

Public Meeting Under the Planning Act Agenda

PCOW-05/2024

Wednesday, July 17, 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 and subsequent publication to the Town's website at www.pelham.ca.

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

5.	Planning Act Application: 26T19-02-2024 & AM-04-2024 - 729, 735, 743 Quaker Road (Maplewood Estates)	3 - 7
5.1	Planning Report and Presentation	8 - 22
5.1.1	26T19-02-2024 and AM-04-2024 - Maplewood Estates - Information Report, 2024-0157-Planning	23 - 36
5.2	Applicant's Presentation	
5.3	Public Input	
5.4	Committee Input	
5.5	Presentation of Resolutions	
6.	Adjournment	

Notice of Public Meeting

Date: Wednesday, July 17, 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: 26T19-02-2024 & AM-04-2024

Subject Lands: 729, 735, 743 Quaker Road
(Maplewood 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 properties located at Part Township Lot 237 (see attached plan), known municipally as 729, 735, 743 Quaker Road in the Town of Pelham.

The proposed Plan of Subdivision would create:

- 14 Lots (Lots 1-14) for Single Detached Dwellings;
- 2 Blocks (Blocks 15-16) for eight (8) Street Townhouse Dwellings;
- 3 Blocks (Blocks 17-19) for six (6) Semi-Detached Dwellings;
- 1 Block (Block 20) for a future pedestrian walkway;
- 1 Block (Block 21) for a 0.3m reserve; and,
- 0.267 hectares for future roadways (Street 'A').

The requested Zoning By-law Amendment would rezone the lands from the Residential Development (RD) zone to a site-specific R2 (Residential Two), a site specific RM1 (Residential Multiple 1) zone, and site-specific OS (Open Space) zone to permit the residential uses proposed in the draft plan of subdivision.

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, July 9, 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. 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 before **12:00pm noon on Friday July 12, 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 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 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/MaplewoodEstates or at Town Hall by appointment after 12:00 PM on **Friday, July 12, 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.

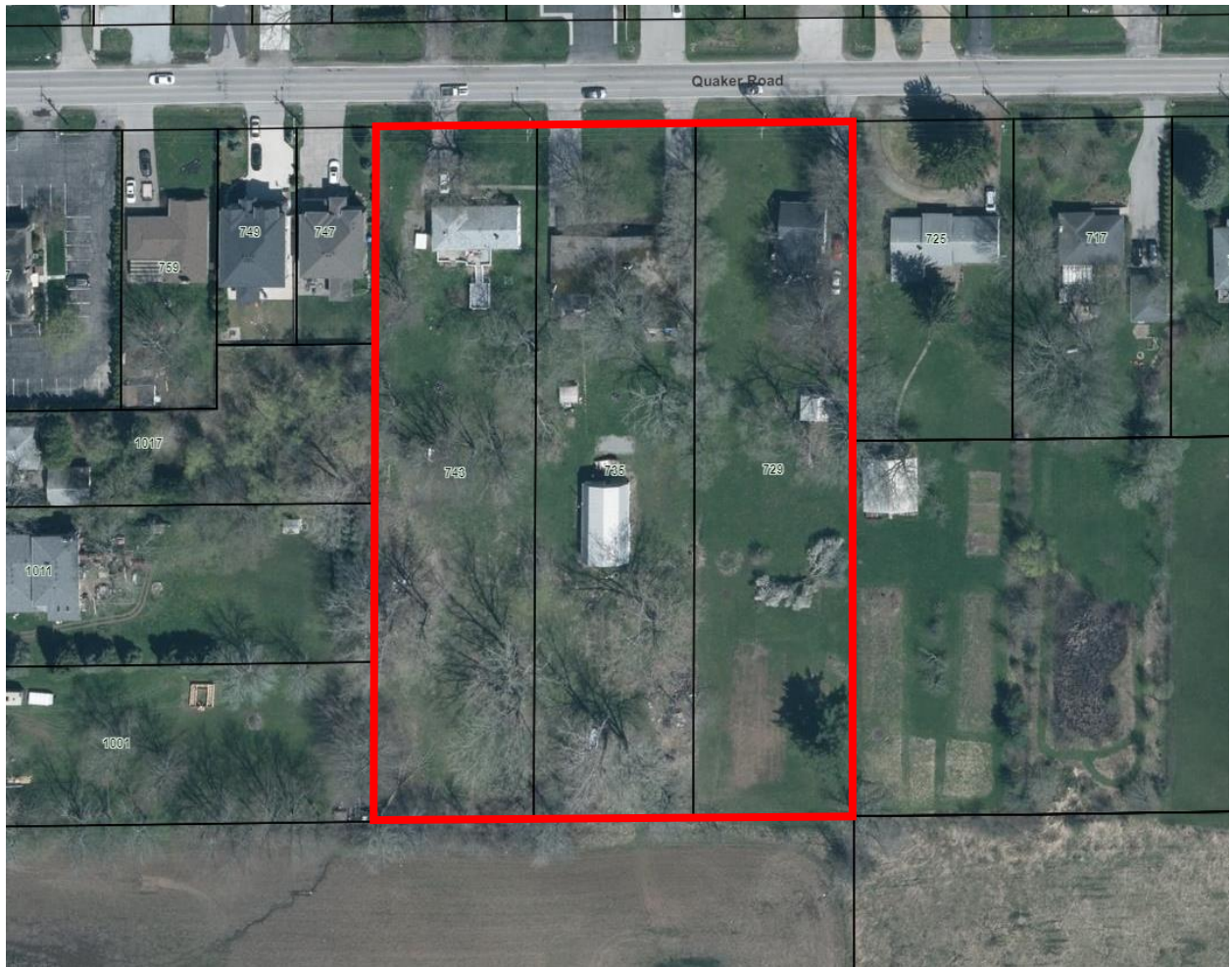
Dated at the Town of Pelham, this 21st day of June, 2024.



