

# **Public Meeting for North Side of Port Robinson Road, East of Station Street Summersides Village**

Amendment to Previously Approved Draft Plan of Subdivision  
and Zoning By-law Amendment

26T19-02-2021 & AM-01-2024

April 10, 2024

# Location & Purpose

## *Location:*

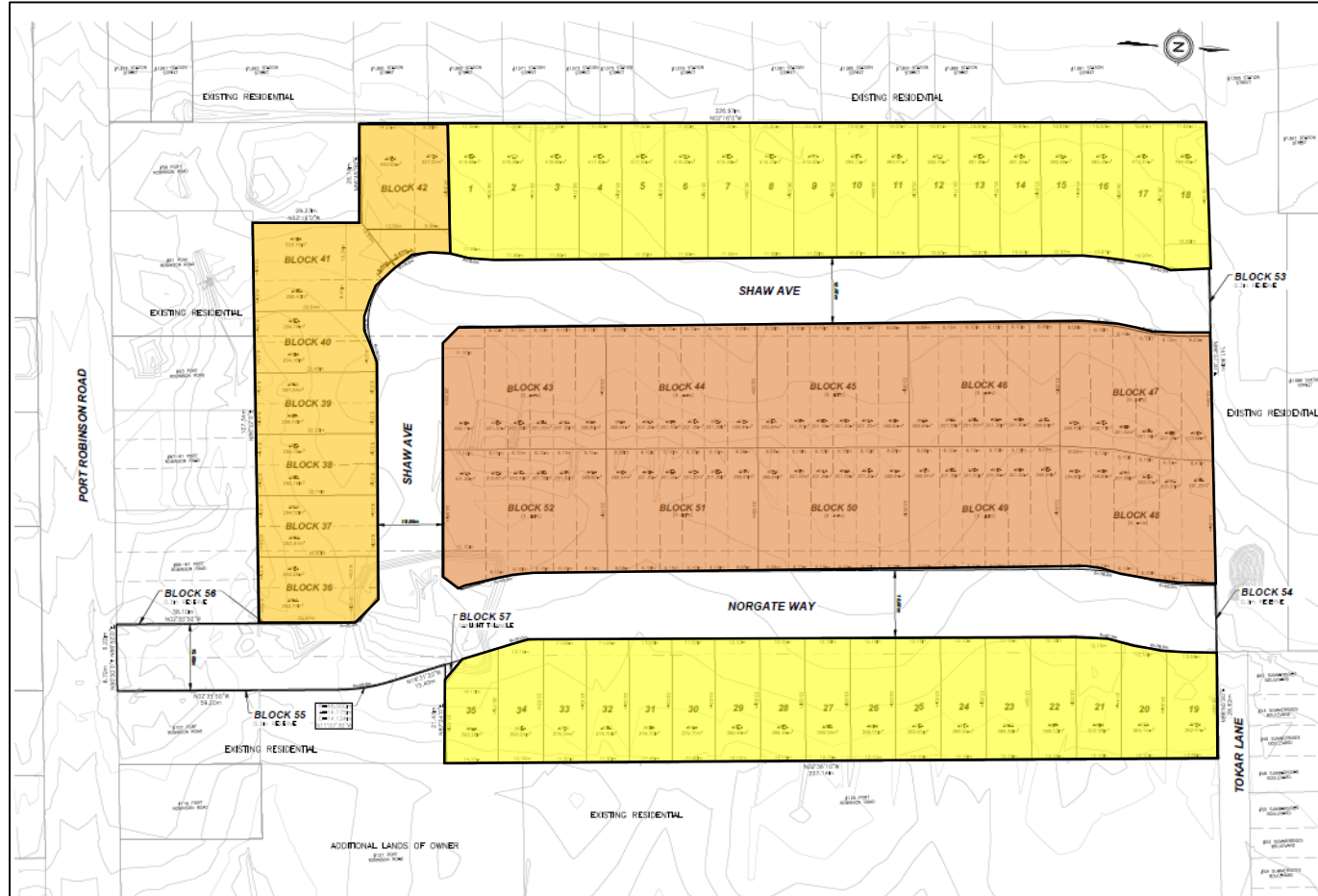
North side of Port Robinson Road, east of Station Street

