

## Public Meeting Under the Planning Act Agenda

**PCOW-03/2024**

**Wednesday, April 10, 2024**

**5:30 PM**

**Town of Pelham Municipal Office - Council Chambers**

**20 Pelham Town Square, Fonthill**

The Town of Pelham is holding hybrid meetings of Council and Committee in accordance with Procedure By-law 4507(2022). Public access to meetings will be provided in-person at the location indicated on the agenda, via Livestream: [www.youtube.com/townofpelham/live](http://www.youtube.com/townofpelham/live) and subsequent publication to the Town's website at [www.pelham.ca](http://www.pelham.ca).

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### Pages

#### 1. Call to Order and Declaration of Quorum

#### 2. Land Recognition Statement

We begin this meeting by acknowledging the land on which we gather is the traditional territory of the Haudenosaunee and Anishinaabe peoples, many of whom continue to live and work here today. This territory is covered by the Upper Canada Treaties and is within the land protected by the Dish With One Spoon Wampum agreement. Today this gathering place is home to many First Nations, Metis, and Inuit peoples and acknowledging reminds us that our great standard of living is directly related to the resources and friendship of Indigenous people.

#### 3. Adoption of Agenda

#### 4. Disclosure of Pecuniary Interest and General Nature Thereof

<b>5.</b>	<b>Planning Act Application: 26T19-02-2021 &amp; AM-01-2024 Summersides Village</b>	<b>4 - 7</b>
<b>5.1</b>	<b>Planning Report and Presentation</b>	<b>8 - 22</b>
<b>5.1.1</b>	<b>26T19-02-2021, AM-01-2024 - Information Report - Summersides Village Redline Revision, ZBA , 2024-0071-Planning</b>	<b>23 - 36</b>
<b>5.2</b>	<b>Applicant's Presentation</b>	
<b>5.3</b>	<b>Public Input</b>	<b>37 - 40</b>
	<u>Written Correspondence</u>	
	1. Mary Tucker	
	2. Rachelle Larocque, The Biglieri Group	
<b>5.4</b>	<b>Committee Input</b>	
<b>5.5</b>	<b>Presentation of Resolutions</b>	
<b>6.</b>	<b>Planning Act Application: 26T19-01-2024 &amp; AM-02-2024 82-90 Canboro Road</b>	<b>41 - 45</b>
<b>6.1</b>	<b>Planning Report and Presentation</b>	<b>46 - 62</b>
<b>6.1.1</b>	<b>Information Report - Applications for Draft Plan of Subdivision and Zoning By-law Amendment - Canboro Estates, 2024-0082-Planning</b>	<b>63 - 87</b>
<b>6.2</b>	<b>Applicant's Presentation</b>	<b>88 - 96</b>
<b>6.3</b>	<b>Public Input</b>	<b>97 - 103</b>
	<u>Written Correspondence</u>	
	1. Tenants of 82-90 Canboro Road	
	2. Joanne Lynne	
	<u>Pre-Registered Members of the Public</u>	
	1. Joanne Lynne (Zoom)	

2. Kelly Nicholson (Zoom)
3. Stephanie Dancer
4. Connie Croxley
5. Annie and Peter Holtby (Zoom)
6. Esther Hanlin
7. Dave Cottingham (Zoom)
8. Frank Brunette (Zoom)
9. Ruihua Xu (Zoom)

#### **6.4 Committee Input**

#### **6.5 Presentation of Resolutions**

### **7. Adjournment**

## Notice of Public Meeting

**Date:** Wednesday April 10, 2024 at 5:30 PM

**Place:** This hearing will be a hybrid (virtual/in person) meeting.

**Virtual Participation:** Zoom Webinar / YouTube Livestream

**In-person Participation:** Town Hall, Council Chambers  
20 Pelham Town Square, Fonthill

Town Council approved hybrid meetings via By-law No. 4507 (2022). The Town of Pelham live webcast of the Public Meeting will be streaming at:

<https://www.youtube.com/user/TownOfPelham/live>

**File Numbers:** 26T19-02-2021& AM-01-2024

**Subject Lands:** North Side of Port Robinson Road, East of Station Street  
(Summersides Village Draft Plan of Subdivision)

**Public Meeting for Revision to Previously Approved Draft Plan of Subdivision and Zoning By-law Amendment** in accordance with Section 51 and 34 of the [Planning Act](#), R.S.O. 1990, as amended.

Applications for Revision to Previously Approved Draft Plan of Subdivision, and Zoning By-law Amendments were received for the property located on the north side of Port Robinson Road, east of Station Street and known legally as Part of Lot 167 (Geographic Township Of Thorold); Part of Lots 17, 18 & 19 Registered Plan No. 717 in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

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. The zoning change would permit the use of the lots for single detached dwellings, semi-detached dwellings, street townhouse dwellings, and accessory uses subject to special regulations.

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 change is a result of a new development concept for the lands which 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.

**Your Input is Encouraged:** The Town of Pelham would appreciate receiving your written and/or verbal comments regarding this application. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released. To provide input in writing, or to request personal notice if the proposed applications are approved, please submit your correspondence or request by **12:00 PM on Tuesday April 2, 2024** for inclusion in the public meeting agenda package c/o Town Clerk, William Tigert, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at [SLeach@pelham.ca](mailto:SLeach@pelham.ca). Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda. Verbal comments will be received by the Town at the public hearing via virtual or in-person participation. To provide verbal comments virtually at the hearing, please pre-register with the Town Clerk by sending an email to [SLeach@pelham.ca](mailto:SLeach@pelham.ca) before **12:00pm noon on Friday April 5, 2024**. Zoom webinar registration information and procedure will be provided. **To provide verbal comments in-person at the Public Meeting, pre-registration is encouraged**



**but not required.** Registrants will be notified of Council's Decision. If you have not submitted written comments and wish to submit a comment live during the meeting, you may livestream the meeting from the Town of [Pelham's YouTube channel](#) and e-mail comments to [clerks@pelham.ca](mailto:clerks@pelham.ca) during the public portion of this application only. If your comments are not received during the public portion of the meeting, they will not be considered.

**Need More Information:** For more information, please contact Andrew Edwards, Planner, by email at [aedwards@pelham.ca](mailto:aedwards@pelham.ca) or at 905-980-6666 or 905-892-2607 ext. 324. A copy of the staff report regarding the proposed applications as well as any additional information may be obtained on the Town's website at [www.pelham.ca/SummersidesVillage](http://www.pelham.ca/SummersidesVillage) or at Town Hall by appointment after 12:00 PM on **Friday April 5, 2024**.

**IMPORTANT INFORMATION:** If a person or public body would otherwise have an ability to appeal the decision of the Town of Pelham's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Pelham before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Pelham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Town of Pelham, this 15th day of March, 2024.



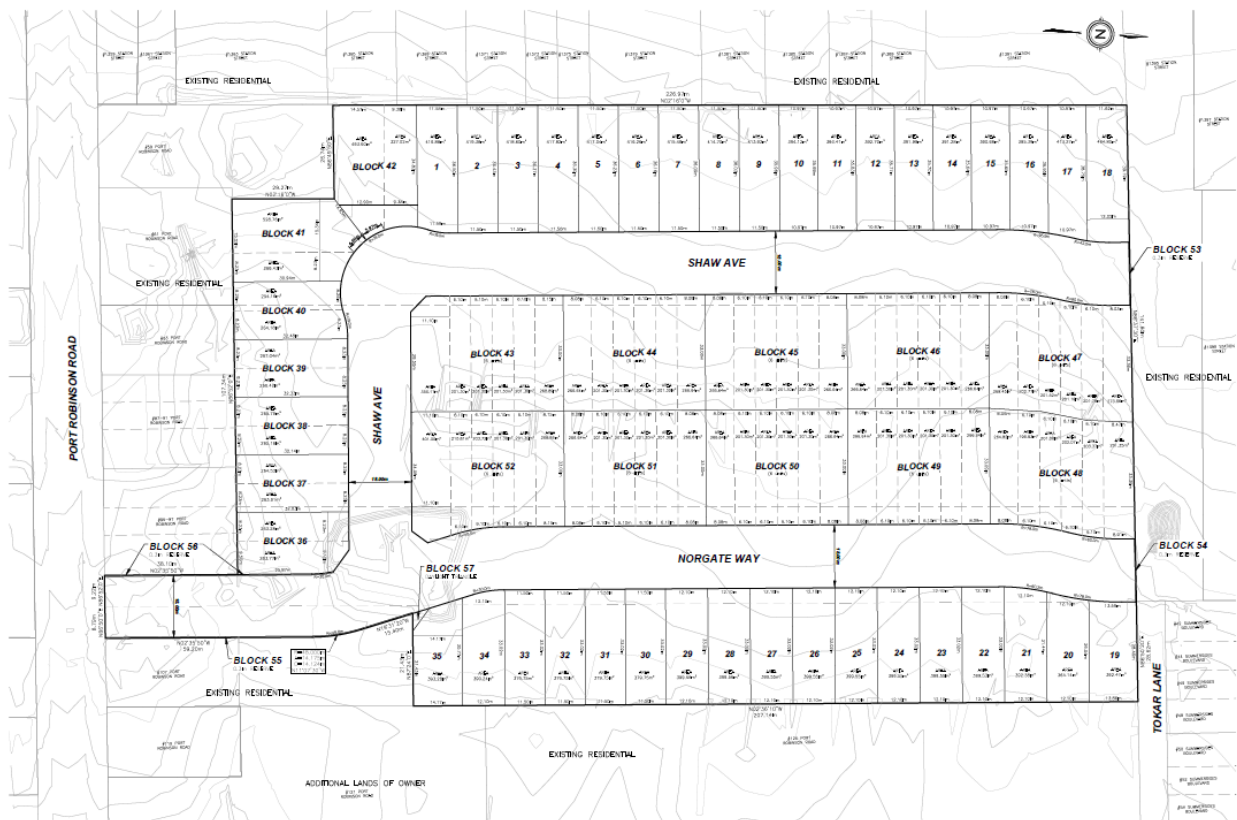
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William Tigert  
Town Clerk

**Date of Mailing:** March 15<sup>th</sup>, 2024

**PROPOSED REVISION TO APPROVED DRAFT PLAN OF SUBDIVISION**

***SUMMERSIDES VILLAGE - REDLINE DRAFT PLAN***  
TOWN OF PELHAM



\*Pdf plans available for viewing on the Town of Pelham website at:  
[www.pelham.ca/SummersidesVillage](http://www.pelham.ca/SummersidesVillage)

## **NOTICE REQUIREMENTS**

**Town of Pelham Applications for  
Revision to Previously Approved Draft Plan of Subdivision and  
Zoning By-law Amendment  
North Side of Port Robinson Road, East of Station Street  
(Summersides Village Draft Plan of Subdivision)  
File Nos 26T19-02-2021 & AM-01-2024**

**Draft Plan of Subdivision and Zoning By-law Amendments to permit the use of the property for 35 lots for single-detached dwellings, 7 blocks for 14 semi-detached dwellings, 10 blocks for 60 street townhouses, and future roadways.**

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The Planning Act requires under Sections 34 and 51 that Council must hold at least one public meeting for the purpose of informing the public in respect of the proposed applications.

This public meeting has been called to satisfy this requirement. Notice of this meeting was provided by prepaid first-class mail to all persons, who are listed as owners in the last revised assessment roll, within 120 metres of the subject property on March 15, 2024. The notice provided information on the property and the proposed draft plan of subdivision and zoning by-law amendments.

In addition to providing information, we will also receive any comments which any member of the public may wish to offer.

If you wish to receive a copy of the Notice of Decision, please contact the Clerk in writing as soon as possible. Contact information is available on the Town's website and will also be displayed on the last slide of the staff Presentation to follow shortly.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Pelham to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Pelham before the by-law is passed, the person public body is not entitled to appeal the decision.

In closing, we stress that at this point no decision has been made on the proposed amendments and therefore any comments received will be considered by Council.

# **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:*

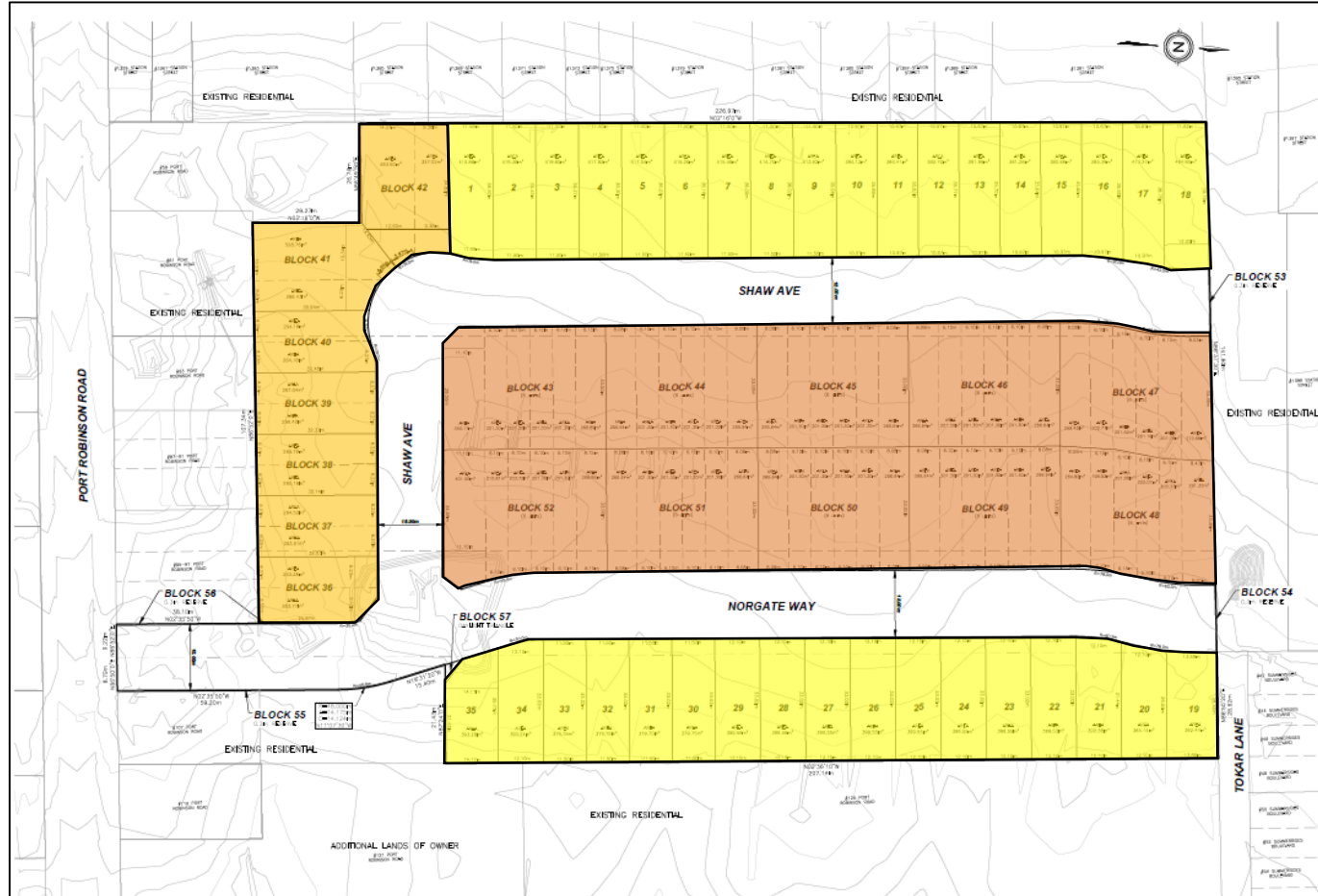
North side of Port Robinson Road, east of Station Street

