

Growth Management and Planning Division

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Via Email Only

April 22, 2024

File Number: PLCS202400286

Sarah Leach
Deputy Clerk/Secretary-Treasurer
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON L0S 1E0

Dear Ms. Leach:

Re: Regional and Provincial Comments**Application Type: Consent****Town File Number: B8-2024P****Applicant/Agent:** [REDACTED]**Owner:** [REDACTED]**Location: Summersides Village, Port Robinson Road (Part of Lot 167, Part of Lots 17-19 on Plan 717), Pelham**

Regional Growth Management and Planning Division staff has reviewed the materials circulated with the application for consent for the lands situated north of Port Robinson Road and east of Pelham Street (Part of Lot 167, Part of Lots 17-19 on Plan 717), in the Town of Pelham (“subject lands”).

The applicant is proposing consent to partial discharge of mortgage and consent to convey 1,060.70 sq. m of land (“Part 2”), to be added to the abutting property to the east (“Part 3”) for future development.

Staff note that a redline revision of the existing plan of subdivision and zoning by-law amendment for “Part 1” is currently under review. These lands will be retained for residential use.

The following comments are provided from a Provincial and Regional perspective to assist the Town in its consideration of these applications.

April 22, 2024

Provincial and Regional Policies

The subject lands are located within a Settlement Area under the *Provincial Policy Statement, 2020* (“PPS”) and with the Delineated Built-Up Area under the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020* (“Growth Plan”) and *Niagara Official Plan, 2022* (“NOP”). The lands are included in the East Fonthill Secondary Plan Area under the Town of Pelham Official Plan.

The NOP, PPS and Growth Plan together direct development to take place in urban areas to support intensified development where appropriate servicing and infrastructure exists. Staff acknowledge that future development of the subject lands would contribute to achieving the minimum residential intensification target set out in Table 2-2 of the NOP (25% for the Town of Pelham).

Staff has reviewed the *Planning Justification Brief* prepared by Upper Canada Consultants (dated April 2024) and are satisfied with the analysis of Provincial and Regional policies. As such, staff offer no objection to the application.

Archaeological Potential

The subject lands fall within the Region’s mapped area of archaeological potential, as identified on Schedule ‘K’ of the NOP. Additionally, staff note that there is a registered archaeological site located within 300 m of the site.

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 advise that any future planning applications for site alteration and/or development, as defined in the PPS, may be subject to a Stage 1-2 archaeological assessment.

Conclusion

In conclusion, Regional Growth Management and Planning Division staff offer no objection to the application, as the proposal is consistent with the PPS and conforms to Provincial and Regional policies.

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.

Kind regards,



Carling MacDonal
Development Planner, Niagara Region

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