## *Purpose:*

- The Revision to the previously approved proposed draft plan of subdivision would create:
  - 35 Lots (Lots 1-35) for single detached dwellings;
  - 7 Blocks (Blocks 36-42) for 14 semi-detached dwellings;
  - 10 Blocks (Blocks 43-52) for 60 street townhouses
  - 4 Blocks (Block 53-56) for 0.3-metre reserves;
  - 1 Block (Block 57) for a daylight triangle; and,
  - 1.075 hectares for future roadways.
- The proposed Zoning By-law Amendment would rezone the lands from the R2-137 zone to site specific Residential 2 (R2) and Residential Multiple 1 (RM1) zones.

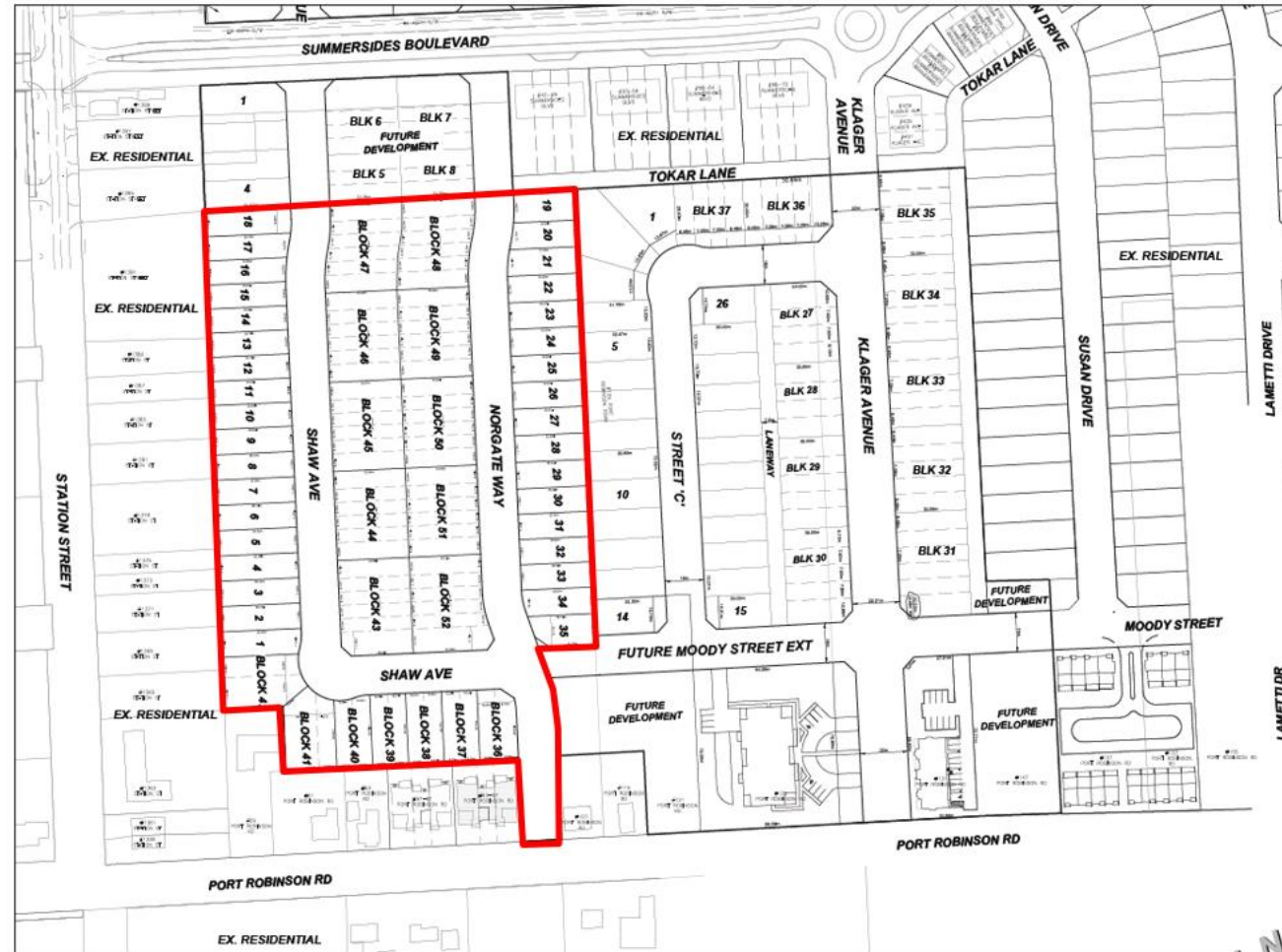


# Redlined Draft Plan of Subdivision



- 35 Lots for single detached dwellings (**yellow**)
- 7 Blocks for 14 semi-detached dwellings (**light orange**)
- 10 Blocks for 60 street townhouses (**dark orange**)
- Total of 109 units
- Revision will add 39 additional units compared to the previously approved draft plan.
- The change will introduce new unit types, including semi-detached and street townhouse dwellings.

# Neighbourhood Plan



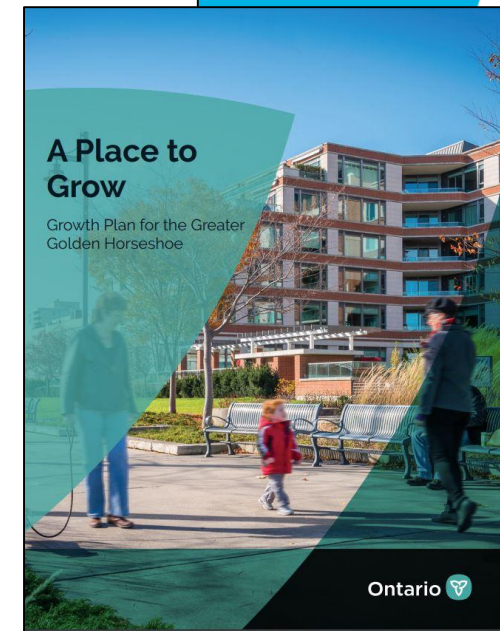
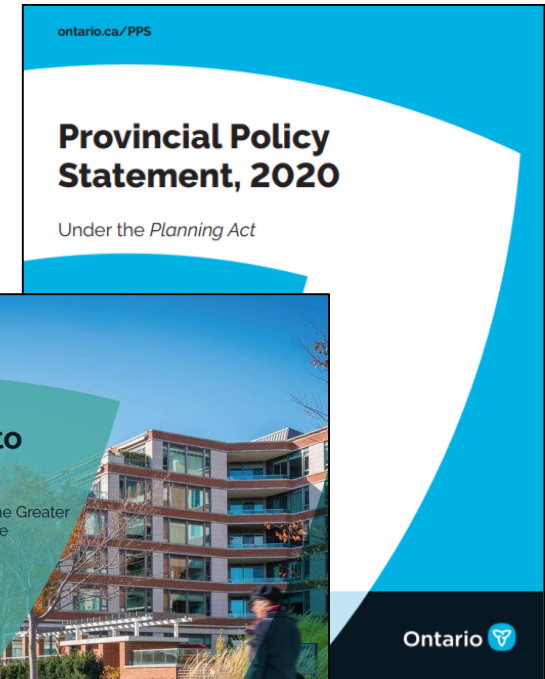
# Provincial Policies & Plans