## *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.



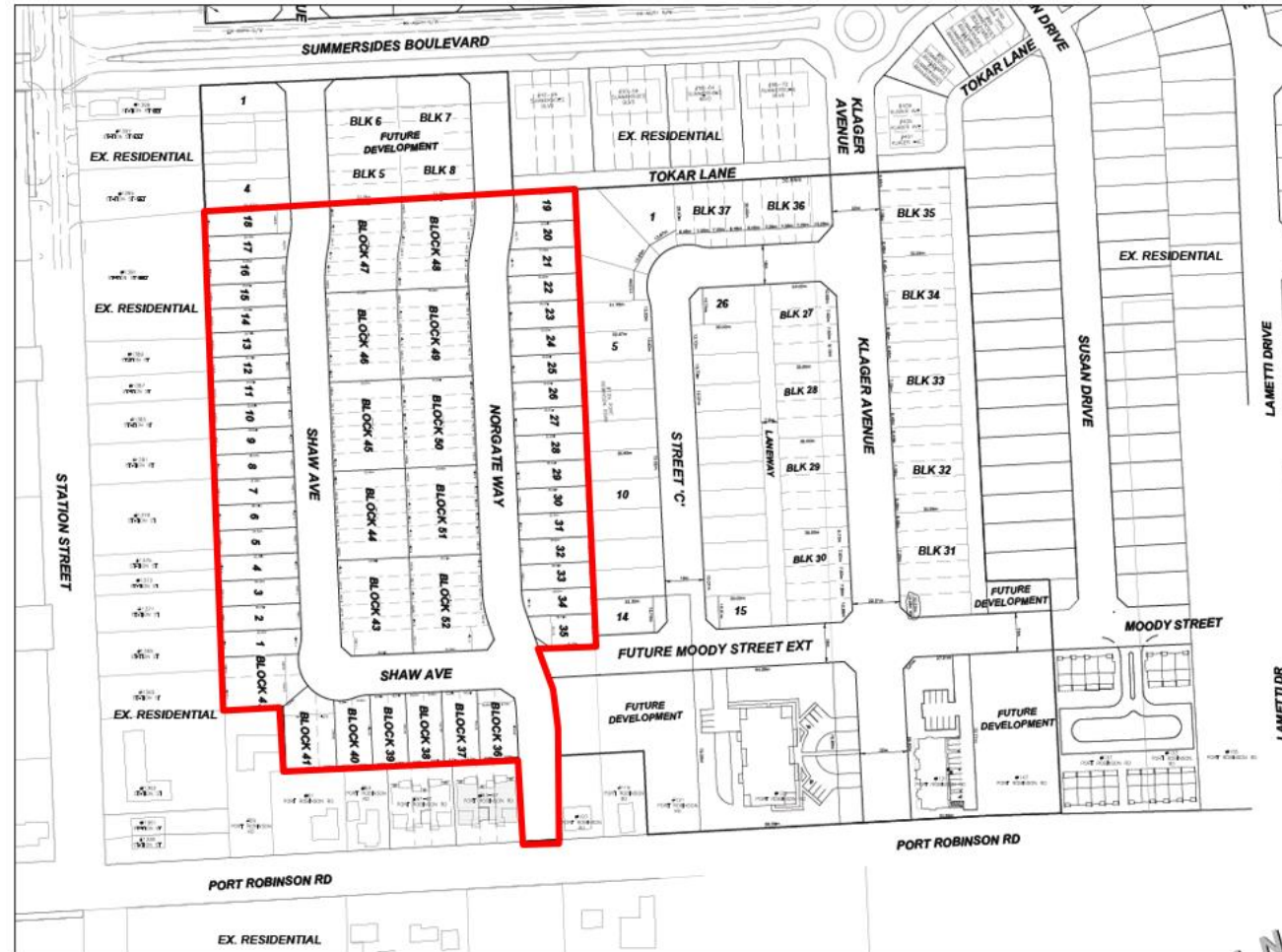
# Redlined Draft Plan of Subdivision



- 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



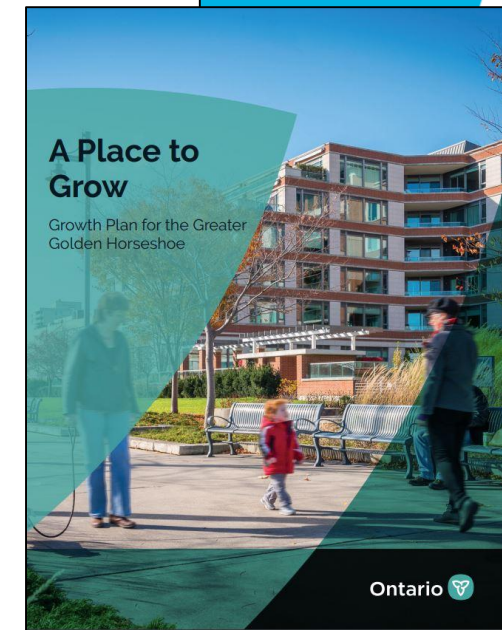
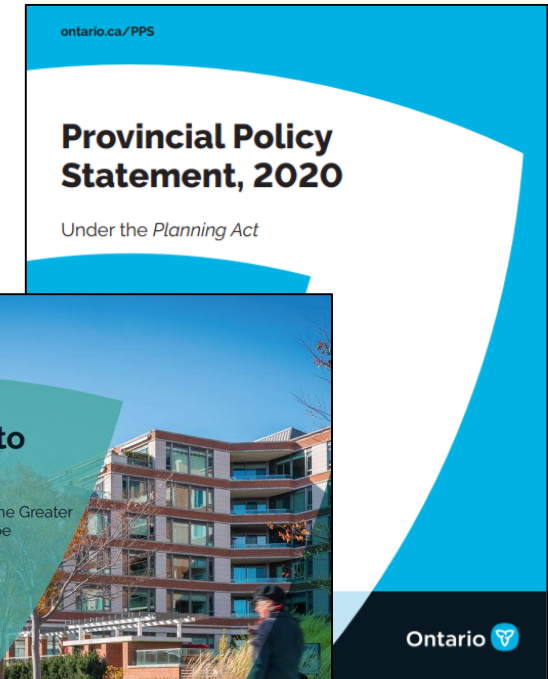
# Provincial Policies & Plans

## *Provincial Policy Statement, 2020*

- Settlement Area

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

- Delineated Built-up Area



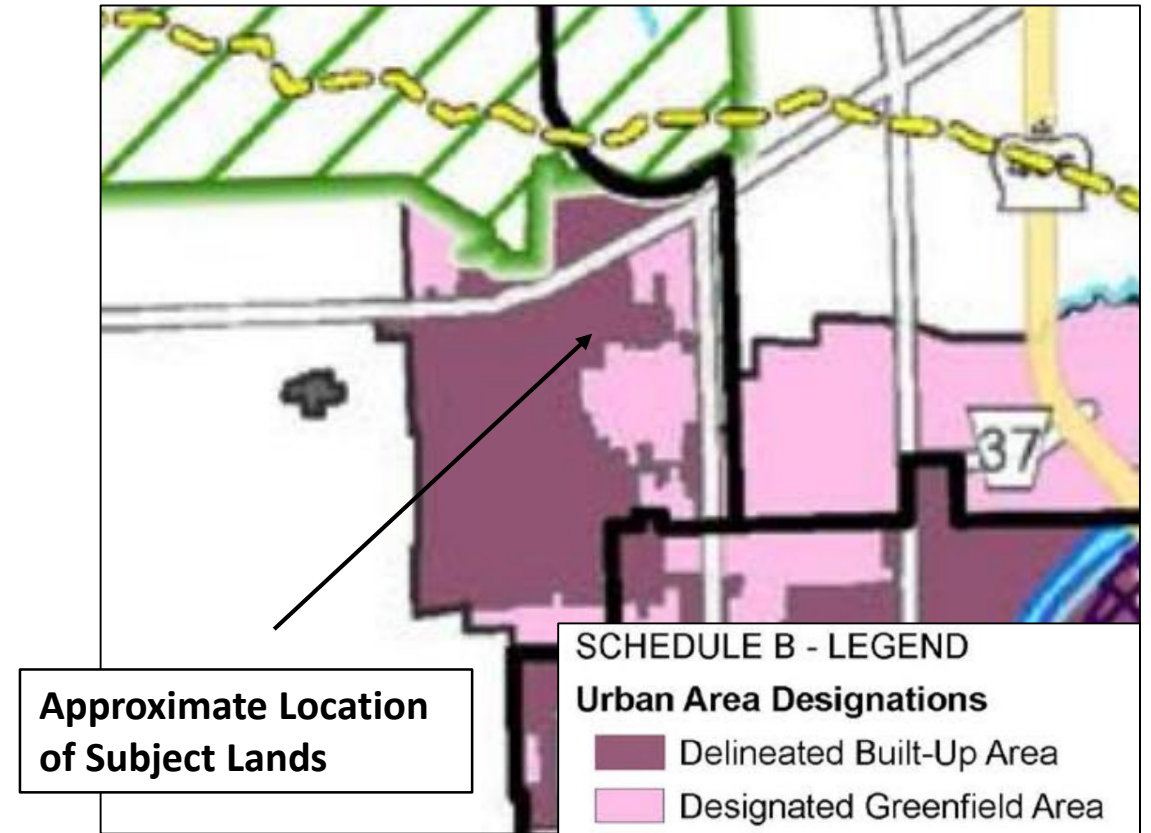


# Niagara Region Official Plan

## *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.

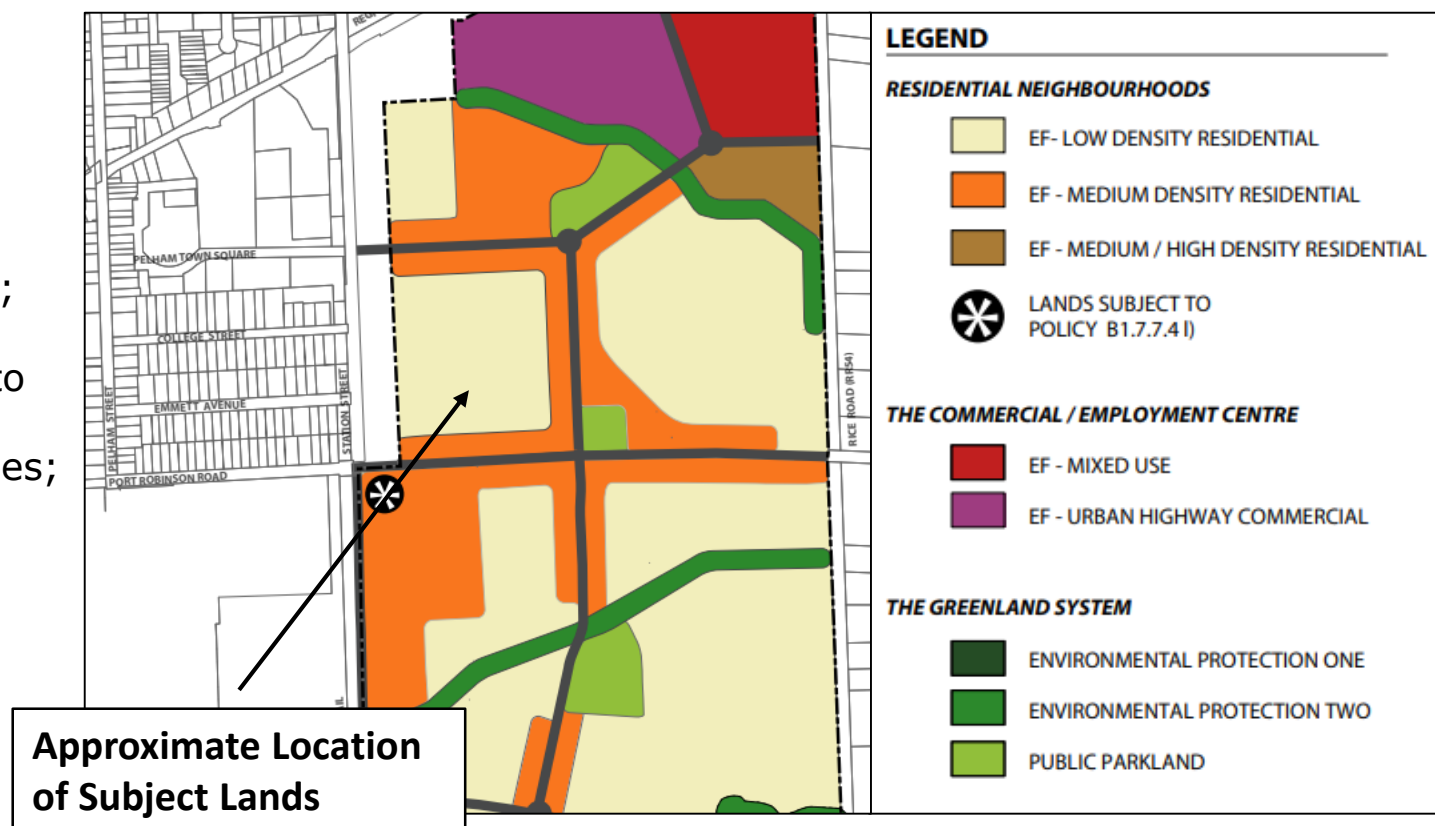


# Town Official Plan

EF - Low Density Residential

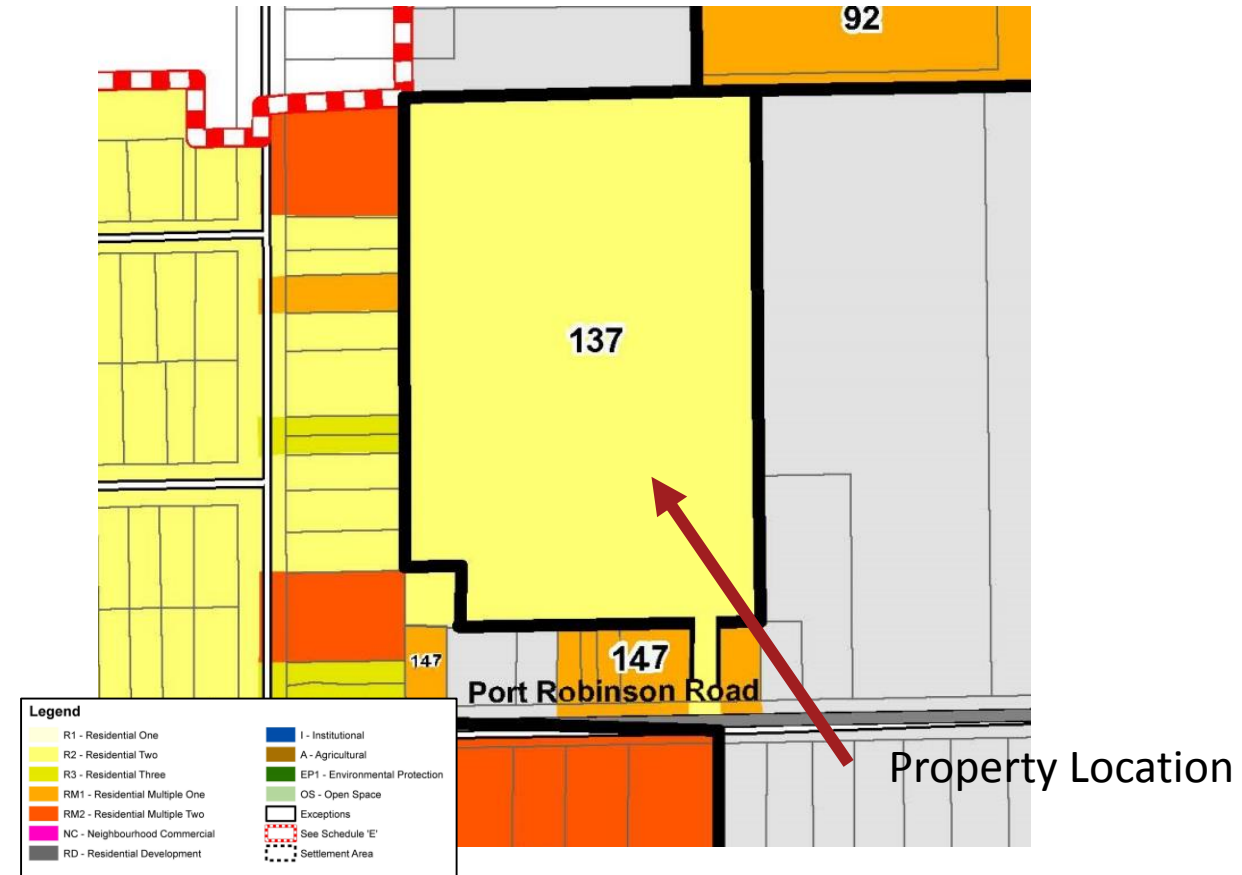
EF – Medium Density Residential

- 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

Andrew Edwards, Planner

905-892-2607 x324

[aedwards@pelham.ca](mailto:aedwards@pelham.ca)



**Community Planning & Development Department  
Planning Application Report**

April 10, 2024

**Subject: Information Report – Applications for Revision to Previously Approved Draft Plan of Subdivision and Zoning By-law Amendment – Summersides Village**

**Recommendation:**

**THAT Committee receive Report #2024-0071 for information as it pertains to File Nos. 26T19-02-2021 & AM-01-2024;**

**AND THAT Committee direct Planning staff to prepare the Recommendation Report on this topic for Council's consideration.**

**Executive Summary:**

The purpose of this report is to provide the Committee of the Whole and the public with an opportunity to receive information regarding the applications for Revision to Previously Approved Draft Plan of Subdivision and Zoning By-law Amendment.

The requested revision to the previously approved Draft Plan of Subdivision will permit 35 lots 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 change comes as a result of a new development concept for the lands to address market changes.

The proposed Zoning By-law Amendment would rezone the lands from the R2-137 zone to site-specific Residential 2 (R2) and site-specific Residential Multiple 1 (RM1) zones. The zoning change would permit the use of the lots for single detached dwellings, semi-detached dwellings, street townhouse dwellings and accessory uses subject to special regulations.

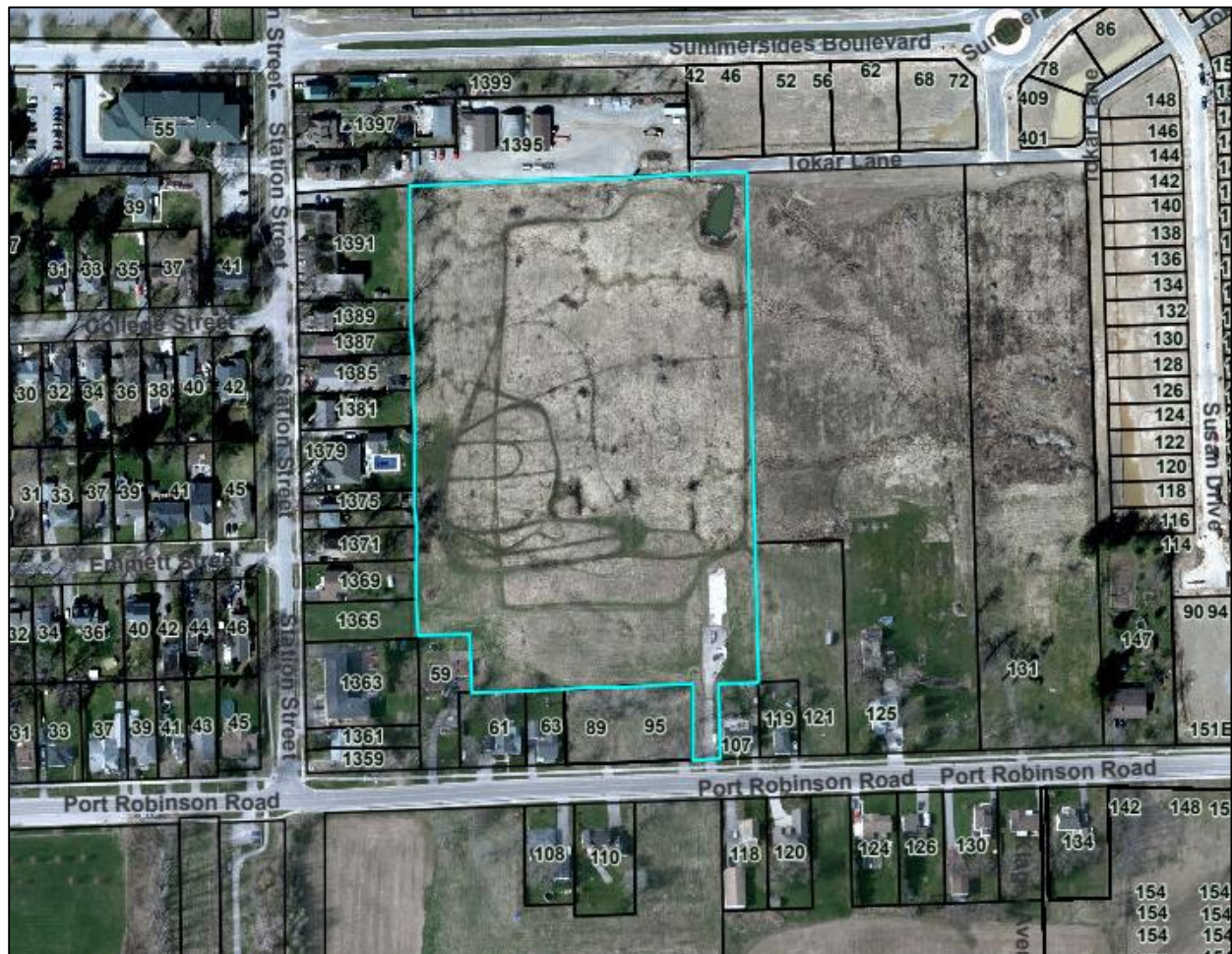
**Location:**

The property is located on the north side of Port Robinson Road, east of Station Street (Figure 1). The surrounding land uses are varied with a mix of single detached and townhouse dwellings on Port Robinson Road, a mix of single detached and apartment dwellings on Station Street, vacant future development lands and townhouses to the north (Park Place South) and vacant future development lands/single-detached dwellings to the east (River Estates Phase 2).

