

Public Meeting for Canboro Estates

Draft Plan of Subdivision & Zoning By-law Amendment
Applications

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

April 10, 2024

Location & Purpose

Location:

82-90 Canboro Road

South side of Canboro Road and north side of Daleview Drive

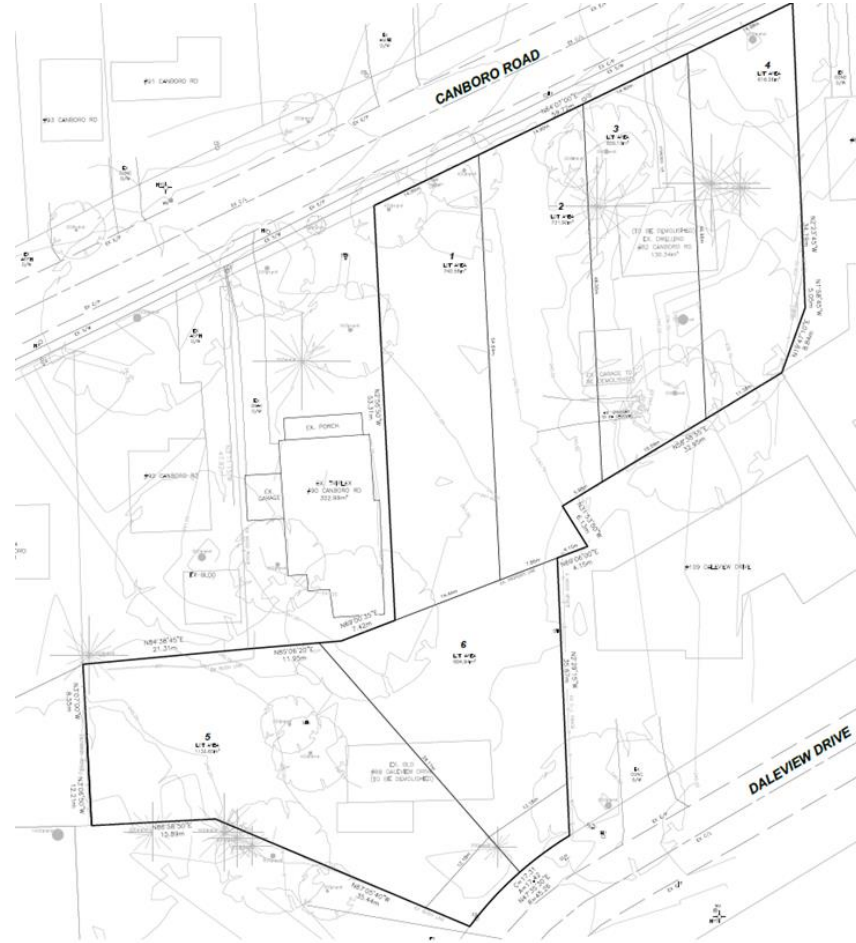
Purpose:

Draft Plan of Subdivision - create 6 building lots.

Zoning By-law Amendment - rezone from the RM2 (Residential Multiple Two) zone to the site-specific R2 (Residential Two) and RM2 (Residential Multiple 2) zones