## *Provincial Policy Statement, 2020*

- Settlement Area

## *Growth Plan for the Greater Golden Horseshoe, 2019*

- Delineated Built-up Area



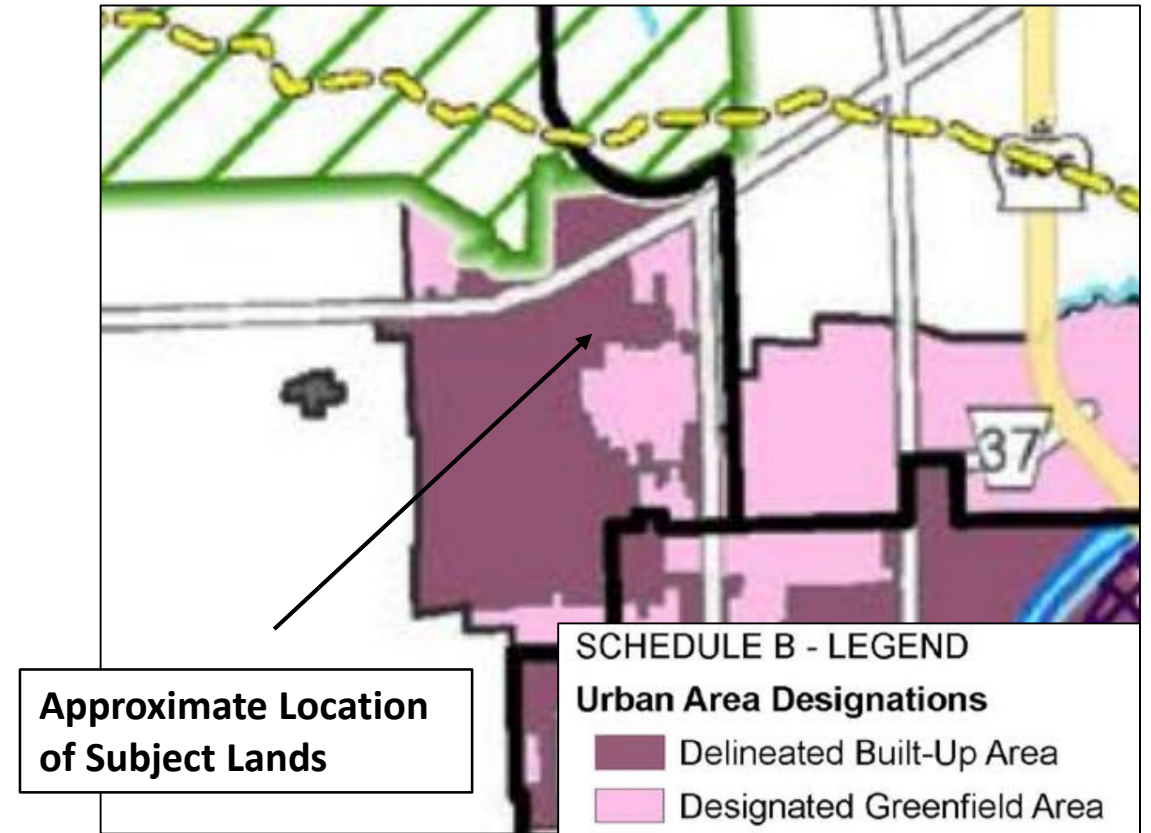


# Niagara Region Official Plan

## *Urban Area*

### Designated Built-up Area

- Policy 2.2.2.5 requires that across the Region 60% of all residential units occurring annually are to be in the Built-Up Areas
- In Pelham, 25% of new residential units annually are to be within the Built-Up Area.