## Community Planning & Development Department Planning Application Report

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Figure 1: Property Location



### Project Description and Purpose:

The subject lands are 4.273 hectares in size. The property received draft plan approval from Council on May 16, 2022, which consisted of seventy (70) single detached lots. The subject lands are located within the East Fonthill Secondary Plan area.

The Revision to the previously approved proposed draft plan of subdivision would create:

- 35 Lots (Lots 1-35) for single detached dwellings;

## Community Planning & Development Department Planning Application Report

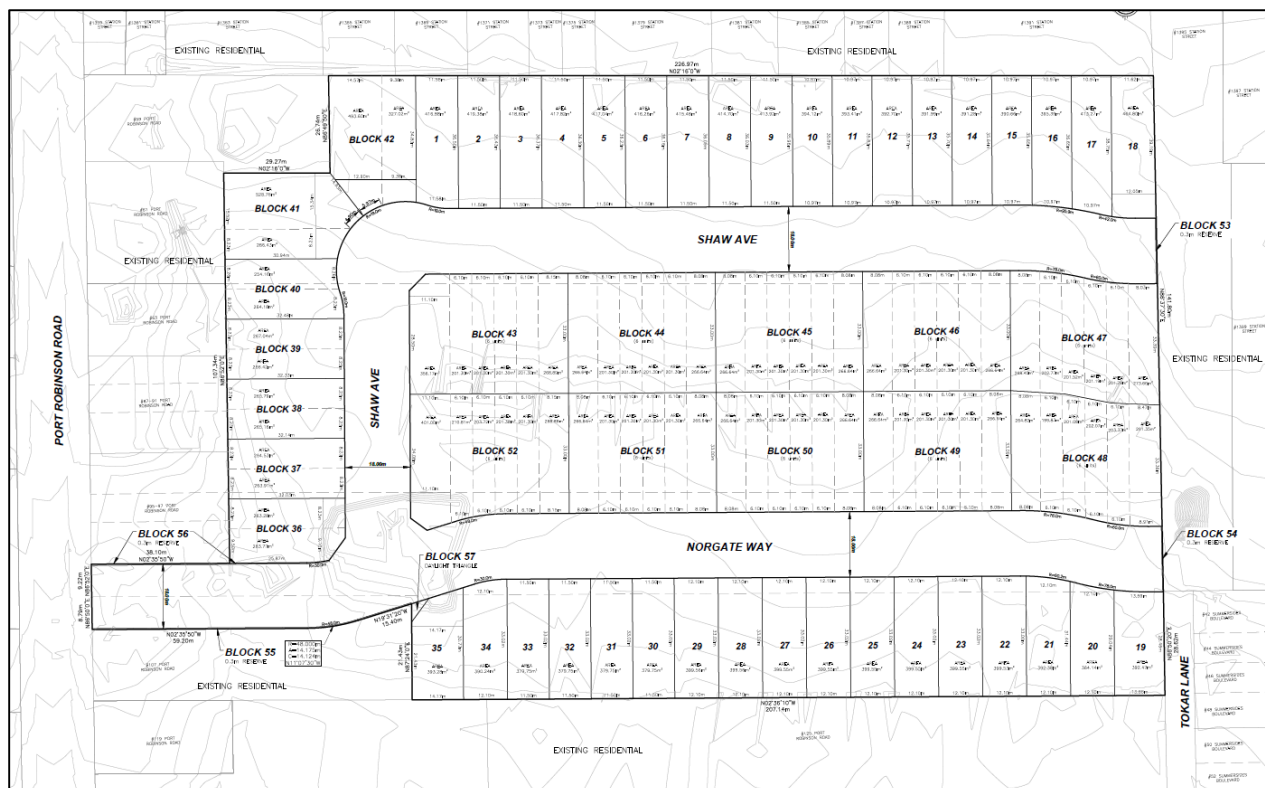
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- 7 Blocks (Blocks 36-42) for 14 semi-detached dwellings;
- 10 Blocks (Blocks 43-52) for 60 street townhouses
- 4 Blocks (Block 53-56) for 0.3-metre reserves;
- 1 Block (Block 57) for a daylight triangle; and,
- 1.075 hectares for future roadways.

The proposed Zoning By-law Amendment would rezone the lands from the R2-137 zone to site-specific Residential 2 (R2) and site-specific Residential Multiple 1 (RM1) zones. The zoning change would permit the use of the lots for single detached dwellings, semi-detached dwellings, street townhouse dwellings, and accessory uses subject to special regulations.

The change is a result of a new development concept for the lands which will add 39 additional units, and new housing types, compared to the previously approved draft plan. The change will introduce new unit types, including semi-detached and street townhouse dwellings.

*Figure 2: Proposed Revision to Draft Plan of Subdivision*





## Community Planning & Development Department Planning Application Report

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For context, Figure 3 is the neighbourhood plan submitted with the application which shows developments in the surrounding area and how they connect with one another and the adjacent road network (Port Robinson Road, Summersides Boulevard).

*Figure 3: Neighbourhood Plan*

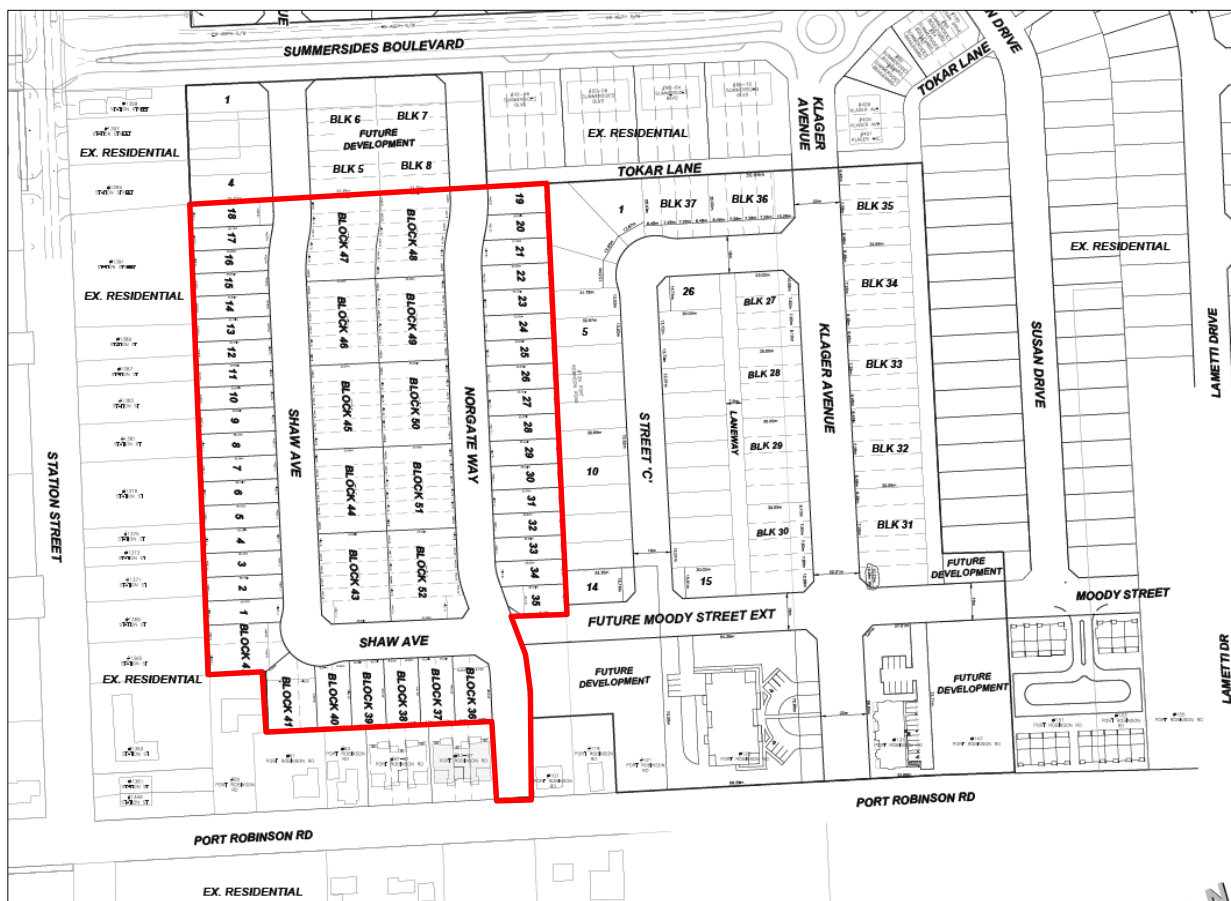


Figure 4 below illustrates the initial Draft Plan of Subdivision that received approval on May 16, 2022. The original draft plan consisted of seventy (70) lots for single detached dwellings. Official Plan Amendment and Zoning By-law Amendments were passed on June 20th, 2022 supporting the subdivision design.

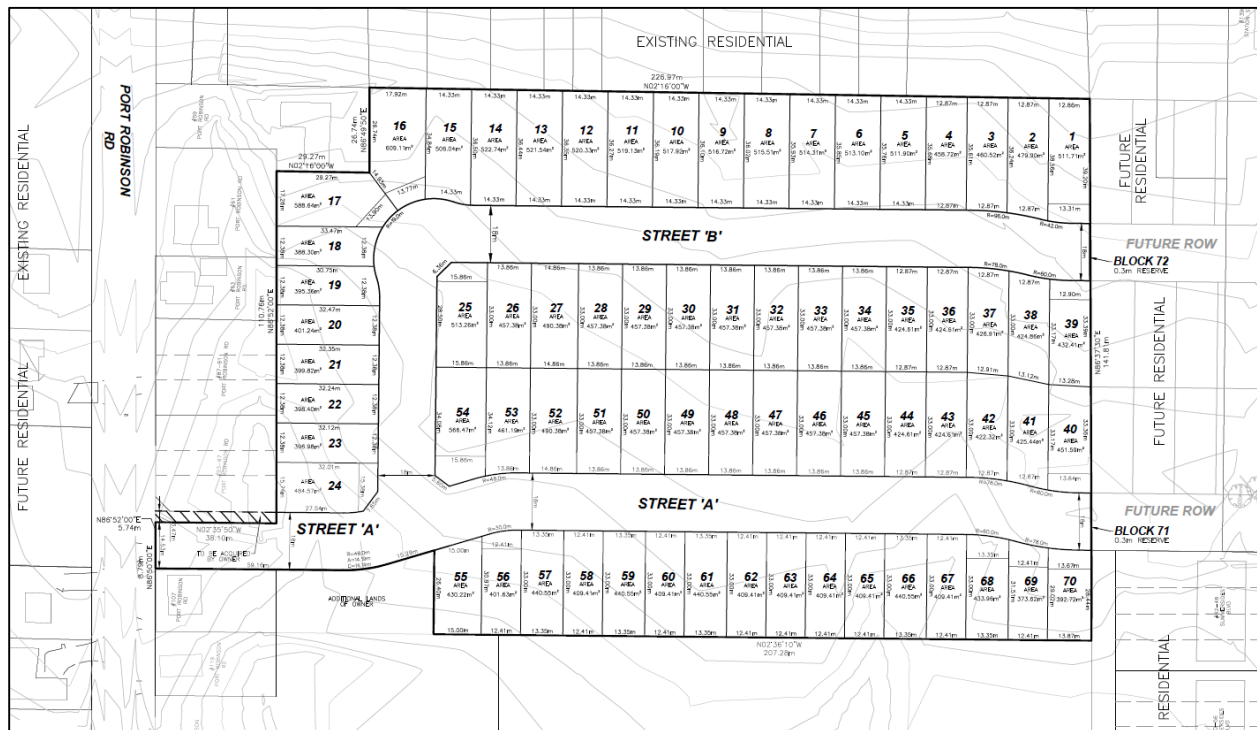
The purpose of the Official Plan Amendment was to to amend Policy B1.7.4.1(c) by allowing a deviation from the Demonstration Plans contained in Appendix A of the Official Plan to reflect changes in the proposed street network. The effect of the

## Community Planning & Development Department Planning Application Report

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amendment was to permit the draft plan of subdivision with the proposed street network which eliminated the westerly street connection to Port Robinson Road and the rear laneway as shown on the Demonstration Plans.

Figure 4: Original Draft Plan of Subdivision



### Policy Review:

#### Planning Act, 1990

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, planning authorities "shall be consistent with the policy statements" issued under the *Planning Act* and "shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be".

Section 34 of the *Act* allows for consideration of amendments to the zoning by-law.

Section 51 of the *Act* allows for consideration of a plan of subdivision.

**Community Planning & Development Department  
Planning Application Report**

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Section 51 (24) of the Act states that in considering a draft plan of subdivision regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

- The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- Whether the proposed subdivision is premature or in the public interest;
- Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- The suitability of the land for the purposes for which it is to be subdivided;
- The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- The dimensions and shapes of the proposed lots;
- The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- Conservation of natural resources and flood control;
- The adequacy of utilities and municipal services;
- The adequacy of school sites;
- The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,
- The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.

*Greenbelt Plan, 2017*

The subject parcel is located in an identified settlement area that is outside of the Greenbelt Plan Area; therefore, the policies of the Greenbelt Plan do not apply.

*Niagara Escarpment Plan, 2017*

The subject parcel is not located in the Niagara Escarpment Plan Area; therefore, the Niagara Escarpment Plan policies do not apply.



**Community Planning & Development Department  
Planning Application Report**

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*Provincial Policy Statement, 2020*

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the *Act*. The PPS recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility provided that provincial interests are upheld. PPS policies represent minimum standards.

The subject land is located in a 'Settlement Area' according to the PPS. Policy 1.1.3.1 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and mix of land uses that efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities, minimize negative impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, support active transportation and are transit and freight supportive.

Policy 1.1.3.3 provides for the promotion of intensification and redevelopment accommodating a significant supply and range of housing options where it can be accommodated taking into account the building stock, availability of existing and planned infrastructure and public service facilities required to accommodate the needs of the development.

*Growth Plan for the Greater Golden Horseshoe, 2020*

The subject parcel is identified as being within a Delineated Built-up Area according to the Growth Plan for the Greater Golden Horseshoe, 2020. The Growth Plan policies aim to build stronger, prosperous communities by directing growth to built-up areas, promoting transit-supportive densities and a healthy mix of residential and employment land uses, preserving employment areas, planning for community infrastructure, and supporting the conservation and protection of natural systems, prime agricultural areas, and cultural heritage.

**Community Planning & Development Department  
Planning Application Report**

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Policy 2.2.2.1(a) requires a minimum of 50 percent of all new residential development to occur within the delineated built-up area.

Policy 2.2.2.3(b) encourages intensification generally throughout the built-up area and investment in services that will support intensification.

*Niagara Region Official Plan, 2022*

The lands are designated as Urban Area (Built-Up Area) in the new Niagara Region Official Plan.

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 of the Region and in Pelham, this translates into an annual intensification rate of 25% of new residential units. The objective of intensification is to increase housing choice and housing affordability across the Region to meet future housing needs while at the same time making efficient use of infrastructure, community services and urban lands.

Policy 2.2.1.1 states that development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:

- a) the intensification targets in Table 2-2 and density targets outlined in this Plan (note: Pelham's intensification target is 25%);
- b) a compact built form, a vibrant public realm, and a mix of land uses, including residential uses, employment uses, recreational uses, and public service facilities, to support the creation of complete communities;
- c) a diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs.

Policy 2.3.1 provides the direction with regards to a mix a housing options and specifically Policy 2.3.1.1 states that the development of a range and mix of densities, lot, and unit sizes, and housing types, including affordable and attainable housing, will be planned throughout settlement areas to meet housing needs at all stages of life.

Policy 2.3.1.4 also provides that new residential development and residential intensification are encouraged to be planned and designed to mitigate and adapt to the impacts of climate change by:

- a) facilitating compact built form; and

**Community Planning & Development Department  
Planning Application Report**

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- b) incorporating sustainable housing construction materials or practices, green infrastructure, energy

*Town of Pelham Official Plan, 2014*

The subject parcels are located within the East Fonthill Secondary Plan Area and designated EF- Low Density Residential in the Town's Official Plan, 2014. Permitted uses in the EF- Low Density Residential designation are 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.

Policy B.1.7.7.3.1(b) allows townhouses in the EF- Low Density Residential designation provided they are not more than 60% of the total number of dwelling units within any individual plan of subdivision.