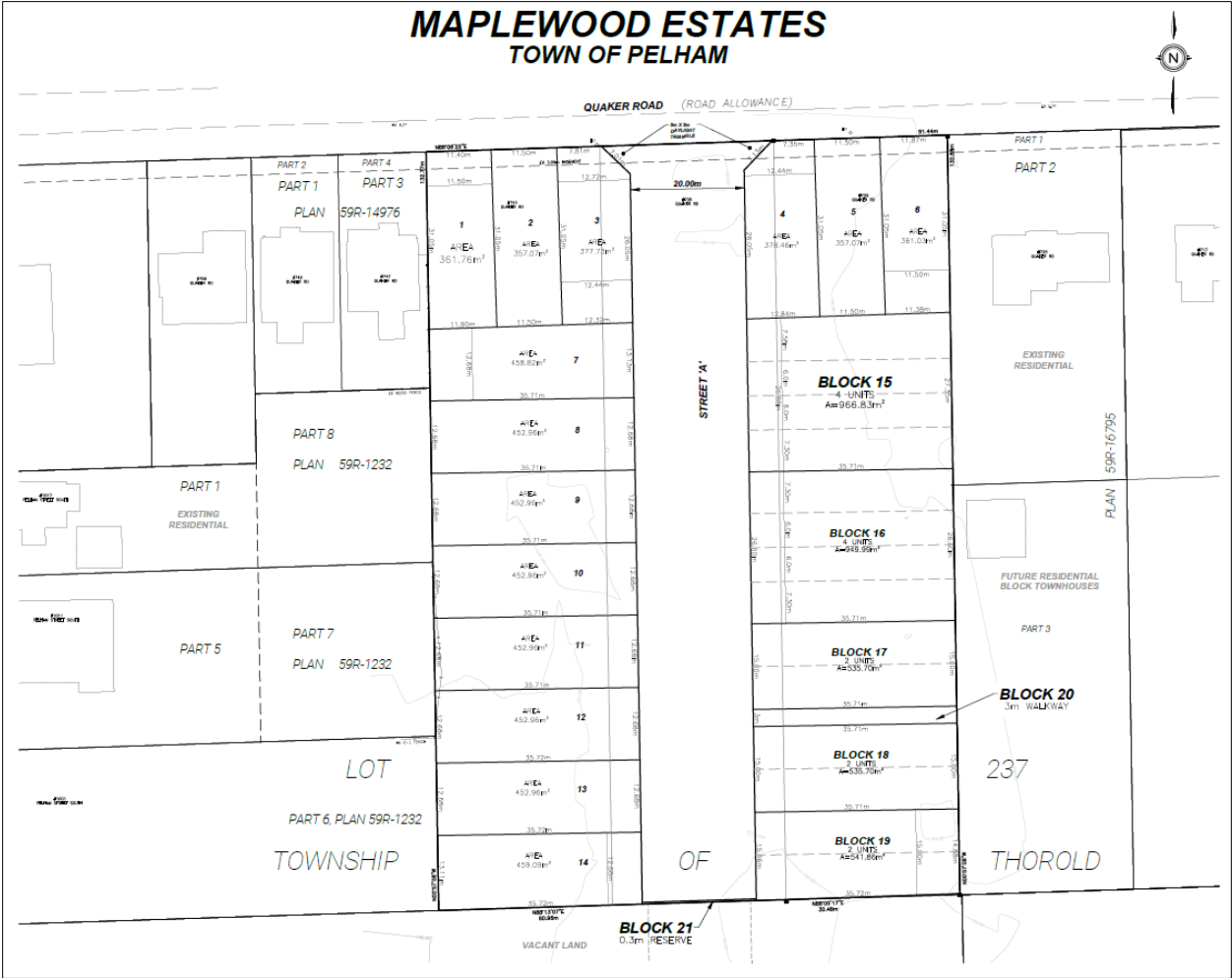
Holly Willford
Town Clerk

Date of Mailing: June 21, 2024

PROPERTY LOCATION



PROPOSED DRAFT PLAN OF SUBDIVISION



*Pdf plans available for viewing on the Town of Pelham website at: www.pelham.ca/MaplewoodEstates

NOTICE REQUIREMENTS

Town of Pelham Applications for Draft Plan of Subdivision & Zoning By-law Amendment Maplewood Estates (729, 735, and 743 Quaker Road) File Nos 26T19-02-2024 & AM-04-2024

Draft Plan of Subdivision & Zoning By-law Amendment to create 28 residential building lots and rezone the property from the Residential Development zone to site specific Residential 2, site specific Residential Multiple 1, and site specific Open Space zones.

