction of a semi-detached dwelling.

The submitted materials are attached and include:

- Zoning By-law Amendment Application
- Cover Letter
- Conceptual Site Plan
- Planning Justification Report

Comments would be appreciated by December 23rd, 2021.

If you have any questions or concerns, or require additional information, please do not hesitate to contact me.

Best,



Kenny Ng, BES.

Planner

Town of Pelham

D: 905-980-6666 | E: Kng@pelham.ca

T: 905-892-2607 x324

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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Memo

To: Kenny Ng, Planner

CC: Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development; Derek Young, Manager of Engineering

From: Tolga Aydin, Engineering Technologist

Date: 5th January 2022

RE: Zoning By-Law Amendment – 1553 Pelham Street

The Public Works Department has reviewed the submitted documentation regarding the proposed Zoning By-Law Amendment for 1553 Pelham Street. Please note the following comments

The following comments shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

Submitted Drawings

1. Public Works note that the site is currently serviced with 1 sanitary and 1 water service connection. Each unit is to be individually serviced with its own sanitary and water connections. This work is to be done by the owner, at the owner's expense, and will require a Temporary Works Permit. Should there be an intention to sever the lot in the future, the sanitary and water services for each unit will need to be contained in their respective lots. Should these services cross property lines, Public Works will not support the consent to sever.
2. Construction of new or modification of existing driveways requires a Driveway Entrance Permit. This permit is obtained through the Public Works Department. All costs associated with this permit are the responsibility of the owner.
3. A comprehensive Lot Grading and Drainage Plan will be required at Building Permit stage, demonstrating overland flow routes, identifying swales and roof leader discharge locations, and showing neither parcel relies on the other for drainage, to the satisfaction of the Director of Public Works.

From: Shanks, Amy <Amy.Shanks@niagararegion.ca>
Sent: Monday, December 6, 2021 4:45 PM
To: Kenny Ng
Subject: RE: Archaeological assessment for 1553 Pelham St

Hi Kenny,

Based on the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) Criteria for Evaluating Archaeological Potential, the subject lands exhibit high potential for the discovery of archaeological resources due to their proximity (within 300 metres) to a registered archeological site. It appears the site wasn't show on our archeological mapping at the time of the precon, which is likely why I didn't flag it.

Given that archeological resources are the only Provincial/Regional interest associated with this application, and the Town has an approved Heritage Master Plan and therefore also has jurisdiction on matters related to archaeological resources, Regional staff will defer to the Town on whether an archeological assessment and/or warning clauses respecting the possible discovery of deeply buried remains during construction will be required for this application. I'm of course still available to provide any assistance and/or clarification on Ministry requirements if you need me to.

I hope this answers your questions. Please let me know if you need anything clarified further.

Kind regards,
Amy

Amy Shanks, M.Pl.
Development Planner
Planning and Development Services, Niagara Region
1815 Sir Isaac Brock Way, Thorold L2V 4T7
Phone: 905-980-6000 ext. 3264
Toll-free: 1-800-263-7215
www.niagararegion.ca

From: Kenny Ng <KNg@pelham.ca>
Sent: Wednesday, December 1, 2021 10:05 AM
To: Shanks, Amy <Amy.Shanks@niagararegion.ca>
Subject: Re: Archaeological assessment for 1553 Pelham St

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Good morning Amy,

We received a ZBLA application for 1553 Pelham St and from the pre-con notes, it seems like archaeological assessment was not identified as a requirement. Just wonder if you have any comments for this and whether it should be a requirement for the application.

Thank you very much.

Best,



Kenny Ng, BES.

Planner

Town of Pelham

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