Policies B1.7.7.3.2(a), (b), (c) and (d) indicates that single-detached units should be developed at a density of 10 units per net hectare up to 30 units per net hectare; b) semi-detached units shall range from a minimum of 20 units per net hectare, up to 40 units per net hectare; and permitted street townhouse dwellings shall be developed at densities ranging from a minimum of 20 units per net hectare up to 50 units per net hectare; the maximum building height for any building within the EF- Low Density Residential designation shall be 3 storeys, or 10.5 metres, whichever is less.

The lands form part of Neighbourhood 1 on Schedule A4 'Structure Plan' and considered to be within the 'Built Boundary'. According to Policy B1.7.7.2 b)(i), Neighbourhood 1 shall achieve an overall minimum gross density of approximately 57 persons and jobs per gross hectare combined.

Official Plan Policy D5.3 requires that prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:

- a) The approval of the development is not premature and is in the public interest;
- b) The lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;
- c) The density of the development is appropriate for the neighbourhood as articulated in the policies of these Plan that relate to density and intensification;

## Community Planning & Development Department Planning Application Report

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- d) The subdivision, when developed, will be easily integrated/connected with other development in the area through the use of roadways, natural corridor linkages and trails to accommodate active transportation;
- e) The subdivision conforms with the environmental protection and management policies of this Plan; and,
- f) The proposal conforms to Section 51 (24) of the *Planning Act*, as amended. This policy is similar to the requirements in Section 51(24) of the *Planning Act*, as amended.

This policy is similar to the requirements in Section 51(24) of the Planning Act, as amended.

### *Zoning By-law 4481(2022)*

By-law 4463 was approved by Council on June 7, 2022 and rezoned the lands from the RD and RM1-263 zone to the R2-137 zone that permitted the uses proposed in the original draft plan of subdivision.

The application now requests to rezone the lands from the R2-137 zone to a site specific R2 and site-specific RM1 zone to permit a mix of single-detached, semi-detached, and street townhouse dwellings. A number of site-specific provisions are requested including requesting smaller lot sizes and frontages for single detached dwellings to reflect changes in the housing market, as indicated by the applicant. The zoning regulations are detailed in Tables 1 and 2 below.

*Table 1: Requested R2 Regulations for Single-Detached and Semi-Detached Dwellings*

<b>Zone Regulation</b>	<b>Standard R2 Requirement</b>	<b>R2-137 Zone</b>	<b>Requested R2 Requirements</b>
<b><i>Single-Detached Dwellings</i></b>			
<i>Minimum Lot Frontage</i>	<i>12.0 metres</i>	<i>12.0 metres</i>	<i>10.9 metres</i>
<i>Maximum Front Yard</i>	<i>6.0 metres</i>	<i>-</i>	<i>Delete</i>
<i>Minimum Rear Yard</i>	<i>7.5 metres</i>	<i>7.5 metres</i>	<i>6.0 metres</i>
<i>Maximum Lot Coverage</i>	<i>50%</i>	<i>50%</i>	<i>Delete</i>
<b><i>Semi-Detached Dwellings</i></b>			
<i>Maximum Front Yard</i>	<i>6.0 metres</i>	<i>Delete</i>	<i>Delete</i>
<i>Minimum Rear Yard</i>	<i>7.5 metres</i>	<i>7.5 metres</i>	<i>6.0 metres</i>
<i>Maximum Lot Coverage</i>	<i>50%</i>	<i>50%</i>	<i>Delete</i>

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<b>General Provisions</b>
<i>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.</i>

Table 2: Requested RM1 Regulations for Street Townhouse Dwellings

<b>Zone Regulation</b>	<b>Standard RM1 Requirement</b>	<b>Requested RM1 Requirements</b>
<b>Street Townhouse Dwellings</b>		
<i>Minimum Lot Frontage</i>	<i>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</i>	<i>7.4 metres for interior lot with a dwelling on one side</i>
<i>Minimum Lot Area</i>	<i>230 m<sup>2</sup> per unit</i>	<i>198 m<sup>2</sup> per unit</i>
<i>Maximum Front Yard</i>	<i>6.0 metres</i>	<i>Delete</i>
<i>Minimum Rear Yard</i>	<i>7.5 metres</i>	<i>6.0 metres</i>
<i>Landscape Strip</i>	<i>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</i>	<i>1.2 metres</i>
<i>Maximum Lot Coverage</i>	<i>50%</i>	<i>Delete</i>
<b>General Provisions</b>		
<i>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.</i>		

**Community Planning & Development Department  
Planning Application Report**

April 10, 2024

**Submitted 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

Copies of the reports are available for review at:  
<https://engagingpelham.ca/summersides-village-redline-revision>

**Agency Comments:**

The applications were circulated to commenting agencies and Town Departments. The following comments have been received:

*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.

**Community Planning & Development Department  
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- The Owner will be responsible for payment of the front-ending contribution, payable to the Town of Pelham, for the East Fonhill 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.

*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.

**Public Comments:**

On March 15, 2024, a public meeting notice was circulated to all property owners within 120 metres of the property's boundaries. In addition, a public notice sign was posted facing Port Robinson Road. No comments have been received at the time of writing of this report.

**Community Planning & Development Department  
Planning Application Report**

April 10, 2024

**Staff Comments:**

The purpose of this report is to provide the Council and the public with information regarding the applications, applicable policies, and comments received. The purpose of the public meeting is to receive feedback and input from the public and for the applicant to respond to inquiries. Committee may also provide comments and suggestions for proposed changes to the applications based on the public, agency or staff input and consistency with approved plans and policies. A future report will be presented to Council for decision once all feedback is received.

**Alternatives:**

There are no alternatives as Council is statutorily obligated to host a public meeting and make decisions on the revision to the approved draft plan of subdivision and zoning by-law amendment applications.

**Attachments:**

Appendix A Agency Comments

**Prepared and Recommended by:**

Andrew Edwards, BES  
Planner

Shannon Larocque, MCIP, RPP  
Senior Planner

**Reviewed and Submitted by:**

David Cribbs, BA, MA, JD, MPA  
Chief Administrative Officer



**From:** [MBT](#)  
**To:** [Sarah Leach](#)  
**Subject:** Regarding File # 26T19-02-2021 & AM-01-2024  
**Date:** Monday, April 1, 2024 3:19:14 PM

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Good morning, Sarah,

Please find below my comments concerning the proposed changes to the development noted as "North Side of Port Robinson Road, East of Station Street"

First of all, having responded to other notices requesting input, we are quite confident that no feedback has any possibility of altering what will happen on any development lands in Fonthill. This was reinforced when I received a reply from the then-recipient to a submitted comment, that was about 1.5 pages long, telling me why my opinions and concerns were wrong. Nevertheless, I will submit these comments.

When we purchased our home on College Street in 1996, we contacted the town planner of that day, asking about the vacant lands east and north of the property we were considering. They lied to us about the purpose of those lands. We learned of that lie within 6 months of moving in. At no time during our interactions with the Town on any subject, did the fact that this part of town was slated for extreme densification ever mentioned by anyone; not by councillors with whom we interacted about what could be related matters, not in the local paper in those days. In fact, not until a town resident was permitted to submit a lengthy letter-to-the-editor of then-Voice of Pelham, in which he exposed the plan to add between 6000 and 11000 new homes to our village over a fairly short number of years, did that fact ever come to light to anyone with whom we had interaction. We have interacted with many these nearly 30 years. That was the strongest indication that what the Town had planned would proceed regardless of any opposition from we who invested in our homes here.

We had moved here specifically because it was a small town, with small town amenities and small town development. We did not want a suburban environment nor its 'benefits'. Had we been informed when we made inquiries, we would not have looked here; had we been informed or had the information been made public prior to that letter to the editor, we would have left. But, the information was not given, and here we are, increasingly surrounded by high-density developments that have increased the demands on our roads and infrastructure, increased the noise and busy-ness, and decreased the ability to have a quiet walk or afternoon in our own neighbourhood.

Since the Town accepted the instructions from the province to densify our little town, residents who aren't ok with it have come to realize that it will proceed, regardless of whether it's best for the community or the "environment" of the town we call home. In fact, we have had exactly one summer since '96, without construction or demolition within a couple of blocks of our home, with the attendant noise, dirt, heavy equipment, and traffic disruptions. The last two construction

seasons have included incessant back-up signals every morning on the sites on Port Robinson/Rice Road, beginning as early as 5:00 am, indicative of possibly beginning their safety checks before starting the work of the day, particularly considering that that incessant noise is over for the day by 8 am. With that in mind, my suggestions are:

- Strictly prohibit the start of any construction activity before 7 am. Institute heavy fines for any company that allows their crew to begin the noise-making prior to that time, and do not create accommodations for it in the by-laws or *de facto* accommodations by making excuses for them. This is my home. It is unreasonable that 8 - 10 months of a year are disrupted by controllable, severe noise that cannot avoid being both invasive and disruptive. Residents' lives and schedules should not be completely subjugated to a commercial interest imposed upon our homes. I spent all of the previous 2 summers listening to this noise every weekday morning, and some Saturdays. The pitch of back-up signals makes me nauseous; listening to it from as early as 5 am, for at least an hour and a half, ruins my night's sleep, and destroys the start of my day.
- Limit the height of the buildings. Increasingly, residences are being built tall and narrow, blocking the sunshine from the areas they are built, and certainly impairing the neighbours access to the sun.
- Instruct the developers to avoid the dark, dull colours that have become popular, which have made whole neighbourhoods dreary, dull, depressing, colourless.
- • Culvert every ditch, properly fill and base around those culverts, and hard-top over them for bike lanes. When we moved here, the neighbours talked about the Town having told them that Station Street would be "up-graded" in the next few years. Well here we are, you have added thousands of people to this area, and we still have open ditches, as deep as 4 - 5 feet in some places, full of debris, never dry, that breed mosquitoes and black flies every spring & fall, stink through the summer and fall in particular, accumulate garbage every time the wind blows, and that make riding a bicycle prohibitive on the whole street due to narrow lanes without shoulders or curbs. Thirty years and thousands more residents later, it's time to eliminate the health and safety issues associated with those ditches.
- Figure out how to relieve the congestion on Hwy 20, starting east of Station Street. Rerouting to Port Robinson is not a solution; it just adds a new problem.
- Strictly prohibit contractors or developers from leaving construction-related debris on-site after the project is finished. The unsightly mess on the north-east corner of Station & Hwy 20 is a disgrace to the area. Either finish the development, or clear out all materials, equipment, and debris, level and naturalize the land, and leave our piece of town looking like a neighbourhood, not a life-time construction site!

These are the issues that come to mind at the moment. I have submitted my comments for the prior application and other area developments; all applicable

comments remain the same. We wanted to live in a small town. We do not agree with our small town being built into a large town, and later into a small city, as we are sure will come next. But since that won't change the outcome, we expect the Town to ensure that the changes do not create problems for we who are already here, and enhance our Town's aesthetic rather than degrade it.

Thank you for receiving my comments.

Mrs. Mary E Tucker  
[REDACTED] College Street

April 2, 2024

**Town of Pelham**

Town Clerk

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

**Attention: Mr. William Tigert**

Dear Mr. Tigert

**RE: Draft Plan of Subdivision Redline Revision and Zoning By-law Amendment, File Nos.  
26T19-02-2021 & AM-01-2024  
Summersides Village Draft Plan of Subdivision  
TBG Project Number: 23030**

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In response to the Town's public notice, we are pleased to provide comments on behalf of our Client, [REDACTED]. In reviewing the proposed changes, we have no objections and support the inclusion of a greater variety of housing forms into the draft plan. The proposed changes, in our professional opinion, are in greater alignment with Provincial and Regional policies to provide a range of housing options within developments to appeal to a greater range of household sizes and incomes.

We would request that the Town take a more active role in the creation of a development agreement with the landowners in this area to ensure the timely development of the remaining undeveloped lands. Our Client has reached out to neighbouring land owners to create this agreement with little success. Without this agreement in place, the remaining lands will continue to be undeveloped. Encouraging the timely development of the remaining area will ensure that infrastructure that is constructed to service this development will be more efficiently utilized.

Again, we support the proposed changes to the overall subdivision plan and the associated Zoning By-law Amendment, but request that the Town provide additional assistance in creating a development agreement with the landowners in this block for the remaining undeveloped lands.

Sincerely,  
**The Biglieri Group**



Rachelle Larocque, BES, M.Sc., MCIP, RPP  
Partner

cc. [REDACTED]



## Notice of Public Meeting

**Date:** Wednesday, April 10, 2024 at 5:30 PM

**Place:** This hearing will be a hybrid (virtual/in person) meeting.

**Virtual Participation:** Zoom Webinar / Youtube Livestream

**In-person Participation:** Town Hall, Council Chambers  
20 Pelham Town Square, Fonthill

Town Council approved hybrid meetings via By-law No. 4507 (2022). The Town of Pelham live webcast of the Public Meeting will be streaming at:

<https://www.youtube.com/user/TownOfPelham/live>

**File Numbers:** 26T19-01-2024 & AM-02-2024

**Subject Lands:** 82-90 Canboro Road  
(Canboro Estates)

**Public Meeting for Draft Plan of Subdivision and Zoning By-law Amendment**  
in accordance with Sections 51 and 34 of the [Planning Act](#), R.S.O. 1990, as amended.

Applications for Draft Plan of Subdivision and Zoning By-law Amendment were received for the property located at Part of Lots 3, 4, 5, 6, 7, 8, 9, 11 & 13 Registered Plan 717 and Part of Lot 167, Geographic Township of Thorold, now in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The Plan of Subdivision will permit six (6) lots for single detached dwellings with four lots fronting on Canboro Road and two lots fronting on Daleview Drive. The existing dwelling (constructed in 1860) located at 90 Canboro Road will be preserved.

The requested Zoning By-law Amendment would rezone the additional lands from the RM2 (Residential Multiple Two) zone to the site-specific R2 (Residential Two) and RM1 (Residential Multiple 1) zones to allow the residential uses proposed in the draft plan of subdivision and to recognize the existing fourplex dwelling located at 90 Canboro Road.

**Your Input is Encouraged:** The Town of Pelham would appreciate receiving your written and/or verbal comments regarding this application. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released. To provide input in writing, or to request personal notice if the proposed applications are approved, please submit your correspondence or request by **12:00 PM on Tuesday, April 2, 2024** for inclusion in the public meeting agenda package c/o Town Clerk, William Tigert, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at [SLeach@pelham.ca](mailto:SLeach@pelham.ca). Comments and requests received after this date will still be received by Council, however they may not be published as part of the public meeting agenda. Verbal comments will be received by the Town at the public hearing via virtual or in-person participation. To provide verbal comments virtually at the hearing, please pre-register with the Town Clerk by sending an email to [SLeach@pelham.ca](mailto:SLeach@pelham.ca) before **12:00pm noon on Friday April 5, 2024**. Zoom webinar registration information and procedure will be provided. **To provide verbal comments in-person at the Public Meeting, pre-registration is encouraged but not required.** Registrants will be notified of Council's Decision. If you have not submitted written comments and wish to submit a comment live during the meeting, you may livestream the meeting from the Town of [Pelham's YouTube channel](#) and e-mail comments to [clerks@pelham.ca](mailto:clerks@pelham.ca) during the public portion of this application only. If your comments are not received during the public portion of the meeting, they will not be considered.

**Need More Information:** For more information, please contact Shannon Larocque, MCIP, RPP, Senior Planner, by email at [slarocque@pelham.ca](mailto:slarocque@pelham.ca) or at 905-980-6661 or

905-892-2607 ext 319. A copy of the staff report regarding the proposed applications as well as any additional information may be obtained on the Town's website at [www.pelham.ca/CanboroEstates](http://www.pelham.ca/CanboroEstates) or at Town Hall by appointment after 12:00 PM on Friday, April 5, 2024.

**IMPORTANT INFORMATION:** If a person or public body would otherwise have an ability to appeal the decision of the Town of Pelham's Municipal Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Town of Pelham before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Pelham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Town of Pelham, this 19th day of March, 2024.