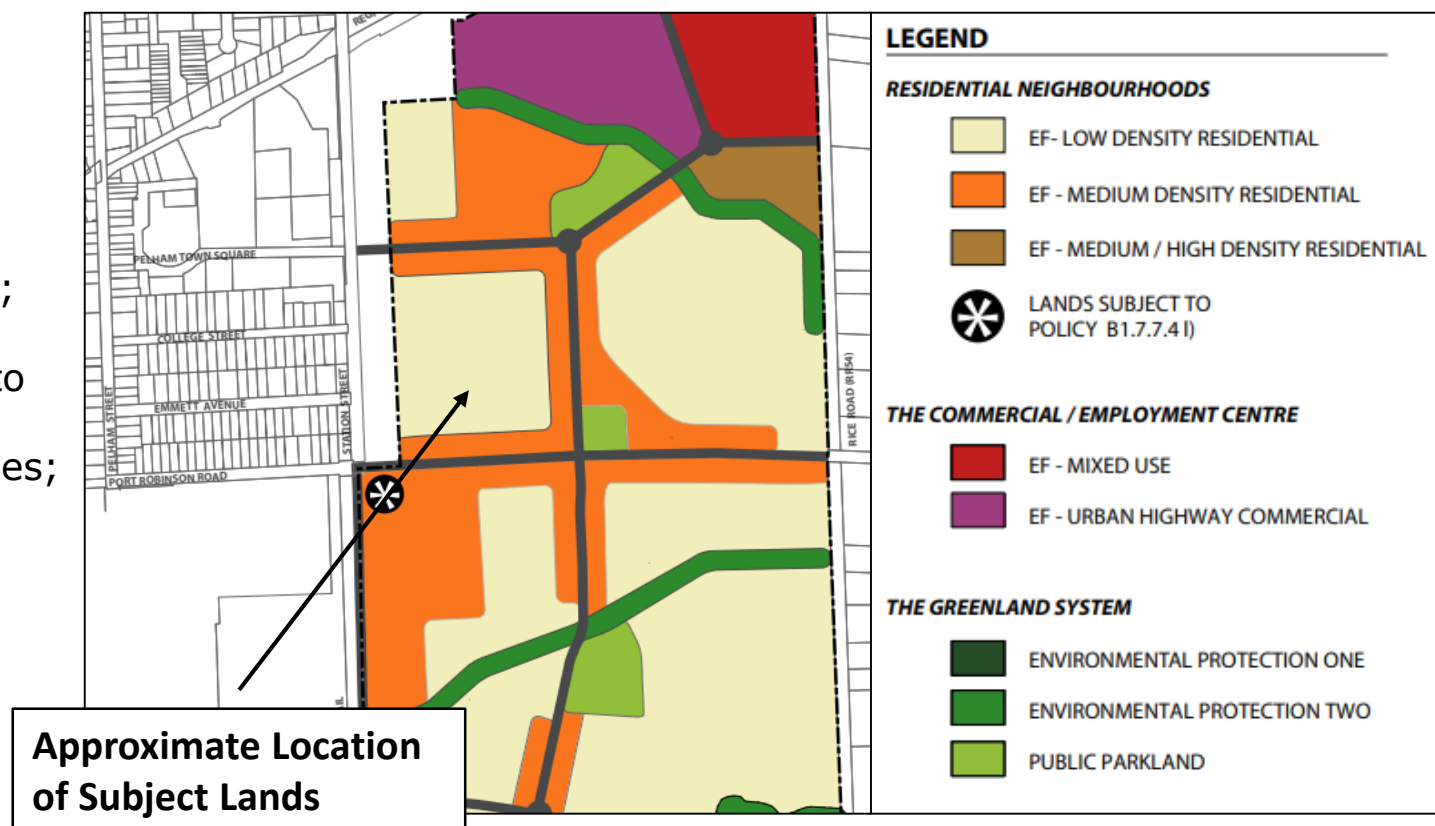


# Town Official Plan

EF - Low Density Residential

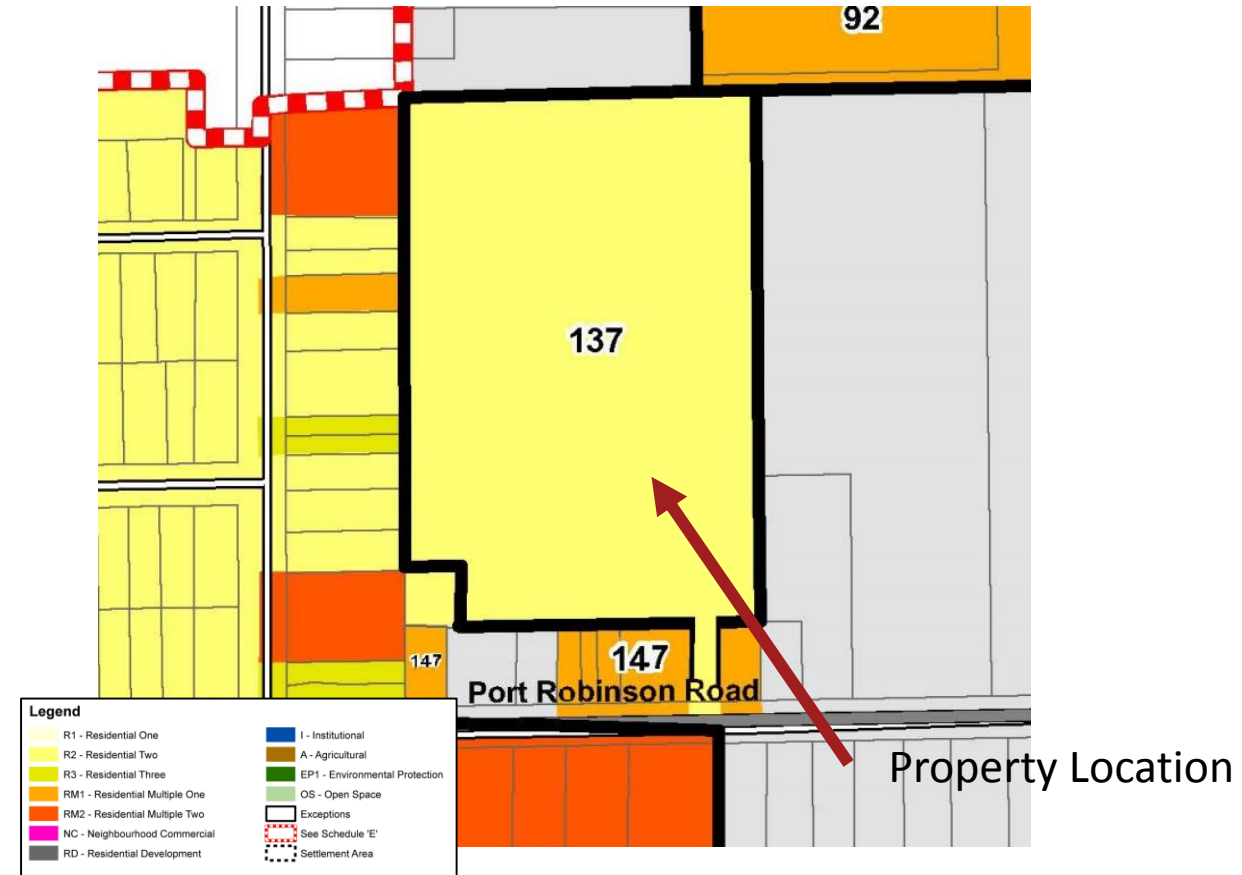
EF – Medium Density Residential

- EF – Low Density Residential allows single detached and semi-detached dwelling units; accessory apartments/secondary suites; accessory buildings and structures related to the primary residential dwelling unit; home occupations; places of worship; day nurseries; convenience retail and service commercial uses; parks, parkettes and open space linkages; and public uses and public and private utilities.
- EF – Medium Density Residential limited to Street 'A' only. Roads are permitted in all designations.



# Zoning By-law 4481 (2022)

- Currently zoned R2-137
- Requesting change to site specific Residential 2 (R2) and Residential Multiple 1 (RM1) zones.





# Requested Site Specific R2 Zone

Zone Requirement	Standard R2 Requirement	R2-137 Zone	Requested R2 Requirement
<b>Single Detached Dwellings</b>			
Minimum Lot Frontage	12.0 metres	12.0 metres	10.9 metres
Maximum Front Yard	6.0 metres	-	Delete
Minimum Rear Yard	7.5 metres	7.5 metres	6.0 metres
Maximum Lot Coverage	50%	50%	Delete
<b>Semi-detached Dwellings</b>			
Maximum Front Yard	6.0 metres	Delete	Delete
Minimum Rear Yard	7.5 metres	7.5 metres	6.0 metres
Maximum Lot Coverage	50%	50%	Delete
<b>General Provisions</b>			
Notwithstanding the yard provisions of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2.0 metres of the front lot line or exterior side lot line, and 4.0 metres of the rear lot line. Uncovered patios and decks shall not be permitted within 1.2 metres of a rear or side lot line			