Draft Plan of Subdivision



Proposed Site Plan



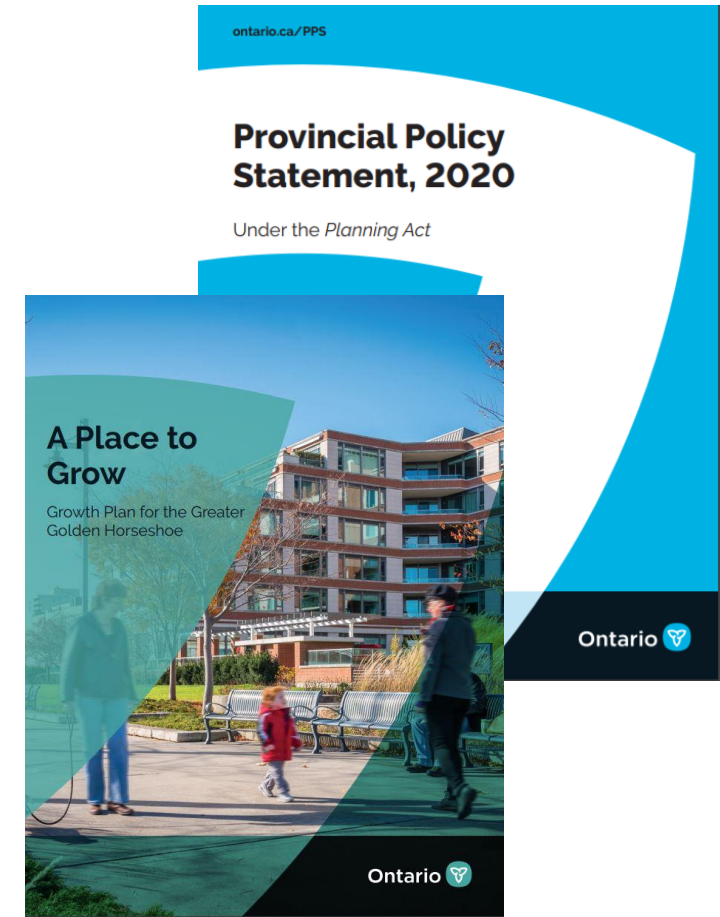
Provincial Policies & Plans

Provincial Policy Statement, 2020

- Settlement Area

Growth Plan for the Greater Golden Horseshoe, 2020

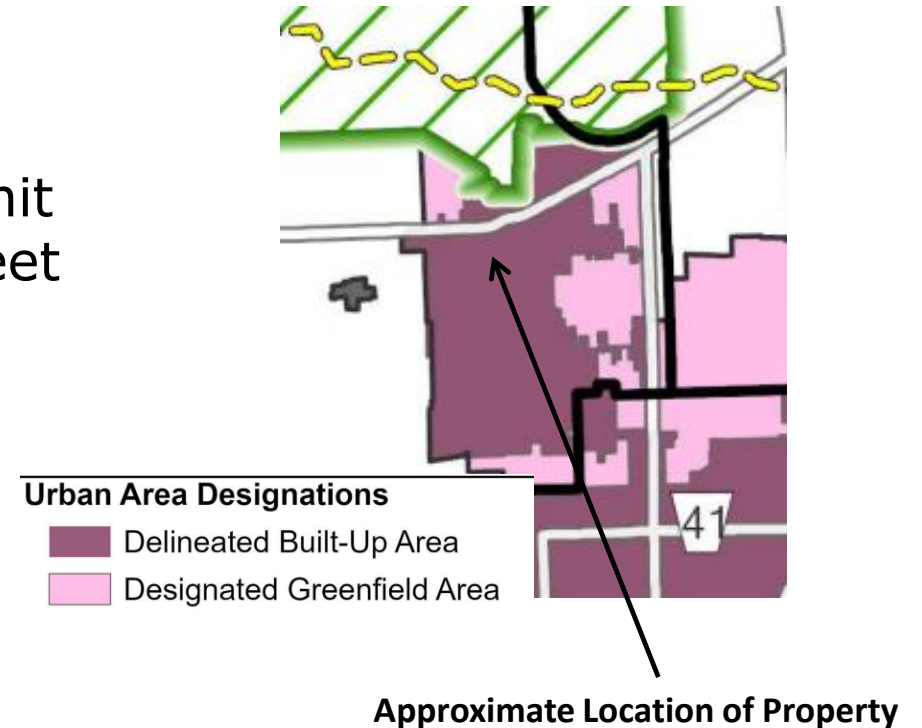
- Delineated Built-up Area



Niagara Region Official Plan (2022)