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William Tigert  
Town Clerk

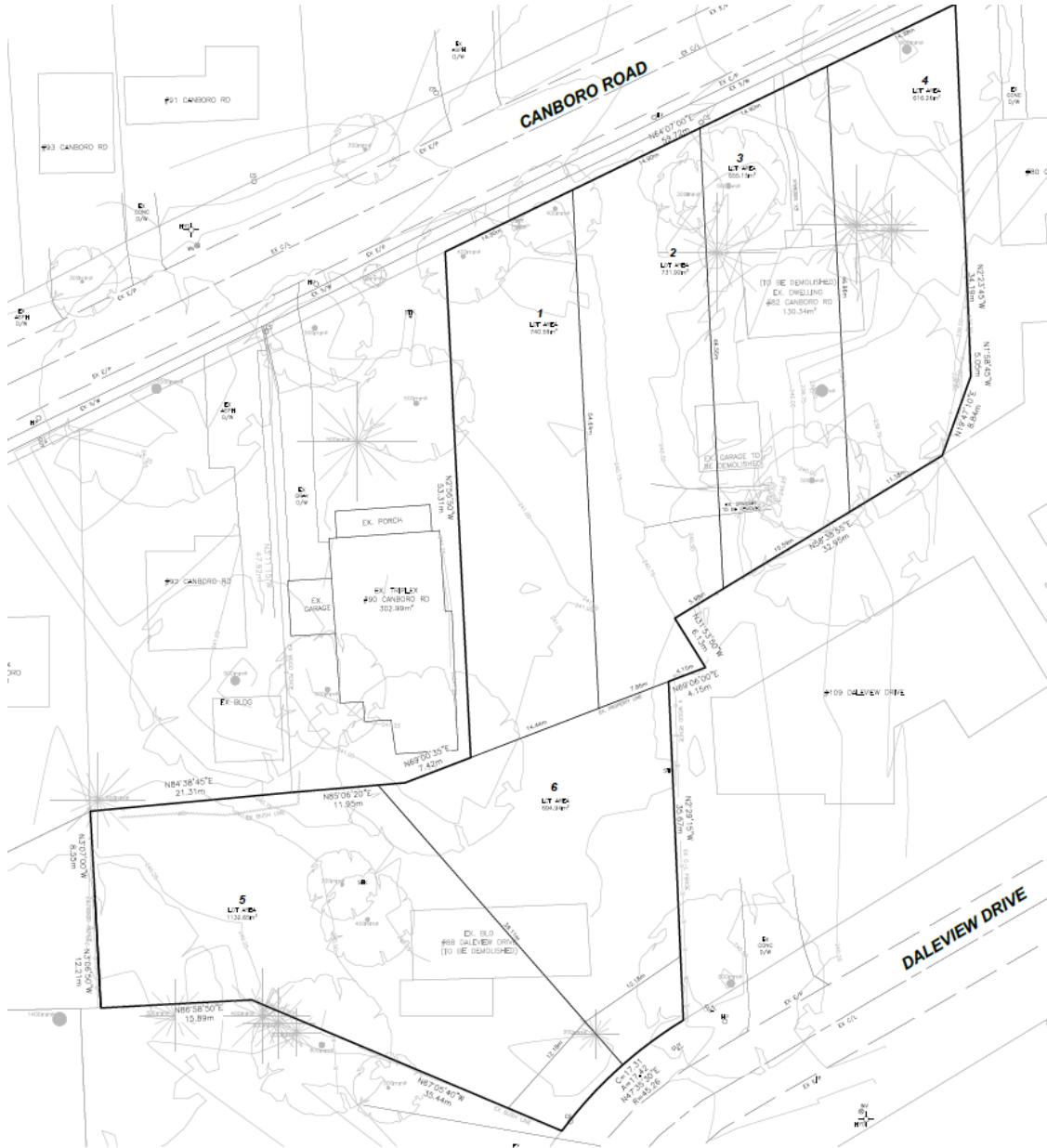
**Date of Mailing:** March 19, 2024

**PROPERTY LOCATION**





## PROPOSED DRAFT PLAN OF SUBDIVISION



\*Pdf plans available for viewing on the Town of Pelham website at: [www.pelham.ca/CanboroEstates](http://www.pelham.ca/CanboroEstates)

## **NOTICE REQUIREMENTS**

**Town of Pelham Applications for Draft Plan of Subdivision &  
Zoning By-law Amendment  
Canboro Estates (82-90 Canboro Road) File Nos 26T19-01-2024 & AM-02-2024**

**Draft Plan of Subdivision & Zoning By-law Amendment to create 6 residential building lots and rezone the property from the Residential Multiple 2 zone to the Residential 2 and Residential Multiple 2 zones.**

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The Planning Act requires under Section 34 that Council must hold at least one public meeting for informing the public in respect of the proposed zoning by-law amendment.

This public meeting has been called to satisfy this requirement. Notice of this meeting was provided by prepaid first-class mail to all persons, who are listed as owners in the last revised assessment roll, within 120 metres of the subject property on March 19, 2024. The notice provided information on the property and the proposed draft plan of subdivision and zoning by-law amendment.

In addition to providing information, we will also receive any comments which any member of the public may wish to offer.

If you wish to receive a copy of the Notice of Decision, please contact the Clerk in writing as soon as possible. Contact information is available on the Town's website and will also be displayed on the last slide of the staff Presentation to follow shortly.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Pelham to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Pelham before the by-law is passed, the person public body is not entitled to appeal the decision.

In closing, we stress that at this point no decision has been made on the proposed amendment or draft plan of subdivision and therefore any comments received will be considered by Council.

# 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





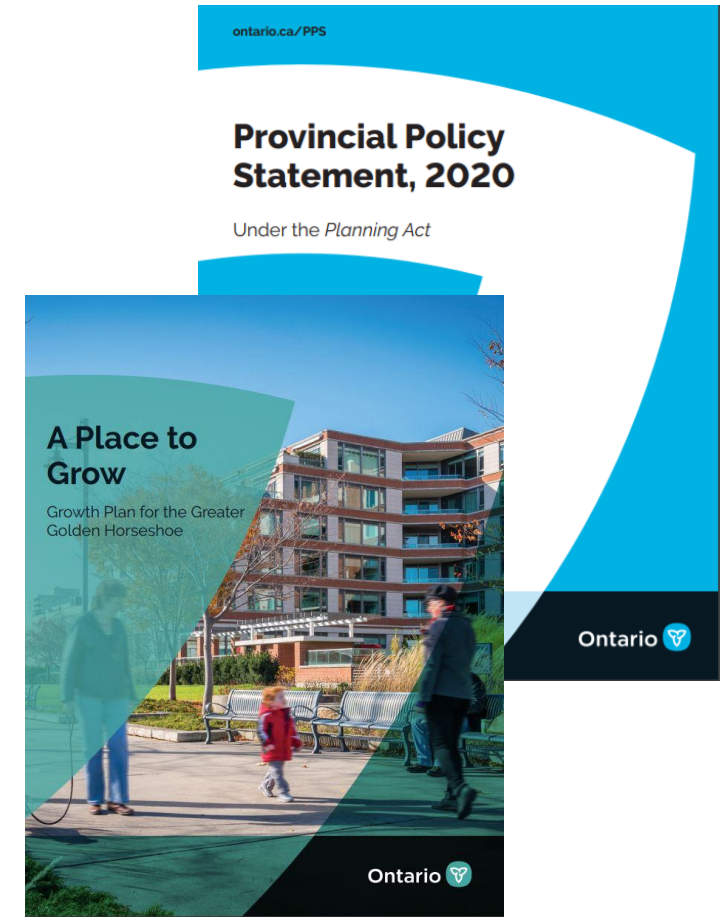
# Provincial Policies & Plans

## *Provincial Policy Statement, 2020*

- Settlement Area

## *Growth Plan for the Greater Golden Horseshoe, 2020*

- Delineated Built-up Area

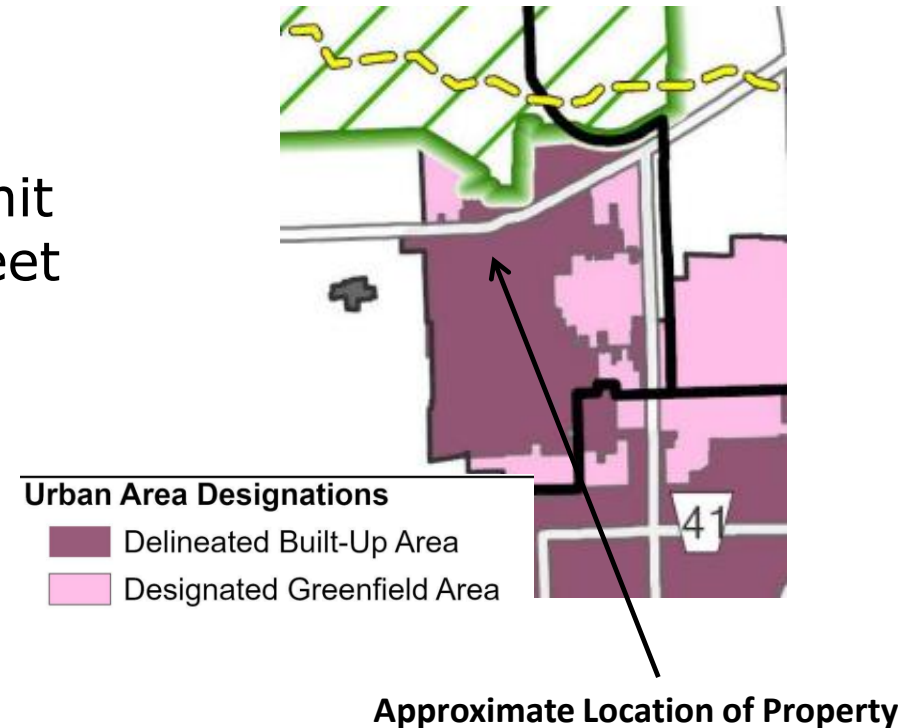




# Niagara Region Official Plan (2022)

## *Delineated Built-up Area*

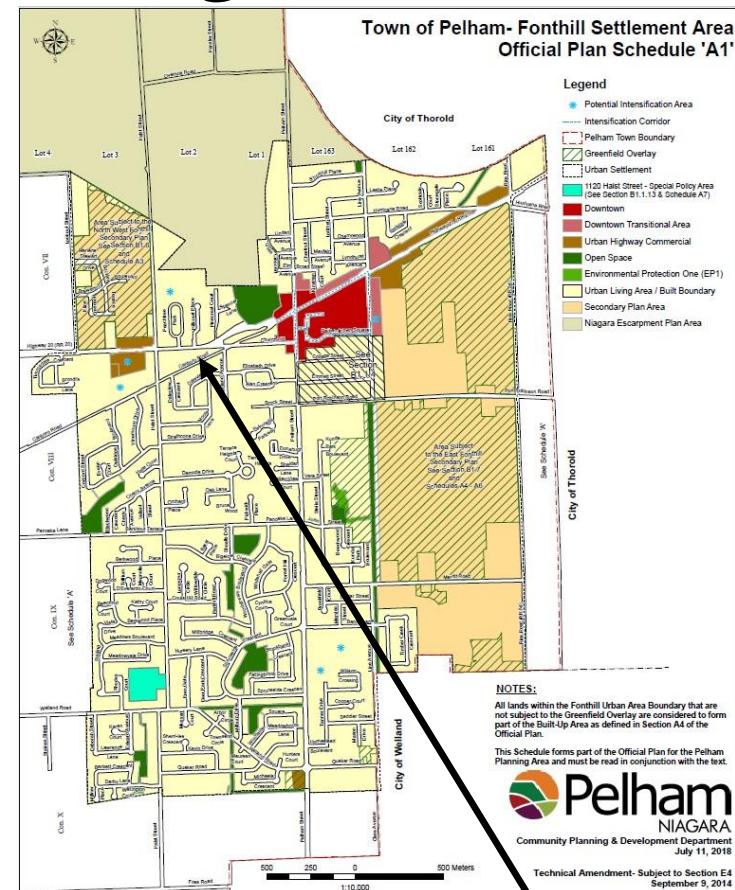
- Requires a range and mix of densities, lot/unit sizes and housing types to be planned to meet housing needs at all stages of life.
- 25% of all new residential units in the Town annually to be located in this area.
- Residential development encouraged to incorporate sustainability into design and construction.



# Town Official Plan

## *Urban Living Area / Built Boundary*

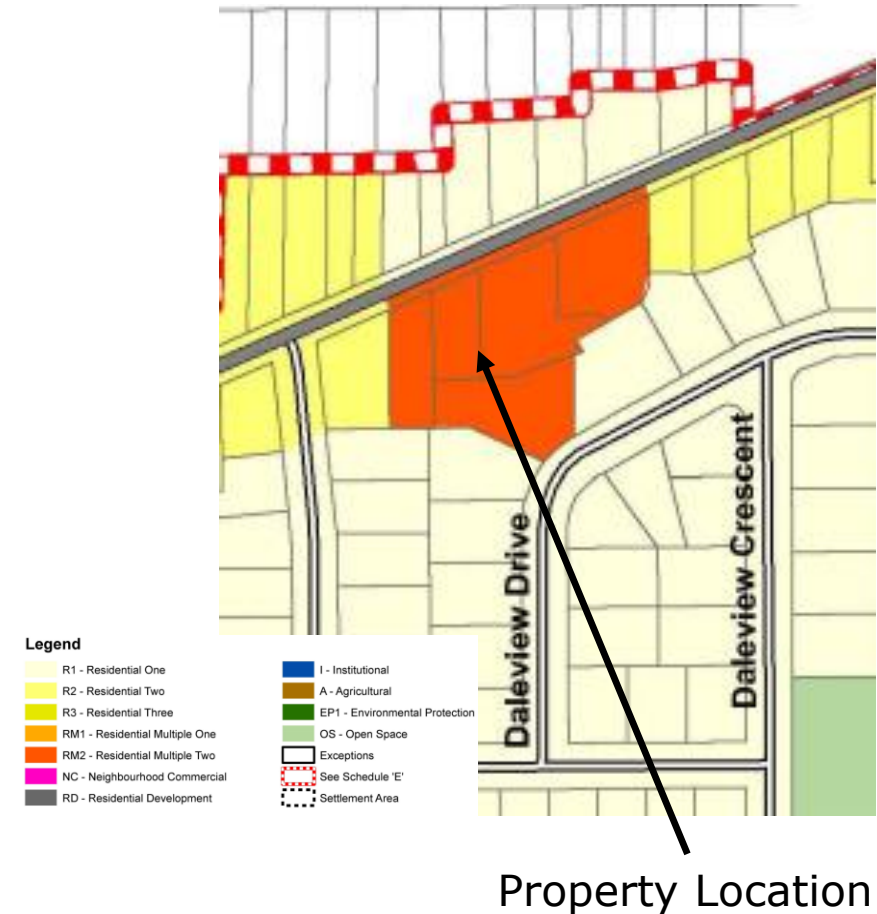
Permits single-detached, accessory apartments, semi-detached, townhouses, multiple and apartment dwellings, bed and breakfast, home occupations, institutional and neighbourhood commercial uses



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 <sup>2</sup>	635.44 m <sup>2</sup>	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.
<b>6.3.4 R3 Zone Requirements for a Triplex</b>			
Minimum Lot Frontage	14.0 m	20.85 m	No change
Minimum Lot Area	140 m <sup>2</sup> /unit (420m <sup>2</sup> )	978.36 m <sup>2</sup>	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	
<b>4.1 Parking Requirements</b>				
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](http://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

Shannon Larocque, Senior Planner

905-980-6661

slarocque@pelham.ca



**Community Planning & Development Department  
Planning Application Report**

April 10, 2024

**Subject: Information Report – Applications for Draft Plan of Subdivision  
& Zoning By-law Amendment – Canboro Estates**

**Recommendation:**

**THAT Committee receive Report #2024-82 for information as it  
pertains to File Nos. 26T19-01-2024 & AM-02-2024;**

**AND THAT Committee direct Planning staff to prepare the  
Recommendation Report on this topic for Council's consideration.**

**Executive Summary:**

The purpose of this report is to provide Council and the public with an opportunity to receive information regarding the applications for Draft Plan of Subdivision and Zoning By-law amendment for Canboro Estates.

The Plan of Subdivision will permit six (6) lots for single detached dwellings with four lots fronting on Canboro Road and two lots fronting on Daleview Drive. The existing dwelling (constructed in 1860) located at 90 Canboro Road will be preserved.

The requested Zoning By-law Amendment would rezone the additional lands from the RM2 (Residential Multiple Two) zone to the site-specific R2 (Residential Two) and RM2 (Residential Multiple 2) zones to allow the residential uses proposed in the draft plan of subdivision and to recognize the existing triplex dwelling located at 90 Canboro Road.

**Location:**

The subject property is municipally known as 82-90 Canboro Road and legally described as Part of Lots 3, 4, 5, 6, 7, 8, 9, 11 & 13 Registered Plan 717 and Part of Lot 167, Geographic Township of Thorold, now in the Town of Pelham, Regional Municipality of Niagara. The property is located on the south side of Canboro Road and north side of Daleview Drive (Figure 1).

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*Figure 1: Property Location*

The property is made up of three existing lots containing: an existing single detached dwelling with detached garage at 82 Canboro Road, an existing fourplex dwelling at 86 Canboro Road (fronting on Daleview Drive) and an existing triplex dwelling at 90 Canboro Road. The applicant proposes to demolish the 6 dwelling located at 86 Canboro Road and the single detached dwelling and detached garage at 82 Canboro Road. The triplex dwelling located at 90 Canboro Road will be retained.

The surrounding land use is primarily residential consisting of single detached dwellings on Canboro Road, Daleview Crescent and Daleview Drive.



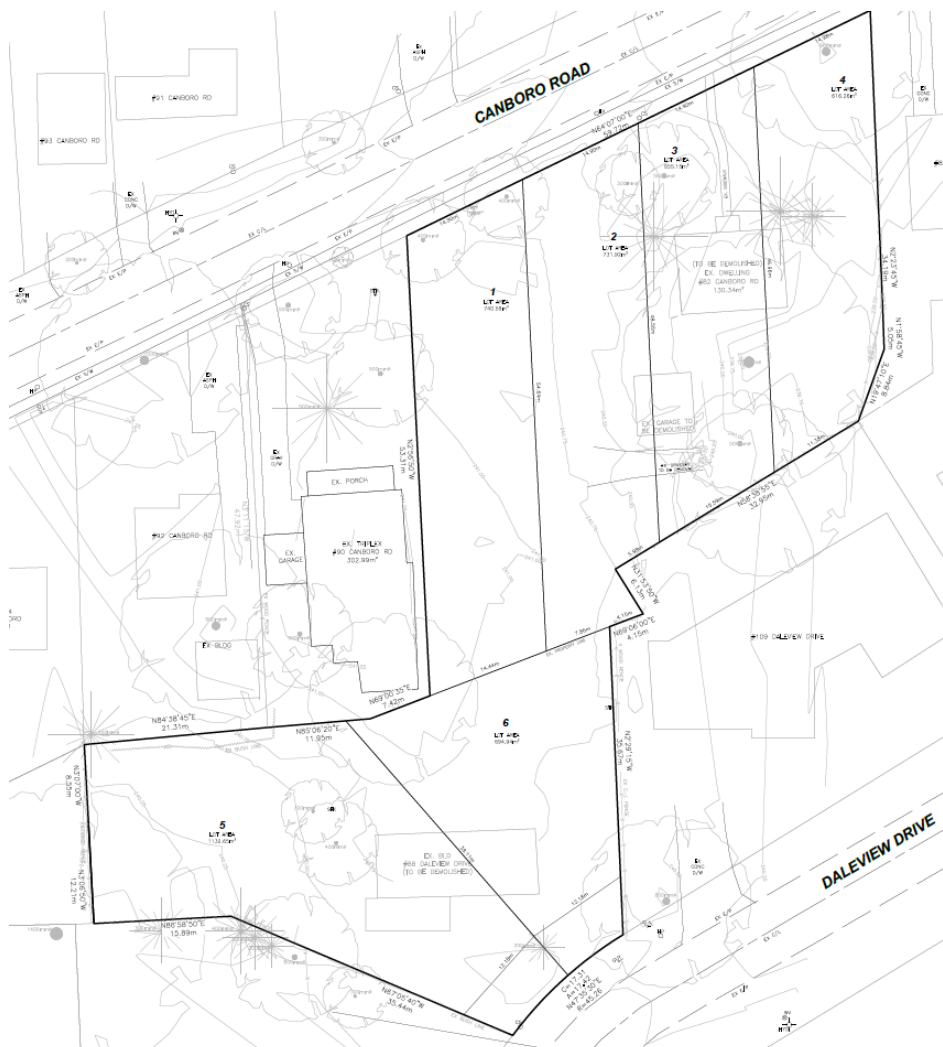
## Community Planning & Development Department Planning Application Report

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### Project Description and Purpose:

The proposed draft plan of subdivision (Figure 2) would create 6 lots for single detached dwellings (4 fronting on Canboro Road and 2 fronting on Daleview Drive). The lots range in size from 616 m<sup>2</sup> to 1132m<sup>2</sup> with frontage ranging from 12.2 to 14.9 metres.

