

**Engineering Department
Committee of Adjustment Report**

For

**B8-2024P
Summersides Village, Port Robinson Road**

April 15th, 2024

Town staff have reviewed the following documentation for the purpose of **B8-2024P – Summersides Village, Port Robinson** consent application for:

Application is made for consent to partial discharge of mortgage and consent to convey 1060.70 square metres of land (Part 2), to be added to the abutting property to the east (Part 3) for future development. Part 1 is currently subject to applications for redline revision to the existing plan of subdivision and zoning by-law amendment. Part 1 will be retained for residential use.

This report contains comments in conjunction with the P-08-2023- 125 Port Robinson Road, engineering approval of Summersides Village and AM-01-2024 Summersides Village Redline.

Introduction:

The subject parcel, shown as Part 2 on the attached sketch, is an interior parcel of land situated north of Port Robinson Road, lying east of Pelham Street, being Part of Lot 167, Part of Lots 17, 18, 19 on Plan 717 in the Town of Pelham.

The subject property is located in the East Fonthill Secondary Plan (EFSP) Area, north of Port Robinson Road, south of Summersides Boulevard, and east of Station Street. The subject lands are located on the north side of Port Robinson Road, south of Summersides Boulevard, and east of Station Street. The subject lands are 4.273 hectares in size.

The subject lands are located within the Pelham Urban Area, specifically the East Fonthill Secondary Plan, and are within the delineated Built-up Area per the Niagara Official Plan (2022).

AM-01-2024, A Planning Justification Addendum in support of applications for a Redline Revision to the Draft Approved Summersides Village Subdivision and a concurrent Zoning By-law Amendment to provide revised development provisions for the modernized Plan area.

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 approved Draft Plan of Subdivision proposed the development of the land for seventy (70) single-detached residential lots. The modified plan proposes to include a mix of housing forms to better adhere to both the current market and results in dwellings with a lower purchasing price. A total of one-hundredand- nine (109) dwelling units are proposed, including thirty-five (35) single-detached dwelling units, fourteen (14) semi-detached dwelling units, and sixty (60) on-street townhouse dwelling units.

Along with this Redline Revision is a Zoning By-law Amendment application which is required to rezone the lands from the existing site-specific Residential 2 (R2) Zone to a new site-specific Residential 2 (R2) Zone for single-detached dwellings and an introduction of a site-specific Residential Multiple 1 (RM1) Zone to permit the proposed semi-detached and street townhouse dwellings.

This full report contains following comments in conjunction with the request for SP-08-2023- 125 Port Robinson Road, engineering approval of Summersides Village and AM-01-2024 Summersides Village Redline and shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

Analysis:

Stormwater Management

The Summersides Village is currently discharging into Port Robinson and 125 Port Robinson which is designed to discharge onto Moody Street, temporarily discharges to Port Robinson Road.

Per Public Works comments on SP-08-2023- 125 Port Robinson Road, engineering approval of Summersides Village and AM-01-2024 Summersides Village Redline, stormwater management strategy have been flagged by Town staff. Due to the increase of density and development in the area, significant flows are going through the Town's storm infrastructure. Stormwater pipes are running at the maximum capacity on Port Robinson Road. Any additional flows can cause the infrastructure to surcharge or fail.

Public Works offer the following comments:

-

Public Works offer the following conditions:

- That the applicant confirm that no existing utilities currently cross the proposed new property line. Should any services cross this new property line, the applicant will be responsible for costs associated with their relocation and/or removal.
- That the Applicant extend the required sanitary and water, along with the stormwater sewer, east from MH#10, through Part 2 and Part 3 in accordance with the Overall East Fonthill Stormwater Management Plan and servicing plan for the construction of Moody Street.
- That the Applicant enter into a Development Agreement with the Town to ensure that Moody Street is constructed along the proposed road allowance in accordance with the East Fonthill Master Plan.
- Public Works Staff request a Holding Zone be placed on Part 2 & Part 3 until the developer provides a suitable construction schedule for the construction of Moody Street.