# Requested Site Specific RM1 Zone

Zone Requirement	Standard RM1 Requirement	Requested RM1 Requirement
<b>Street Townhouse Dwellings</b>		
Minimum Lot Frontage	6.0 m per dwelling unit, except in the case of an interior lot containing a dwelling attached on one side only, the minimum lot frontage required shall be 8.0 m	7.4 metres for interior lot with a dwelling on one side
Minimum Lot Area	230 m2 per unit	198 m2 per unit
Maximum Front Yard	6.0 metres	Delete
Minimum Rear Yard	7.5 metres	6.0 metres
Landscape Strip	A landscape strip of 1.5m minimum in width shall be provided where the boundary of a RM1 Zone abuts an R1, R2 or R3 Zone	1.2 metres
Maximum Lot Coverage	50%	Delete
<b>General Provisions</b>		
Notwithstanding the yard provisions of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2.0 metres of the front lot line or exterior side lot line, and 4.0 metres of the rear lot line. Uncovered patios and decks shall not be permitted within 1.2 metres of a rear or side lot line.		

# Comments

## *Town Community Planning and Development*

- Staff intended to include a maximum door width provision in the site-specific zoning in accordance with the East Fonthill Urban Design Guidelines.
- Staff are not supportive of the request to delete maximum front yard setback.
- Staff are not supportive of the request to delete the maximum lot coverage provision.
- Staff encourage variation between blocks, particularly the internal townhouse blocks.
- A temporary emergency access over Blocks 47 and 48 will be required until such time as the lands to the north are developed.
- There appears to be opportunity to include more plantings.

## *Town Public Works*

- Town requires an updated servicing plan for this application.
- Additional comments forthcoming.
- The Owner will be responsible for payment of the front-ending contribution, payable to the Town of Pelham, for the East Fonthill storm water management system oversizing.
- Town requires clarification of the capacity of the pipe from MH9 to MH28 once 125 Port Robinson Road's storm service is connected to the Moody Street storm sewer.

# Comments

## *Department of Fire & By-law Services*

- The Developer shall provide temporary emergency road access sufficient to support the weight of Fire vehicles and kept clear at all times until such time that the second permanent road access is provided to the satisfaction of the Director of Public Works and the Fire Chief.

## *Niagara Region Growth Strategy and Economic Development Department*

- No objection to the proposed Zoning By-law Amendment and revised Draft Plan of Subdivision applications, subject to the conditions outlined in Appendix I and any local requirements, as the applications are consistent with and conform to Provincial and Regional policies and plans.

## *Hydro One*

- No comments or concerns.

## *Canada Post*

- None to date.

## *Bell Canada*

- Included standard conditions of approval relating to easements.

## *Enbridge Gas Inc.*

- No objection.

## *Niagara Peninsula Conservation Authority*

- No comments.

# Technical Reports

- Redlined Draft Plan of Subdivision prepared by Upper Canada Consultants, dated January 26, 2024
- Preliminary Neighbourhood Plan prepared by Upper Canada Consultants, dated February 1, 2024
- Preliminary Parking Plan prepared by Upper Canada Consultants, dated January 29, 2024
- Preliminary Streetscape Plan prepared by Upper Canada Consultants, dated January 29, 2024
- Priority Lot Mapping prepared by Upper Canada Consultants, dated January 15, 2024
- Planning Justification Report prepared by Upper Canada Consultants, dated January 24, 2024
- Functional Servicing Report prepared by Upper Canada Consultants, dated February 2024

Digital copies of the reports are from: <https://engagingpelham.ca/summersides-village-redline-revision>



# Conclusion

No decisions or recommendations concerning these applications have been or will be made at this meeting.

Following review of comments received, a recommendation report will be prepared for Council's decision at a later date.

Please ensure you provide your contact information as soon as possible if you wish to receive future notices.

# Questions & Comments

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