*Figure 2: Proposed Draft Plan of Subdivision*



The planned use for the 6 new lots is single detached residential uses (Figure 3).

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Figure 3: Proposed Site Plan



### Policy Review:

#### *Planning Act, 1990*

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, planning authorities, i.e., decisions of Council, “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

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Section 51 of the *Planning Act* allows for consideration of a plan of subdivision.

Section 51 (24) of the *Act* states that in considering a draft plan of subdivision regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

- The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- Whether the proposed subdivision is premature or in the public interest;
- Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- The suitability of the land for the purposes for which it is to be subdivided;
- The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- The dimensions and shapes of the proposed lots;
- The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- Conservation of natural resources and flood control;
- The adequacy of utilities and municipal services;
- The adequacy of school sites;
- The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,

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- The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.

Section 34 of the Act allows for consideration of amendments to the zoning by-law.

*Greenbelt Plan, 2017*

The subject parcel is in an identified settlement area that is outside of the Greenbelt Plan Area; therefore, the policies of the Greenbelt Plan do not apply.

*Niagara Escarpment Plan, 2017*

The subject parcel is not located in the Niagara Escarpment Plan Area; therefore, the Niagara Escarpment Plan policies do not apply.

*Provincial Policy Statement, 2020*

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the *Act*. The PPS recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility provided that provincial interests are upheld. PPS policies represent minimum standards.

The subject land is in a ‘Settlement Area’ according to the PPS. Policy 1.1.3.1 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and mix of land uses that efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities, minimize negative impacts to air quality and climate change and promote energy efficiency, prepare for

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the impacts of a changing climate, support active transportation and are transit and freight supportive.

Policy 1.1.3.3 provides for the promotion of intensification and redevelopment accommodating a significant supply and range of housing options where it can be accommodated considering the building stock, availability of existing and planned infrastructure and public service facilities required to accommodate the needs of the development.

*Growth Plan for the Greater Golden Horseshoe, 2020*

The subject parcel is identified as being within a Delineated Built-up Area according to the Growth Plan for the Greater Golden Horseshoe, 2020. The Growth Plan policies aim to build stronger, prosperous communities by directing growth to built-up areas, promoting transit-supportive densities and a healthy mix of residential and employment land uses, preserving employment areas, planning for community infrastructure, and supporting the conservation and protection of natural systems, prime agricultural areas, and cultural heritage.

Policy 2.2.2.1(a) requires a minimum of 50 percent of all new residential development to occur within the delineated built-up area.

Policy 2.2.2.3(b) encourages intensification generally throughout the built-up area and investment in services that will support intensification.

*Niagara Region Official Plan, 2022*

The lands are designated as Built-Up Area in the new Niagara Region Official Plan.

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 of the Region and in Pelham, this translates into an annual intensification rate of 25% of new residential units. The objective of intensification is to increase housing choice and housing affordability across the Region to meet future housing needs while at the same time making efficient use of infrastructure, community services and urban lands.

Policy 2.2.1.1 states that development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:

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- a) the intensification targets in Table 2-2 and density targets outlined in this Plan (note: Pelham's intensification target is 25%);
- b) a compact built form, a vibrant public realm, and a mix of land uses, including residential uses, employment uses, recreational uses, and public service facilities, to support the creation of complete communities;
- c) a diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs.

Policy 2.3.1 provides the direction with regards to a mix a housing options and specifically Policy 2.3.1.1 states that the development of a range and mix of densities, lot, and unit sizes, and housing types, including affordable and attainable housing, will be planned throughout settlement areas to meet housing needs at all stages of life.

Policy 2.3.1.4 also provides that new residential development and residential intensification are encouraged to be planned and designed to mitigate and adapt to the impacts of climate change by:

- a) facilitating compact built form; and
- b) incorporating sustainable housing construction materials or practices, green infrastructure, energy

*Town of Pelham Official Plan, 2014*

The lands are designated Urban Living Area/Built Boundary in the Town's Official Plan. The permitted uses in this designation are a full range of residential uses including single detached dwellings.

Policy B1.1.3 requires the Town to accommodate at least 15% of projected housing growth within the existing built boundaries of Fonthill and Fenwick (note: this is now superseded by the approved intensification target in the Region of Niagara Official Plan of 25%).

Further, Policy B1.1.3 (a) permits and encourages intensification on sites abutting arterial and collector roads. Canboro Road is identified as an arterial road and



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Daleview Drive is identified as a local road on Schedule C to the Town of Pelham Official Plan.

Policy B1.1.3 (b) states that residential intensification and redevelopment proposals are encouraged to achieve a unit density and housing type in keeping with the character of the density of the neighbourhood where it is proposed; Policy B1.1.3(f) encourages affordable housing in intensification areas.

Official Plan Policy D5.3 requires that prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:

- a) The approval of the development is not premature and is in the public interest;
- b) The lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;
- c) The density of the development is appropriate for the neighbourhood as articulated in the policies of these Plan that relate to density and intensification;
- d) The subdivision, when developed, will be easily integrated/connected with other development in the area through the use of roadways, natural corridor linkages and trails to accommodate active transportation;
- e) The subdivision conforms with the environmental protection and management policies of this Plan; and,
- f) The proposal conforms to Section 51 (24) of the *Planning Act*, as amended. This policy is similar to the requirements in Section 51(24) of the *Planning Act*, as amended.

This policy is similar to the requirements in Section 51(24) of the Planning Act, as amended.

*Town of Pelham Zoning By-law 4481 (2022)*

The properties are zoned RM2 (Residential Multiple Two) which permits an apartment dwelling and uses, buildings and structures accessory thereto.

The requested zoning by-law amendment would rezone the portion of the property for the six new building lots to a site-specific R2 (Residential Two) zone that would

**Community Planning & Development Department  
Planning Application Report**

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allow the uses permitted in the R2 zone (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) with a 17 metre maximum front yard setback requirement. This will ensure that the future dwellings can be sited further from the front lot line similar to the existing dwellings along Canboro Road in order to maintain consistency of the streetscape.

The zoning by-law amendment requests a site-specific RM2 (Residential Multiple Two) zone that will permit the existing triplex dwelling located at 90 Canboro Road. There are two zone site-specific regulations are being requested for the triplex. These are the maximum front yard of 22.06 metres and the minimum rear yard of 1.2 metres which reflect the location of the existing building.

**Submitted 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

The reports are available for viewing at: [www.pelham.ca/CanboroEstates](http://www.pelham.ca/CanboroEstates)

**Agency Comments:**

The applications were circulated to commenting agencies and Town Departments. The following comments have been received at the time of writing of this report:

**Community Planning & Development Department  
Planning Application Report**

April 10, 2024

*Bell* Provided conditions of approval

*Niagara Region* No objection subject to requested conditions of draft plan approval.

*Enbridge* No objection subject to conditions

*Town Public Works* Provided conditions of approval.

**Public Comments:**

On March 19, 2024 a public meeting notice was circulated to all property owners within 120 metres of the property's boundaries. In addition, public notice signs were posted facing Canboro Road and the Daleview Drive. At the time of writing of this report, no public comments had been received.

**Staff Comments:**

The purpose of this report is to provide the Council and the public with information regarding the applications, applicable policies, and comments received. The purpose of the public meeting is to receive feedback and input from the public and for the applicant to respond to inquiries. Committee may also provide comments and suggestions for proposed changes to the applications based on the public, agency or staff input and consistency with approved plans and policies. A future report will be presented to Council for decision once all feedback is received.

**Alternatives:**

There are no alternatives as Council is statutorily obligated to host a public meeting and make a decision on the draft plan of subdivision and zoning by-law amendment applications.

**Attachments:**

Appendix A Agency Comments

**Prepared and Recommended by:**

Shannon Larocque, MCIP, RPP  
Senior Planner



**Community Planning & Development Department  
Planning Application Report**

April 10, 2024

Barbara Wiens, MCIP, RPP  
Director of Community Planning and Development

**Reviewed and Submitted by:**

David Cribbs, BA, MA, JD, MPA  
Chief Administrative Officer

**Shannon Larocque**

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**From:** PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>  
**Sent:** Wednesday, March 13, 2024 9:49 AM  
**To:** Shannon Larocque  
**Subject:** ZBLA (AM-02-2024) & Draft Plan of Subdivision (26T19-01), 82-90 Canboro Rd., Pelham



**3/13/2024**

**Shannon Larocque**

**Pelham**

**Pelham (Town)**

**Attention: Shannon Larocque**

**Re: ZBLA (AM-02-2024) & Draft Plan of Subdivision (26T19-01), 82-90 Canboro Rd., Pelham; Your File No. AM-02-2024,26T19-01-2024**

**Our File No. DTS: 38668 / Circ: 40908**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

**Bell Canada Condition(s) of Approval**

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network

infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

**Concluding Remarks:**

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan  
Senior Manager - Municipal Liaison  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca).



April 3, 2024

Shannon Larocque, MCIP, RPP  
Senior Planner  
Town of Pelham  
20 Pelham Town Square  
PO Box 400  
Fonthill, ON L0S 1E0

Dear Shannon,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Canboro Estates  
82-90 Canboro Road  
Town of Pelham  
File No.: 26T19-01-2024, AM-02-2024

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall use the [Enbridge Gas Get Connected tool](#) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.  
([https://enbridge.outsystemsenterprise.com/GetConnected\\_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp\\_UI%2F](https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F))

If the gas main(s) needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,



**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
Engineering

ENBRIDGE  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](https://enbridge.com)  
Safety. Integrity. Respect. Inclusion.

## Growth Management and Planning Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

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### Via Email Only

April 3, 2024

File Numbers: PLSD202400053, PLZBA202400056

Shannon Larocque, MCIP, RPP

Senior Planner

20 Pelham town Square P.O Box 400

Fonthill, ON

Dear Ms. Larocque:

**Re: Regional and Provincial Comments**

**Application Type: Draft Plan of Subdivision and Zoning By-Law Amendment**

**Town File Numbers: 26T19-01-2024, AM-02-2024**

**Applicant: 2741546 Ontario Inc. c/o Antonio Nuziato**

**Location: 82-90 Canboro Road and 86 Daleview Drive, Pelham**

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Regional Growth Management and Planning Division staff have reviewed the materials circulated with the Zoning By-Law Amendment and Draft Plan of Subdivision applications for the lands at 82 Canboro Road, 90 Canboro Road and 86 Daleview Drive in the Town of Pelham ("subject lands").

The applicant is proposing the creation of seven (7) lots for single detached dwellings; five (5) fronting on Canboro Road and two (2) fronting on Daleview Drive. Staff note that a pre-consultation meeting for this application attended by the applicant, Regional and Town staff was held on March 2, 2023.

The following comments are provided from a Provincial and Regional perspective to assist the Town in their review of the applications.

### Provincial and Regional Policies

The subject lands are located within a Settlement Area under the *Provincial Policy Statement, 2020* ("PPS"), designated Delineated Built-Up Area in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020* ("Growth Plan") and *Niagara Official Plan, 2022* ("NOP").

The NOP, PPS and Growth Plan together direct development to take place in urban areas to support intensified development primarily in built-up areas where appropriate servicing and infrastructure exists. Section 2.2.1.1 of the NOP encourages opportunities for the integration of gentle density and a mix and range of housing options that considers the character of established residential neighbourhoods. Regional staff acknowledge that the proposed development would contribute toward achieving the minimum residential intensification target

set out in Table 2-2 of the NOP (25% for the Town of Pelham). The Town should be satisfied that the interface of the established residential uses has been addressed in the site design.

Regional staff reviewed the *Planning Justification Report*, prepared by Upper Canada Consultants (dated February 2024) and concur with the analysis of applicable Provincial and Regional policies. As such, staff offer no objection to the application from a planning perspective, subject to the satisfaction of local requirements.

## **Archaeological Potential**

The subject lands are located outside the Region's mapped Area of Archaeological Potential, as identified on Schedule 'K' of the NOP. However, the Town of Pelham's Heritage Master Plan identifies the property as having high potential for the discovery of archaeological resources. Provincial and Regional policies state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province.

Staff has reviewed the *Stage 1 & 2 Archaeological Assessment Report* prepared by Irvin Heritage Inc. (dated May 1, 2023). No archaeological resources were identified during the Stage 2 test pit surveys, and it was determined that the lands are free of further archaeological concern. Staff request the submission of a Letter of Acknowledgement from the Ministry of Citizenship and Multiculturalism as a condition of draft plan approval.

Recognizing that no archaeological survey, regardless of its intensity, can entirely negate the possibility of deeply buried archaeological materials, Regional staff recommend the inclusion of the following standard archaeological clause in the future draft plan agreement relating to deeply buried archaeological materials that may be encountered during grading and construction activities:

*"Should deeply buried archaeological remains/resources be found during construction activities, all activities impacting archaeological resources must cease immediately, and the proponent must notify the Archaeology Programs Unit of the Ministry of Citizenship and Multiculturalism (MCM) (416-212-8886) and contact a licensed archaeologist 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 Niagara Regional police as well as the Cemeteries Regulation Unit of the Ministry of Public and Business Services Delivery (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, the MCM 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."*

## **Regional Bicycle Network**

The subject property has frontage on Canboro Road which is designated as part of the Regional Niagara Bicycling Network. If the bicycle routes are currently not established and identified with signage, it is the intent of the Region to make provisions for doing so when an appropriate

April 3, 2024

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opportunity arises. This may involve additional pavement width, elimination of on-street parking, etc.

## **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 brings the waste and recycling to the curbside on the designated pick-up day, and that the following limits are met:

- Green – unlimited Green Bins (weekly)
- Waste – 2 bag/can limit per unit (bi-weekly)
- Curbside collection only

Circular Materials Ontario is now responsible for the delivery of residential Blue / Grey Box recycling collection. The most up to date information can be found using the following link:

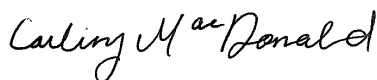
<https://www.circularmaterials.ca/resident-communities/niagara-region/>

## **Conclusion**

Regional Growth Management and Planning Division staff have determined that the application is consistent with the *Provincial Policy Statement* and conforms to Provincial and Regional policy. As such, staff offer no objection to the application, subject to the satisfaction of local requirements and the conditions of draft approval in the attached Appendix to address archaeological resource interests.

Please send copies of the staff report and notice of the Town's decision on these applications. If you have any questions related to the above comments, please contact me at [carling.macdonald@niagararegion.ca](mailto:carling.macdonald@niagararegion.ca).

Kind regards,



Carling MacDonald  
Development Planner, Niagara Region

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region

## **Appendix I**

### **Canboro Estates (82-90 Canboro Road and 86 Daleview Drive, Pelham)**

1. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the archaeological assessment report titled *Stage 1 & 2 Archaeological Assessment Report*, prepared by Irvin Heritage Inc. (dated May 1, 2023). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through Niagara Region, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
2. That the following archaeological advisory clause be included in the Subdivision Agreement between the owner and the Town of Pelham:

*"If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C."*

**Engineering Department  
Engineering Report****For****Request for Zoning By-law Amendment (AM-02-  
2024) for 90 Canboro Road (Canboro Estates)****March 11, 2024**



Town staff have reviewed the following documentation for the purpose of **AM-02-2024 – 90 Canboro Road** application for:

The original applications for the subject lands included a Draft Plan of Subdivision 26T19-02-2021, Official Plan Amendment OP-AM-02-2021 and Zoning By-law Amendment AM-07-2021. The Draft Plan of Subdivision received approval on May 16th, 2022, and the Official Plan and Zoning By-laws were passed on June 20th, 2022.

The following information was submitted as part of the request:

- Functional Servicing Report prepared by Upper Canada Consultants, revised, dated January 2024;
- 20138-ZSP – Zoning Site Plan prepared by Upper Canada Consultants, dated January 31, 2024;
- 20138-DP- Draft Plan of Subdivision prepared by Upper Canada Consultants, dated October 5, 2024;
- 20138-PP1- Plan and Profile prepared by Upper Canada Consultants, dated January 31, 2024;
- 20138-SSGP- Site Servicing and Grading Plan prepared by Upper Canada Consultants, dated January 31, 2024; and
- Planning Justification Report prepared by Upper Canada Consultants, dated February 2024.

This report contains comments in conjunction with B8- 2019P-82,84 and 90 Canboro Road.

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**Introduction:**

The subject lands are comprised of three parcels known municipally as 82 & 84 Canboro Road, 90 Canboro Road and 88 Daleview Drive in the Town of Pelham. The subject property has 80.58 meters of frontage on Canboro Road and approximately 25 meters of frontage on Daleview Drive. The subject lands are irregular in shape and comprise an area of 0.553 hectares.

