

Sarah Leach

To: Lindsay Richardson; Holly Willford
Subject: RE: Public Meeting Notice - New Town of Pelham Zoning By-law and Housekeeping Official Plan Amendment

From: Matt Kernahan [REDACTED]
Sent: May 30, 2022 10:58 AM
To: Lindsay Richardson <LRichardson@pelham.ca>
Cc: William Heikoop [REDACTED]
Subject: [POSSIBLE SPAM] RE: Public Meeting Notice - New Town of Pelham Zoning By-law and Housekeeping Official Plan Amendment

Hi Lindsay,

I've attached a copy of the schedules with comments included.

In addition, UCC has the following comments and suggestions on the text:

1. Suggest that a clause be included in the interpretation section that will permit Environmental Protection/Environmental Conservation Areas to be delineated/redelineated in accordance with approved EIS' or NPCA/MNRF mapping without amendment to the Zoning By-law.
2. Requirement for 1.25 parking spaces/single detached, semi-detached, street townhouse dwellings seems excessive since it automatically amounts to 2 spaces per unit. This is a bit unprecedented and we think it could be problematic to implement. It is also unclear whether tandem spaces contribute to provided parking and whether additional width would be required for spaces provided in garages.
3. Section 3.34 which requires zoning setbacks from features regulated by others is problematic. This would either be redundant to or in conflict with NPCA regulations.
4. The minimum lot frontage for an agricultural zone seems excessive given minimum lot area (lot depth for a 0.6 ha lot would be 33 m @ 180m of frontage).
5. Minimum rear yard for R1/RR zones is less than R2/R3/RM1 Zone?
6. You may want to consider adding an "existing undersized lots of record" provision that permits people to build on existing undersized lots without the necessity for a minor variance provided certain performance criteria are met (i.e. minimum frontage, lot size etc.).

I have tried to stick to implementation type comments, leaving comments on regulations that guide building design to the builders. I hope our comments are helpful.

Please let me know if you have any questions or would like to discuss.

Matt

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