Delineated Built-up Area

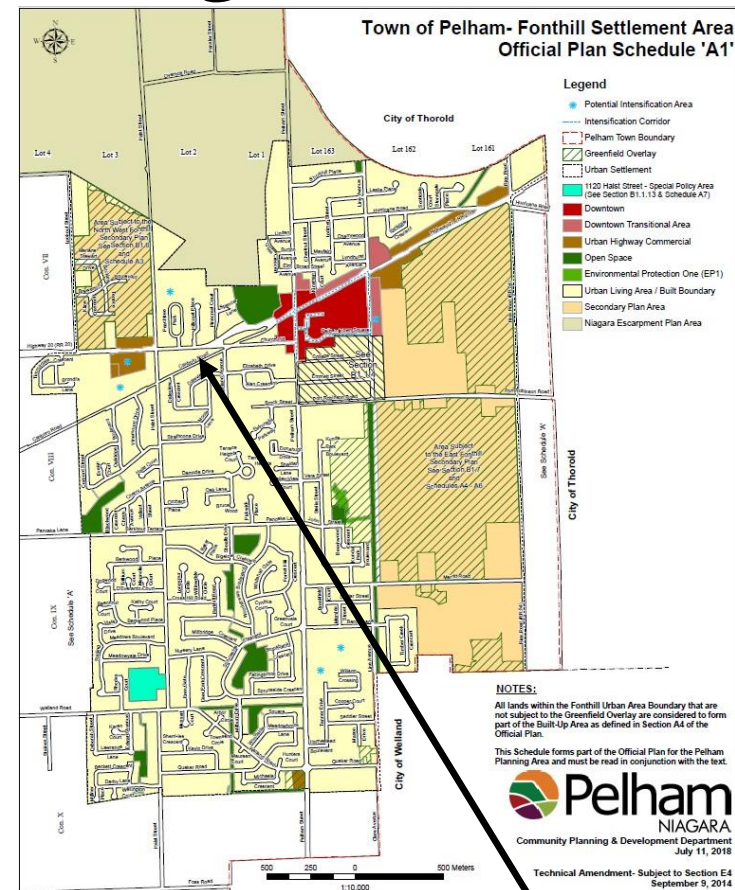
- Requires a range and mix of densities, lot/unit sizes and housing types to be planned to meet housing needs at all stages of life.
- 25% of all new residential units in the Town annually to be located in this area.
- Residential development encouraged to incorporate sustainability into design and construction.



Town Official Plan

Urban Living Area / Built Boundary

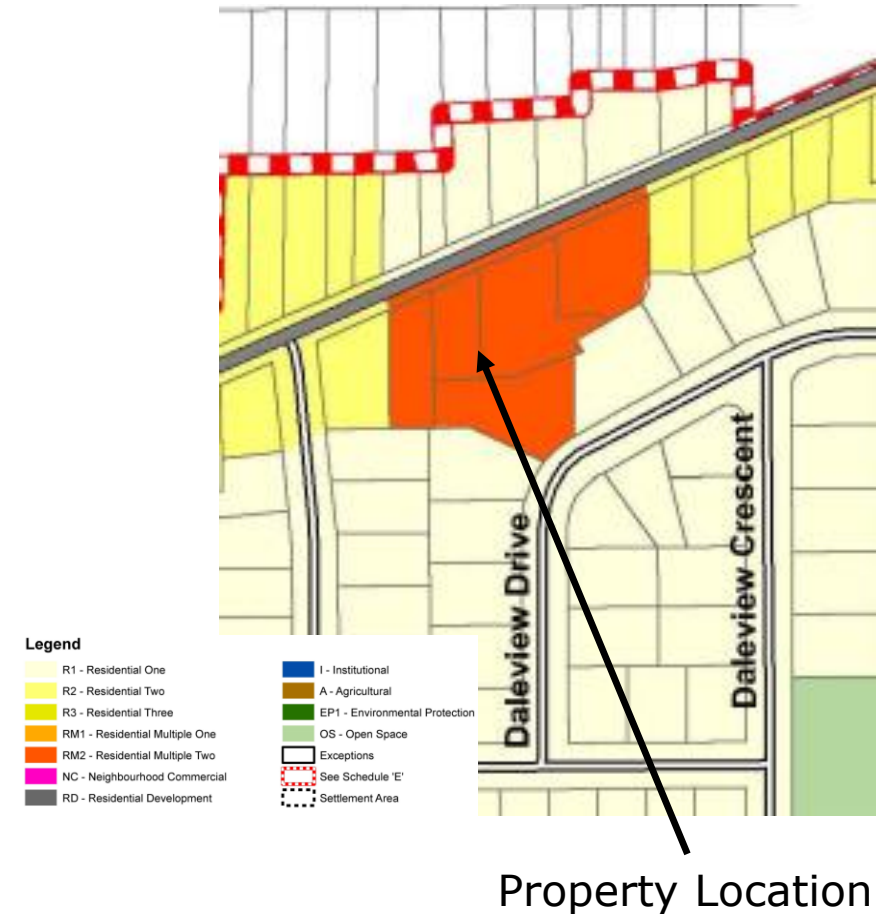
Permits single-detached, accessory apartments, semi-detached, townhouses, multiple and apartment dwellings, bed and breakfast, home occupations, institutional and neighbourhood commercial uses