The Draft Plan of Subdivision will facilitate the division of the subject property into seven (7) single-detached lots – five (5) with frontage on Canboro Road and two (2) with frontage on Daleview Drive. The Zoning By-law Amendment proposes to re-zone the future parcels from Residential Multiple 2 (RM2) to Residential 2 (R2) Zone with site specific provisions for maximum front yard setback. Site specific use and minimum rear yard provisions are also proposed to allow for the continued use of the existing triplex at 90 Canboro Road (the “proposal”).

This full report contains following comments in conjunction with This report contains comments in conjunction with B8- 2019P-82,84 and 90 Canboro Road and shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

**Analysis:****Functional Servicing Report****Water Service**

*Per the FSR, a 20mm diameter Copper water service will be constructed for each of the other (5) proposed dwellings to provide sufficient domestic water supply in accordance with Town of Pelham standards.*

New (5) lots should be serviced with a 25mm water lateral in accordance with Town of Pelham Engineering Standards.

**Sanitary Service**

*Per the FSR, the report does identify the diameter sanitary service will be constructed for each of the other (5) proposed dwellings.*

*Please be advised, new (5) lots should be serviced with a 125mm water lateral in accordance with Town of Pelham Engineering Standards.*

**Stormwater**

Please note that, as per The Town's Design Manual, Section 3.2.1 Minor and Major Systems, the major system shall convey the Town of Pelham's 100 year design storm overland within the right-of-way leading to the watersheds major outlet. Relief shall be provided in low points to prevent the depth of ponding at centre line from:

- 0.3m maximum on roads determined to be emergency access
- 0.2m maximum on local roads
- 0.15m maximum on collector roads
- 0.1m maximum on arterial roads

Please be advised, water service connections shall not be located under a driveway.

All proposed lots 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.

### **20138-SSGP- Site Servicing and Grading Plan**

- Full Depth restoration is required for the road cuts on Daleview Crescent
- Please indicate the water service for lot 6. There is a remaining portion to the south that requires excavation and restoration. Please clarify.
- The drawing shows that the easement is 1.5m in width. This does not provide enough clearance to access the Infiltration trenches of the property.
- Swales are to be kept inside the property. Side yard swales should not be inside adjacent properties and constructed completely within the development.
- Please be advised that no sideyard walkways that impede sideyard swale shall be permitted.
- Rear yard catch basin cannot connect to other rear yard catch basin.

### **20138-PP1- Plan and Profile**

- Full Depth restoration is required for the road cuts Daleview Crescent
- Please indicate the water service for lot 6. There is a remaining portion to the south that requires excavation and restoration. Please clarify.

### **General Comments**

Applicant should confirm that no existing utilities shall cross property line, relocation shall be the applicant's responsibility.

A Construction of new or modification of existing driveways requires a Driveway Entrance Permit. This permit is obtained through the Public Works Department. All associated costs with this permit are the responsibility of the owner.

**Conclusion:****Public Works offer the following comments:**

- The drawing shows that the easement is 1.5m in width. This does not provide adequate clearance to access the Infiltration trenches in the property. How does the town maintain this?
- Swales are to be kept inside the property. Side yard swales should not be inside adjacent properties and constructed completely within the development.
- Canboro Road is in the 2025 forecast to be reconstructed and urbanized. Town can service the lots as part of the project and reimbursed by the applicant if it is not being serviced beforehand.

**Public Works offer the following conditions:**

- Full Depth restoration is required for the road cuts Daleview Crescent
- Installation of new services will require a Temporary Works Permit obtained through the Public Works Department. These works are to be completed prior to consent and the applicant shall bear all costs associated with these works. Locate cards are to be provided to the Town once works are complete.
- A Construction of new or modification of existing driveways requires a Driveway Entrance Permit. This permit is obtained through the Public Works Department. All associated costs with this permit are the responsibility of the owner.

# CANBORO ESTATES

TOWN OF PELHAM

## DRAFT PLAN OF SUBDIVISION ZONING BY-LAW AMENDMENT

Ethan Laman, BURPI, MCIP, RPP  
Planner

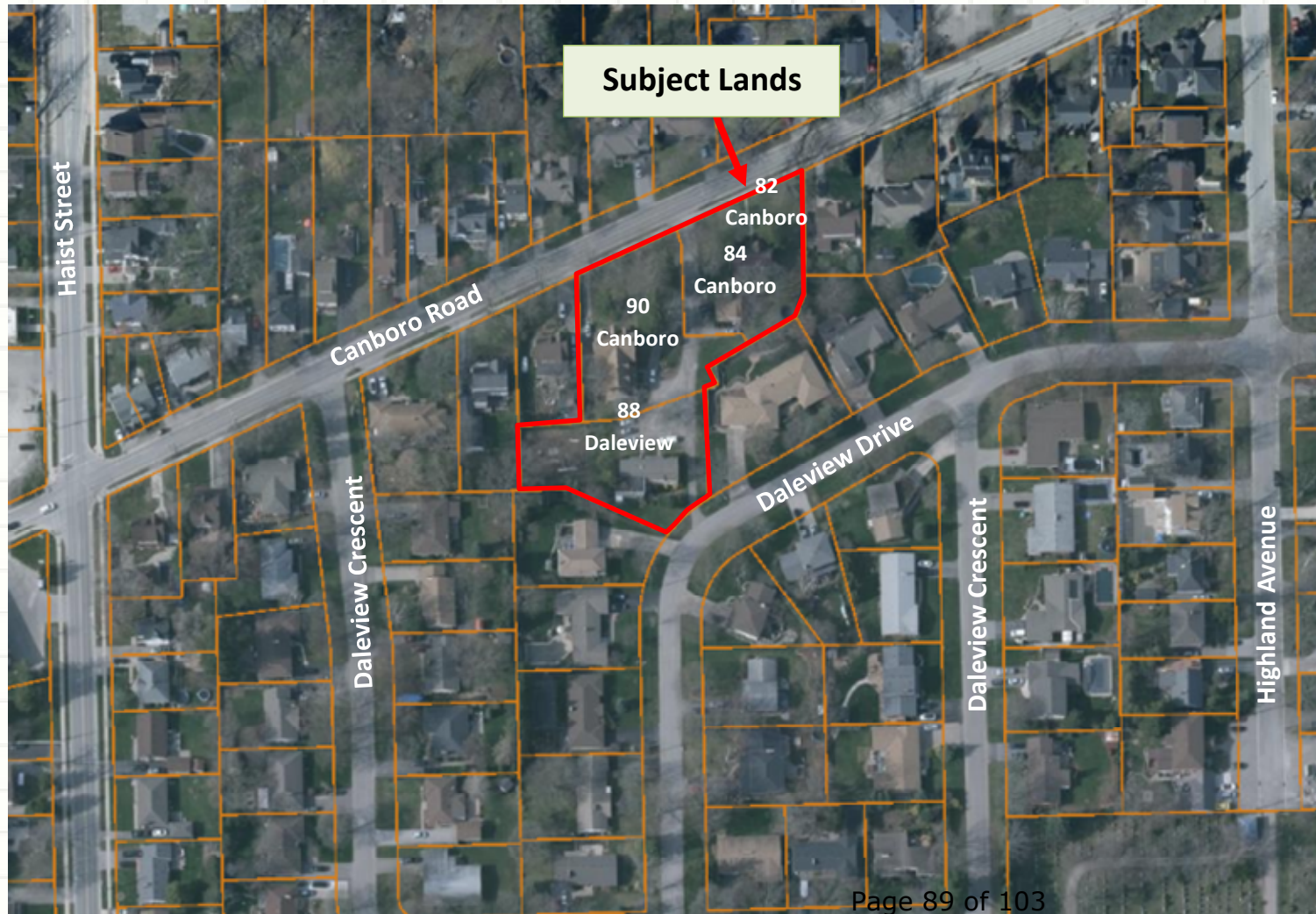
Upper Canada Consultants



**UPPER CANADA  
CONSULTANTS**  
ENGINEERS / PLANNERS



# Subject Lands



## 82/84 Canboro Road

- Single Detached Dwelling (82 Canboro Road)
- Accessory Dwelling Unit (84 Canboro Road)

## 90 Canboro Road

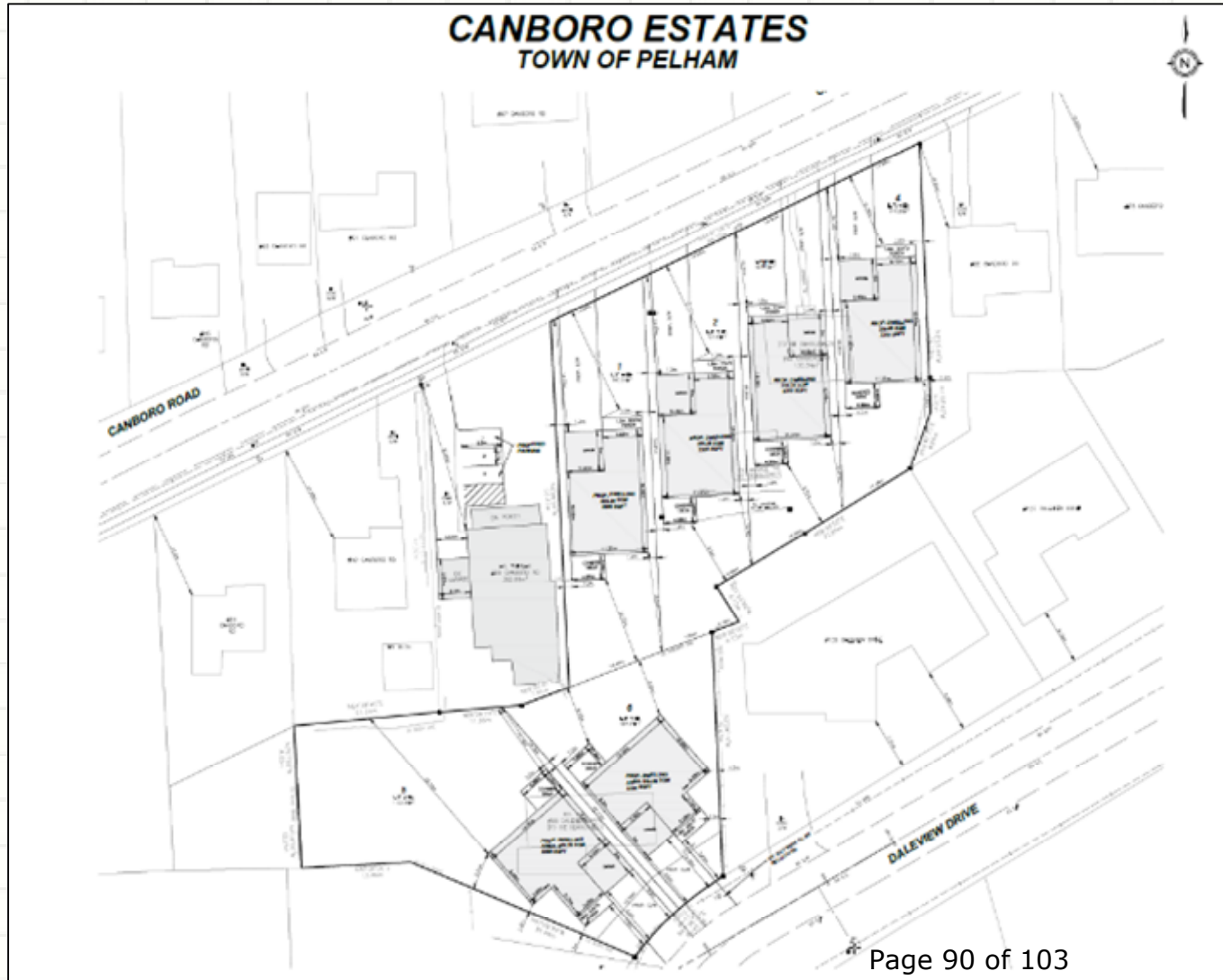
- Heritage-listed structure (c. 1860s) currently used as a triplex

## 88 Daleview Drive

- Structure currently used as a fourplex
- Shares parking with 90 Canboro Road

0.55 hectares (1.3 acres) in area

# Proposal

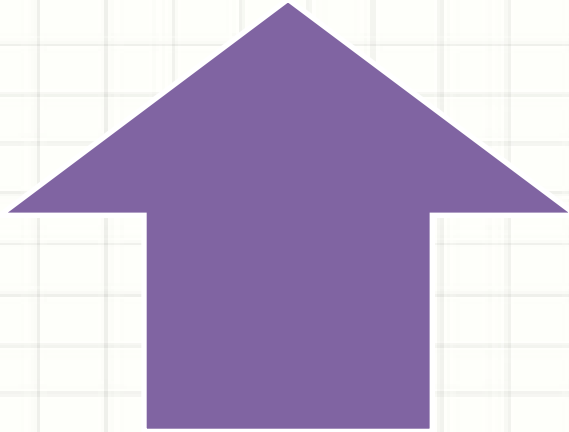


6 lots for single detached dwellings

- 4 lots fronting Canboro Road
- 2 lots fronting Daleview Drive

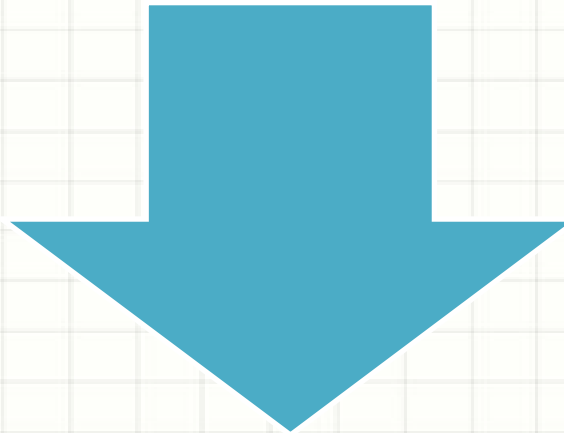
Heritage-listed structure at 90 Canboro to be retained

# Submitted Applications



## Draft Plan of Subdivision

- Creates the proposed lots

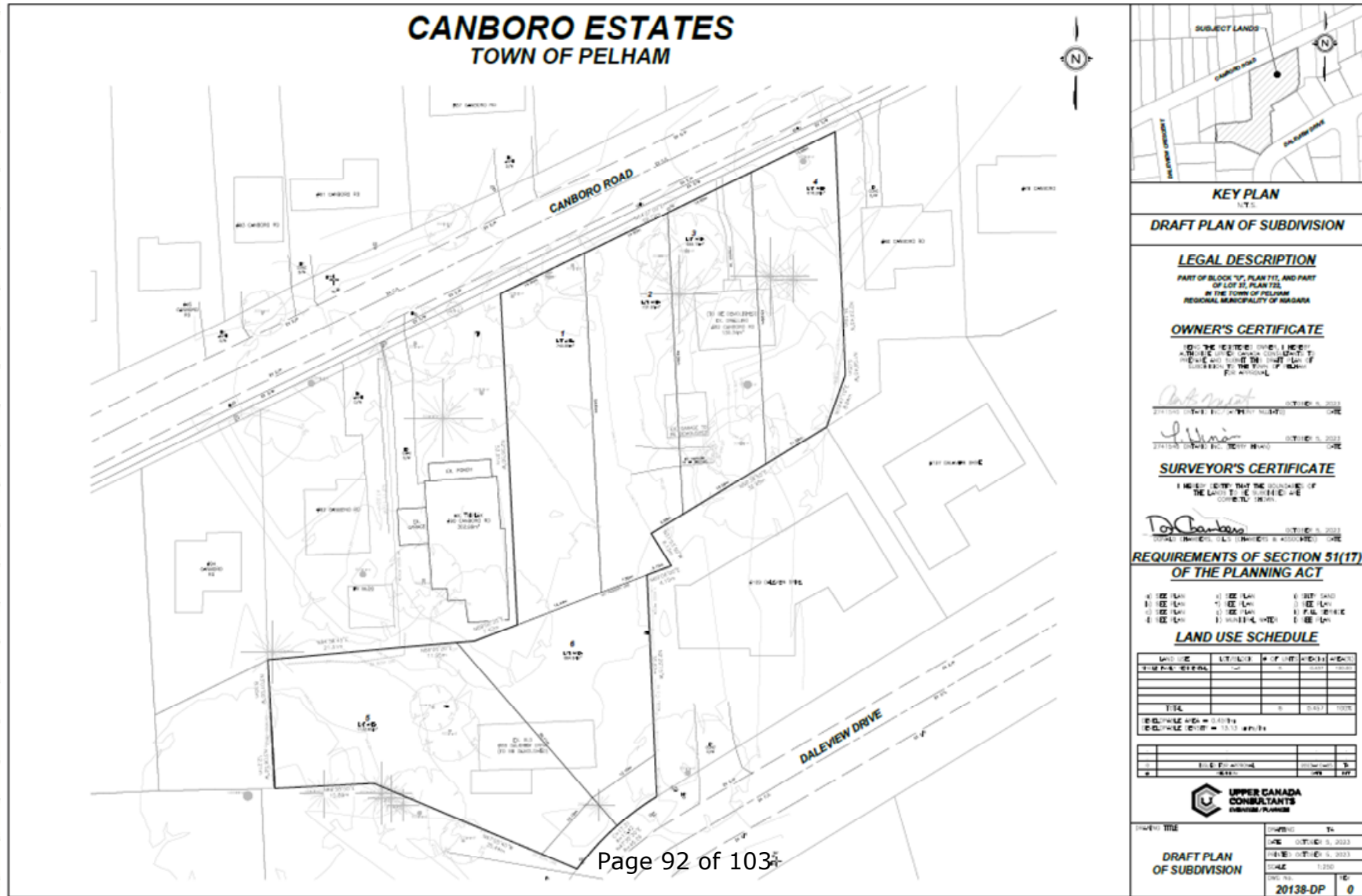


## Zoning By-law Amendment

- Establishes the necessary land use permissions for the future development of the lots



