

**VIA E-MAIL ONLY**

October 19, 2022

Sarah Leach  
Deputy Clerk  
Town of Pelham  
20 Pelham Town Square  
Fonthill, ON, L0S 1E0

**Application for Consent (B11-2022P and B12-2022P)**

Proposal: Application is made for consent to partial discharge of mortgage and consent to convey 607.6 square metres of land (Part 3), for future construction of a single detached dwelling. Part 1 is to be retained for continued residential use of the dwelling known municipally as 1053 Pelham Street.

Application is made for consent to partial discharge of mortgage and consent to convey 606.5 square metres of land (Part 2), for future construction of a single detached dwelling. Part 1 is to be retained for continued residential use of the dwelling known municipally as 1053 Pelham Street.

Location: 1053 Pelham Street  
In the Town of Pelham, Ontario

Our File: **CS-22-0093**

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Regional Planning and Development Services staff have completed a review of an application for a consent for a severance and recreation of two new lots for a residential uses located at 1053 Pelham Street in the Town of Pelham.

The following comments are provided from a Regional and Provincial perspective to assist in reviewing the Consent Application.

**PROVINCIAL AND REGIONAL POLICIES**

The subject lands are identified Settlement Area under the Provincial Policy Statement (PPS), within the Delineated Built-Up Area in A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and are designated Urban Area (Built-Up Area) in the Regional Official Plan (ROP).

The ROP, PPS and Growth Plan together direct development to take place in urban areas to support intensified development where appropriate servicing and infrastructure exists. Both Regional and Provincial policy place an emphasis on intensification and infill to foster the development of complete communities that have a mix of diverse land uses and housing choices, improve social equity and quality of life, expand access to multiple forms of transportation, and provide spaces that are vibrant and resilient in their design. A full range of

residential, commercial and industrial uses are permitted generally within the Urban Area designation, subject to the availability of adequate municipal services and infrastructure and other policies relative to land use compatibility and environmental conservation.

Growth management policies state that until the Region completes the municipal comprehensive review, and it is approved and in effect, the annual minimum intensification target contained in the Regional Official Plan for the Delineated Built-Up Area (15%) will continue to apply. The proposal will contribute to Pelham's intensification target.

### **ARCHAEOLOGICAL POTENTIAL**

The PPS and ROP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, the PPS and ROP state that development (including the construction of buildings and structures requiring approval under the Planning Act) and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved.

Based on a review of available aerial imagery and the Province's Criteria for Evaluating Archaeological Potential, the site exhibits a high potential for the discovery of archaeological resources since the subject lands are located within 300 metres of a registered archaeological site.

Given that the Town of Pelham has Composite Archaeological Potential Mapping, Regional staff defer to the Town for requiring and/or scoping any archaeological studies for the proposed development.

Should an assessment be required, Regional staff would look for the submission of a Stage 1-2 Archaeologic Assessment (and any subsequent assessments) and the associated acknowledgement letter(s) from the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) as a Condition of consent.

### **SERVICING**

Regional staff have reviewed the submitted materials and acknowledge that the proposed dwellings will be required to connect to the Regional Sanitary Main. As such, the applicant is required to apply for a connection permit and to provide the following to the Region:

- Letter from the Town requesting the connection
- Plan and Profile drawings of the laterals and connection
- Connections need to be made at a manhole. If a manhole is not in close proximity, a new dog house manhole will need to be installed as part of the service. Both laterals can be made to the same manhole.
- Connection permit fee of \$1,250; if the services are applied for together, only one fee will be required

A condition for the required connection permit has been included in the Appendix.

## **WASTE COLLECTION**

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- Garbage: 2 bags/cans collected every-other-week;
- Recycling: weekly blue/grey boxes or carts (unlimited);
- Organics: weekly green bins or carts (unlimited).
- **Curbside Collection Only.**

## **CONCLUSION**

Based on the analysis and comments above, Regional staff offers no objection to the application, subject to the Conditions outlined in the Appendix.

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3345, or Susan Dunsmore, Manager of Development Engineering at extension 3661.

Best Regards,



Chris Pirkas  
Development Approvals Technician  
Niagara Region

Attention: Appendix- Regional Conditions for Consent

cc. Susan Dunsmore, Manager, Development Engineering, Niagara Region  
Nicholas Godfrey, Development Planner, Niagara Region

**APPENDIX**  
**Regional Conditions for Consent**  
**1053 Pelham Street, Town of Pelham**

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1. Subject to Town requirements, the applicant submitting a Stage 1-2 Archaeological Assessment (and any required subsequent archaeological assessments) for at least the proposed development area on the property to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and receiving an acknowledgement letter from MHSTCI (copied to the Region) confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site.
2. The following archaeological resources advisory note being included in a development agreement between the owner and the Town:

*“Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, notify the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-212-8886) and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.*

*In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.”*

3. The Owner will be required to apply for Regional connection permit(s) for the two sanitary sewer laterals required for the lots.