Property Location

Zoning By-law 4481 (2022)

- Currently zoned Residential Multiple Two (RM2).
- Permits apartment dwelling; and uses, buildings and structures accessory to the foregoing uses.
- Requested zoning change to site-specific Residential Two (R2) and Residential Multiple Two (RM2).
- Site-specific R2 zone will permit residential uses on Lots 1-6 with an increased maximum front yard.
- Site-specific RM2 zone will permit existing triplex.



Requested R2 Zone Regulations for Lots 1-6

Regulation	Requirement	Provided	Requested Regulation
6.2.1 R2 Permitted Uses	Single Detached Dwelling; Duplex Dwelling; Semi-detached Dwelling; Bed and Breakfast Establishment in a Single Detached Dwelling; Home Occupation; Second Dwelling Units; and Uses, Buildings and Structures Accessory to the Foregoing Uses	Single Detached Dwelling;	No change.
6.2.2 R2 Zone Requirements Single Detached Dwelling			
Minimum Lot Frontage	12.0 m	12.23 m	No change
Minimum Lot Area	360 m ²	635.44 m ²	No change
Minimum Front Yard	3.0 m; 6.0 m where attached garage	3.0 m; 6.0 m	No change

Requested R2 Zone Regulations for Lots 1-6

Regulation	Requirement	Provided	Requested Regulation
Maximum Front Yard	6.0m	TBD	17 meters
Minimum Side Yard	1.2m	TBD	No Change
Minimum Corner Side Yard	3.0m	N/A	No Change
Minimum Rear Yard	7.5m	TBD	No Change
Maximum Building Height	12.0m	TBD	No Change
Maximum Lot Coverage	50%	TBD	No Change

Requested Zone Regulations for 90 Canboro Road (Existing Dwelling)

Regulation	Requirement	Provided	Requested Regulation
6.5.1 RM2 Permitted Use	Apartment dwelling; uses, buildings and structures accessory to the foregoing uses		Add Triplex as a permitted use subject to regulations in the R3 zone for a triplex.
6.3.4 R3 Zone Requirements for a Triplex			
Minimum Lot Frontage	14.0 m	20.85 m	No change
Minimum Lot Area	140 m ² /unit (420m ²)	978.36 m ²	No change
Minimum Front Yard	3.0 m	3	No change

Requested Zone Regulations for 90 Canboro Road (Existing Dwelling)

Regulation	Requirement		Provided	Requested Regulation
Maximum Front Yard	6.0 m	22.06 m existing	22.06 m	
Minimum Side Yard	1.2 m	1.2 m	No change	
Minimum Corner Side Yard	3.0 m	N/A	No change	
Minimum Rear Yard	7.5 m	1.2 m	1.2 m	
Maximum Building Height	12.0 m	As existing	No change	
Maximum Lot Coverage	50%	31.56%	No change	
4.1 Parking Requirements				
Other Permitted Residential	1.25 spaces per dwelling unit	4	No change	

Agency Comments

<i>Bell</i>	Provided conditions of approval
<i>Enbridge</i>	No objection subject to conditions
<i>Niagara Region</i>	No objection subject to requested conditions of draft plan approval
<i>Town Public Works</i>	Provided conditions of approval

Public Comments

Technical Reports

- Planning Justification Report prepared by Upper Canada Consultants Engineers/Planners dated February 2024
- Functional Servicing Report prepared by Upper Canada Consultants Engineers/Planners dated January 2024
- Site Servicing & Grading Plan prepared by Upper Canada Consultants Engineers/Planners dated February 8, 2024
- Tree Inventory & Preservation Plan Report prepared by Jackson Arboriculture Inc. dated February 26, 2024
- Tree Preservation Plan prepared by Jackson Arboriculture Inc. dated February 26, 2024
- Stage 1 & 2 Archaeological Assessment Report prepared by Irvin Heritage Inc. dated May 1, 2023

Reports are available for viewing at www.pelham.ca/CanboroEstates

Conclusion

No decision or recommendation 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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