# Draft Plan of Subdivision



# Existing Zoning

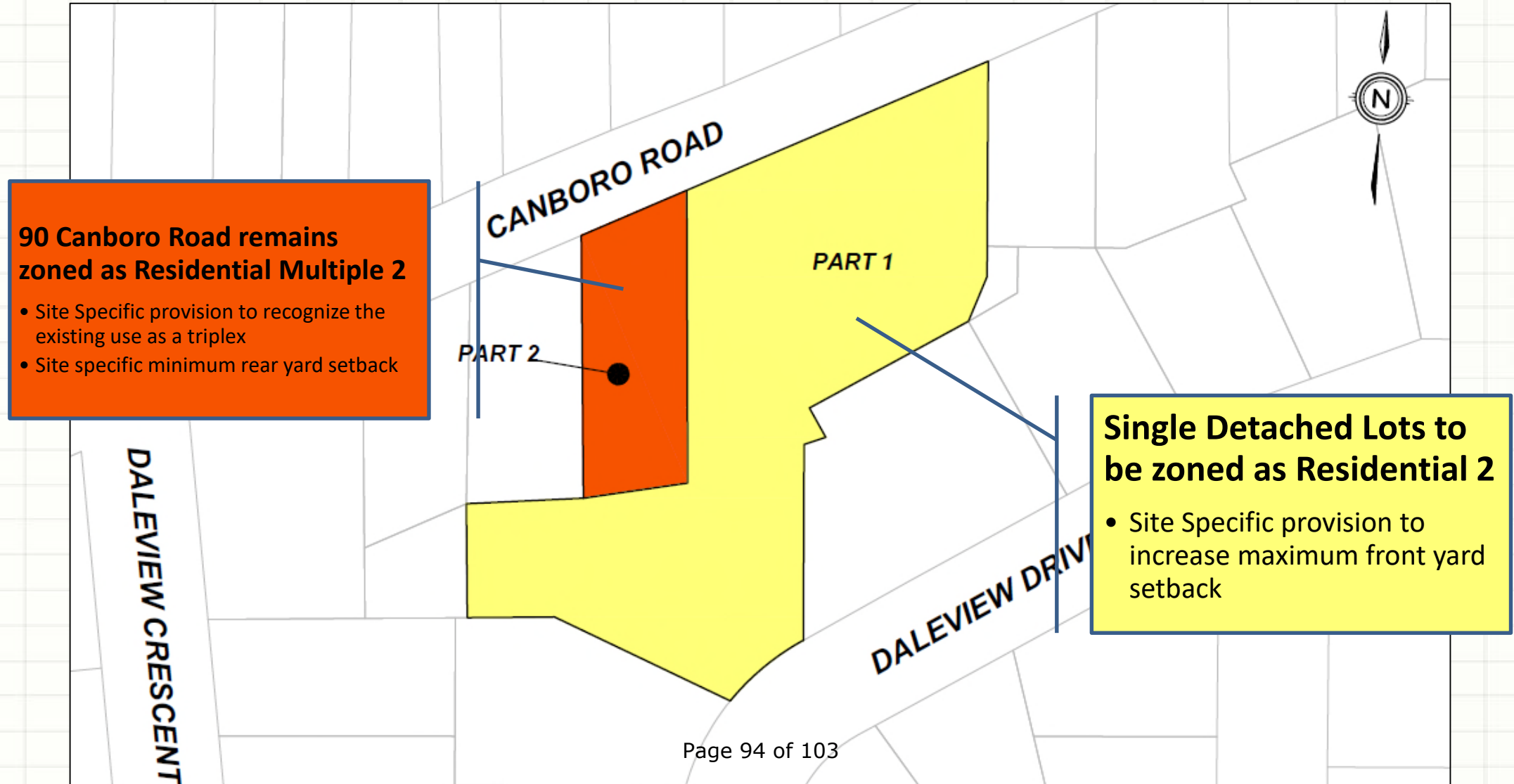


Property is currently Zoned as Residential Multiple 2 (RM2)

- Zoning permits apartment buildings up to 15 meters in height

Surrounding properties zoned as Residential Multiple 2, Residential 2 and Residential 1

# Proposed Zoning

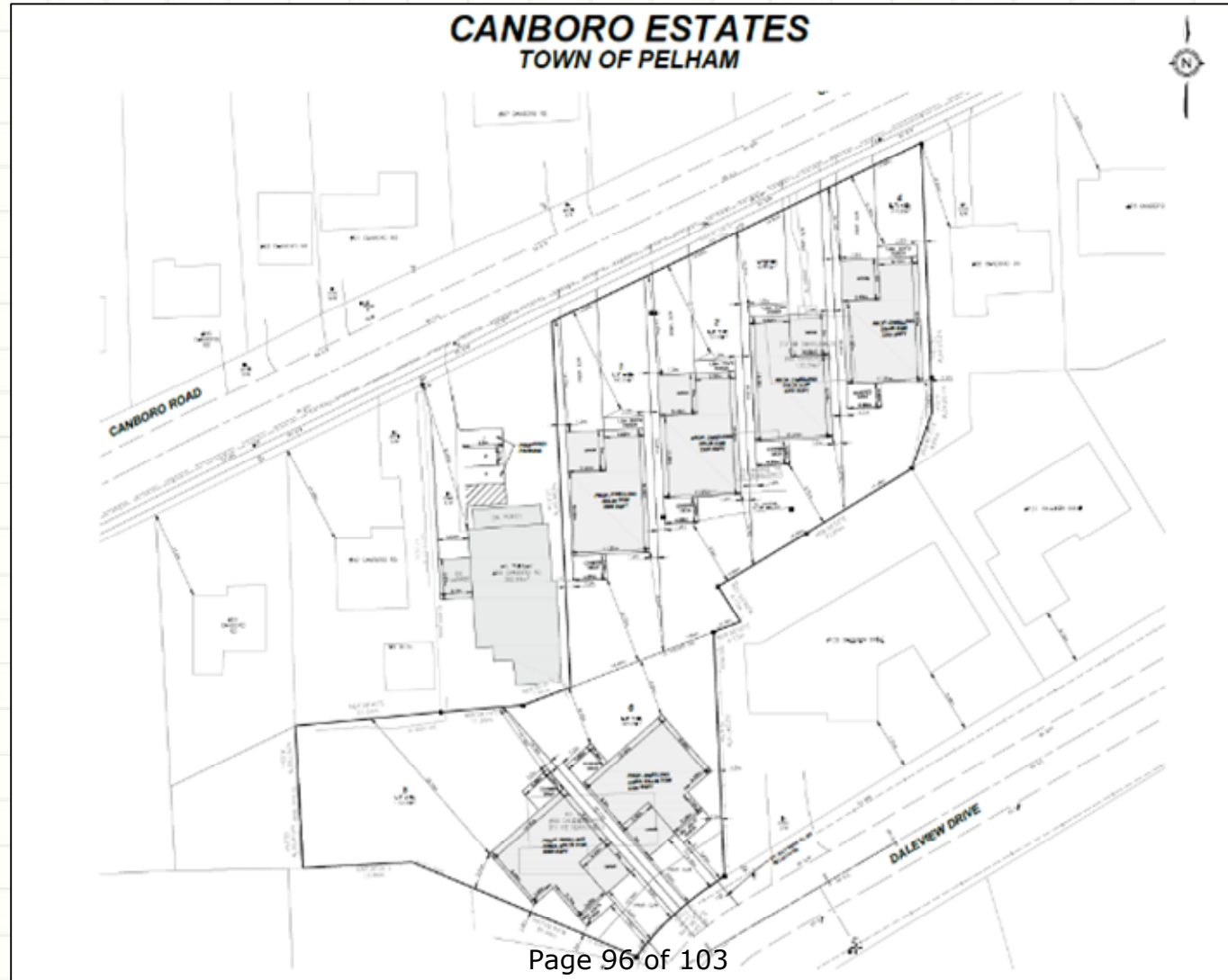


# Supporting Studies and Reports

Study / Report	Author	Key Findings
Stage 1-2 Archeological Assessment	Irvin Heritage	Concludes that the property does not contain any archeological resources.
Tree Inventory and Preservation Plan	Jackson Arboriculture	Inventories existing trees on the property and identifies tree saving opportunities.
Functional Servicing and Stormwater Management Report	Upper Canada Consultants	Details how the proposed lots will be serviced, and confirms that sufficient capacity exists in the municipal systems to support the proposed development.



# Thank you – Questions



April 1, 2024

Dear Council,

We the tenants of 82-90 Canboro Rd, Fonthill are writing to ask you to reconsider the applications for Draft Plan of Subdivision and Zoning By-law Amendment received for the property located at **Part of Lots 3, 4, 5, 6, 7, 8, 9, 11 & 13 Registered Plan 717 and Part of Lot 167, Geographic Township of Thorold, now in the Town of Pelham, Regional Municipality of Niagara.**

The official Town Plan states in **A2.2.2** To prioritize residential development applications occurring in the Urban Areas, where full municipal services and other community facilities exist and to provide housing that is affordable to the community.

This property IS affordable housing for its 13 residents, 6 of which are seniors. We expect Pelham to uphold the Official Town Plan to prioritize affordable housing by maintaining crucial affordable housing complexes like 82-90 Canboro rd.

The plan to build single family homes rescinds Pelhams promise to the community. The residents of Pelham deserve affordable housing, access to greenspace and established walking routes.

Collectively, we have lived at this location for over 17 years. Construction and or demolition on and around this property will destroy its biodiverse and established plants and animals and displace established and loved members of this community.

The world is in crisis and recognizing the humanity of the people around you is essential. You can make socially and ecologically appropriate changes that help us all for the better in the long run and don't just line someone's pockets. Changes start at the local level, make the better choice now.

We have included sections of the town's Official Plan that we believe deserve careful consideration in weighing this decision. Please see section 1.

We implore you to think of all our futures.

Residents of 82-90 Canboro,

Steph, Anne, Peter, Connie, Esther and Jim

## Section 1.

**A1 THE COMMUNITY VISION** The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, rural lifestyle and heritage features and to do so in a way that has a positive impact on the quality of life and health for the citizens who live and work in Pelham. The Official Plan is the primary planning document that will direct the actions of the Town and shape growth and development and on this basis, this Plan establishes a vision for the future land use structure of the Town. The Town has a number of significant environmental and topographical features that contribute to the 'sense of place' felt by many of the Town's residents. These features include the Niagara Escarpment, rivers and streams, smaller woodlots and wetland areas that support diverse wildlife and plant communities. The protection of these attributes is a key underlying principle in this Official Plan. The agricultural areas of the Town, particularly the specialty croplands, are also considered to be an important component of what makes up the character of the community. These areas shall be protected for future agricultural use so that they can continue to preserve the Town's character and serve an important role in the regional economy. Pelham is an identifiable and preferred settlement area in the Region of Niagara. According to Regional growth projections, it is anticipated that the population of the Town will increase by about 7,600 people in the next twenty years. Under this Official Plan, the majority of this growth will be directed to the two urban settlements of Fonthill and Fenwick. It is also the intent of this Plan to protect natural systems, maintain the rural pattern of large land holdings and protect a rural landscape dominated by open fields, woodlands and productive agricultural land. The new Official Plan assumes that the quality of life now enjoyed by the Town's residents can be maintained and enhanced if the Town's distinct urban and rural character is maintained and enhanced. However, change is inevitable and it must be managed in an efficient and orderly manner to maximize the benefits of new development and minimize the impacts. It is therefore the intent of this Plan to provide Council with the tools to consider and mitigate the impacts of change on the qualities that make the Town

**GOAL,** It is a goal of this Plan to maintain, enhance or restore ecosystem health and integrity

**2.2.2 Objectives** • To prioritize residential development applications occurring in the Urban Areas, where full municipal services and other community facilities exist. • To provide for housing that is affordable to the community.

A2.3.1 Goal It is a goal of this Plan to protect and enhance the character of the existing Urban Areas.

To respect the character of existing development and ensure that all applications for development are physically compatible with the character of the surrounding neighbourhood.

- To maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.
- To ensure that new development areas are integrated into the fabric of the existing community in conformity with approved Secondary Plans.
- To encourage the development of neighbourhoods which are compact, pedestrianfriendly and provide a mix of housing type

#### A2.4.2 Objectives

To promote active transportation and the use of open space to encourage tourism and to attract residents seeking an active recreational community as a lifestyle or retirement choice.

#### A2.5.2

- To maintain existing infrastructure and services in a manner that is cost effective and contributes to the quality of life of citizens.
- To establish a street pattern that provides appropriate and easy access to residents throughout the Town and which is integrated with existing public roads and open space wherever possible. To work with the aggregate industry and encourage operational mineral aggregate sites that are compatible with and respectful of the greater community and natural features and functions.

#### A2.7.2 Objectives

To ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made.

- To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.
- To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.

## A5.5 INTENSIFICATION CORRIDORS

This Plan contains urban design guidelines specifically for these areas not only in the interest of better utilizing land and buildings but to do so in a way that creates a high quality urban environment that provides diversity in housing and commerce.

### B1.1.3 Residential Intensification

c) Residential intensification and redevelopment proposals located on lands which abut local roads shall maintain the unit density and unit type of the surrounding neighbourhood, but may through a Zoning By-law Amendment, increase the unit density by up to 25% of the existing gross density of lands located within 300 metres of the site, provided the resultant development will be characterized by quality design and landscaping, suitable building setbacks, and further that parking areas and traffic movements will not negatively impact the surrounding neighbourhood from the perspectives of safety or neighbourhood character;

f) The provision of affordable housing in intensification areas will be encouraged; and,

B1.1.11.4 Residential Policies Development proposals shall provide for a mix of dwelling unit types to assist in ensuring an affordable housing supply can be accommodated. Housing types will be located in such a manner as to enhance the physical and living environments of the neighbourhood.

### B1.2.4 Development Policies

B1.1.12 Rental Conversion The Town will support the Region in discouraging the conversion of rental accommodation to condominium ownership where the vacancy rate is less than 3% and the ownership being provided is not considered to be affordable.

#### B1.2.4.1 Residential and Mixed Use Intensification

c) At least 50% of the dwellings to be constructed in the Downtowns should be affordable to low and moderate income households;

B2.2.7 The Canboro Road Corridor The Canboro Road corridor is an important transportation linkage between Downtown Fenwick and Fonthill and is considered to be an area of significant potential for enhancement as a rural promenade characterized by public parks and spaces geared to pedestrians and cyclists, as well as the promotion of agricultural based tourism and accessory commercial uses. In an effort to encourage and foster land use that contributes to the identity of a promenade, the Zoning By-law may establish site-specific provisions for agricultural-related and secondary uses along this corridor. In addition, the Canboro Road corridor between Fenwick and Fonthill shall be defined as a

Community Improvement Plan study area should Council wish to use the provisions of a Community Improvement Plan to foster and enhance this area as a promenade and tourist destination. In undertaking any study or preparing any Community Improvement Plan for this corridor, Council recognizes that this area is located within an area of high aquifer vulnerability and the policies in this Plan with respect to such features will be considered in the assessment of any Planning Act approval.

**B3.2.4.1 General Conditions for Development and Site Alteration** Given the sensitive nature of features within the Environmental Protection One designation, applications for new development and site alteration in this designation are anticipated to be very limited. However, where development of uses listed in Policy B3.2.3 is proposed, the proponent shall prepare an Environmental Impact Study (EIS) to the satisfaction of the Region in consultation with the Town and NPCA. Nothing in this Section is intended to limit the ability of existing agricultural uses to continue on lands that are designated Environmental Protection One. Development and site alteration shall not be permitted within the habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements. The Town and Region will confirm how these Provincial requirements may be addressed with the Ministry of Natural Resources.

**C3.1 GEOLOGICAL ORIGIN AND SIGNIFICANCE** The Fonthill Kame-Delta is a Provincially Significant Earth-Science Area of Natural and Scientific Interest (ANSI). The Kame-Delta is a unique glacial landform composed of sand and gravel left by retreating Wisconsin glaciers. The Fonthill Kame-Delta ANSI is one of the most prominent landforms on the Niagara Peninsula and is characterized as having the highest elevation in Niagara Region at 290 masl. This creates a very unique microclimate that is supportive of the production of tender fruits. The Fonthill Kame-Delta ANSI captures the best representation of five identifiable geomorphic themes that make up the landform and which serve to demonstrate the sequence of post-glacial events. The Fonthill Kame-Delta ANSI is identified on Schedule B to this Plan. **C3.2 OBJECTIVE** The Town places a high priority on the protection and/or maintenance of the Fonthill Kame-Delta ANSI, given the significance and uniqueness of the landform feature. On this basis, the Town will work with public and private sector stakeholders in efforts to secure lands that comprise the Fonthill Kame-Delta ANSI to ensure long-term protection of the feature through public ownership or conservation easements.

**D4.2.2.3 Designation under the Ontario Heritage Act** Council may by law designate cultural heritage resources, such as individual properties and conservation districts

based on the criteria set out in Ontario Regulation 9/06, established under the Ontario Heritage Act and the policies of this section. Prior to the passage of such a by-law, Council shall be satisfied that: a) The building or property is strongly associated with the life of a person who played an integral role in the development of the Town and/or is well-known locally, nationally or internationally; b) The building or property is the location of, or is associated in a significant way, with a significant local, national or international event; c) The building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect; d) The building or property is considered to be an easily recognizable landmark in the Town and contributes to the character of the community; or, e) The neighbourhood contains a collection of buildings and properties described in Sections a), b), c) and d) above and which collectively contribute to the character of the Town.



**From:** [REDACTED]  
**To:** [Sarah Leach](#)  
**Subject:** Council meeting  
**Date:** Tuesday, April 2, 2024 10:27:25 AM

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Hello Ms. Leach

I am a former resident of 93 Canboro Road, across the street from the proposed changes at and surrounding 90 Canboro Road. I moved from there in 2021 but I am still very proud and concerned about that area.

I am emailing to ensure I am included in the meeting and wish to speak (not be muted).

Primarily, my view is that Fonthill/Pelham is slowly and systematically becoming a place that has less and less affordable housing. We should not gentrify the proposed area. This will force the current (mostly senior) residents out and create expensive housing that benefits only the very fortunate. The charm of that area will be gone.

I have the link for the YouTube viewing but please let me know how I can actually participate in the meeting.

Thanks,

Joanne Lynne