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 June 21, 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 729, 735, and 743 Quaker Road Maplewood Estates

Draft Plan of Subdivision and Zoning By-law Amendment

26T19-02-2024 & AM-04-2024

July 17, 2024

Location & Purpose

Location:

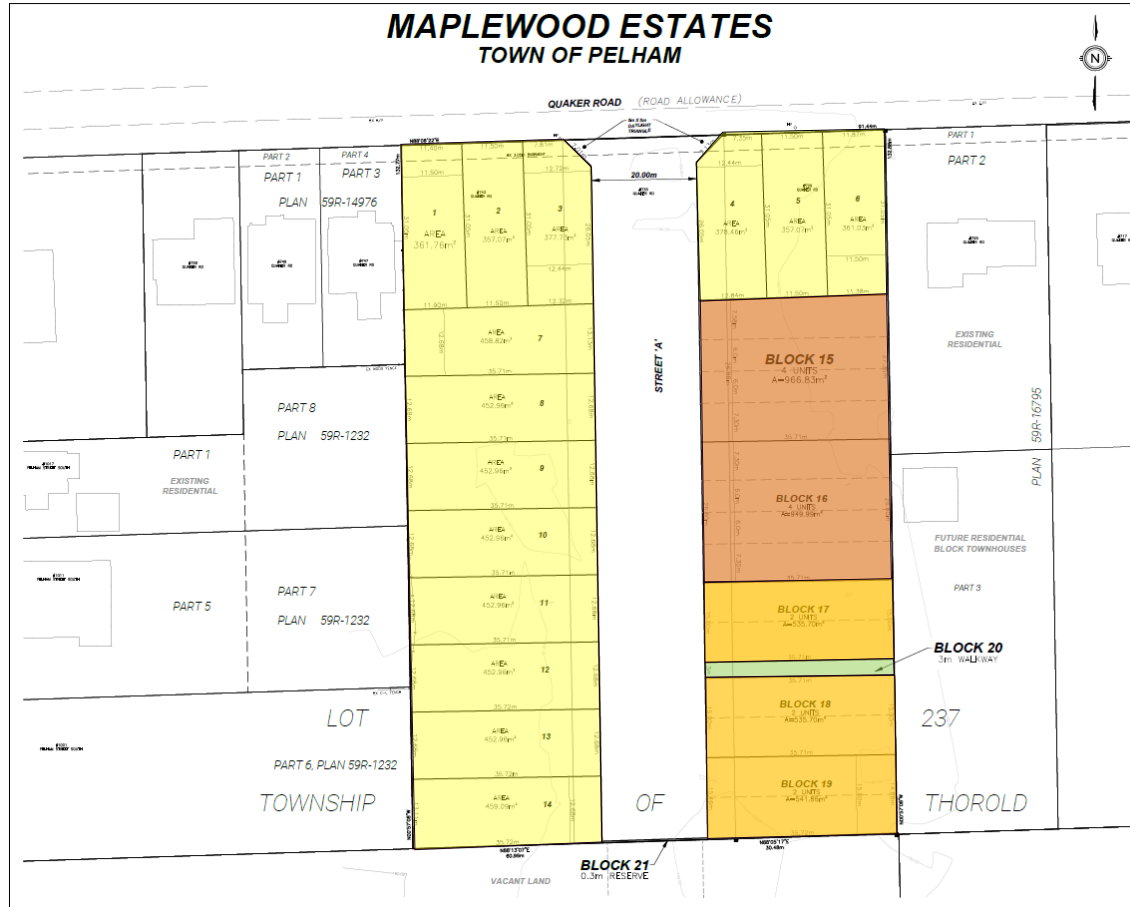
South side of Quaker Road, east of Pelham Street

Purpose:

- The proposed draft plan of subdivision would create:
 - 14 Lots (Lots 1-14) for Single Detached Dwellings;
 - 2 Blocks (Blocks 15-16) for eight (8) Street Townhouse Dwellings;
 - 3 Blocks (Blocks 17-19) for six (6) Semi-Detached Dwellings;
 - 1 Block (Block 20) for a future pedestrian walkway;
 - 1 Block (Block 21) for a 0.3m reserve; and,
 - 0.267 hectares for future roadways (Street 'A').
- The requested Zoning By-law Amendment would rezone the lands from the Residential Development (RD) zone to a site-specific R2 (Residential Two), a site specific RM1 (Residential Multiple 1) zone, and site-specific OS (Open Space) zones.
- Quaker Road Reconstruction Project is currently underway.



Draft Plan of Subdivision



- 14 Lots for single detached dwellings
- 3 Blocks for 6 semi-detached dwellings
- 2 Blocks for 8 street townhouses
- 1 Block (Block 20) for a future pedestrian walkway

Total of 28 units

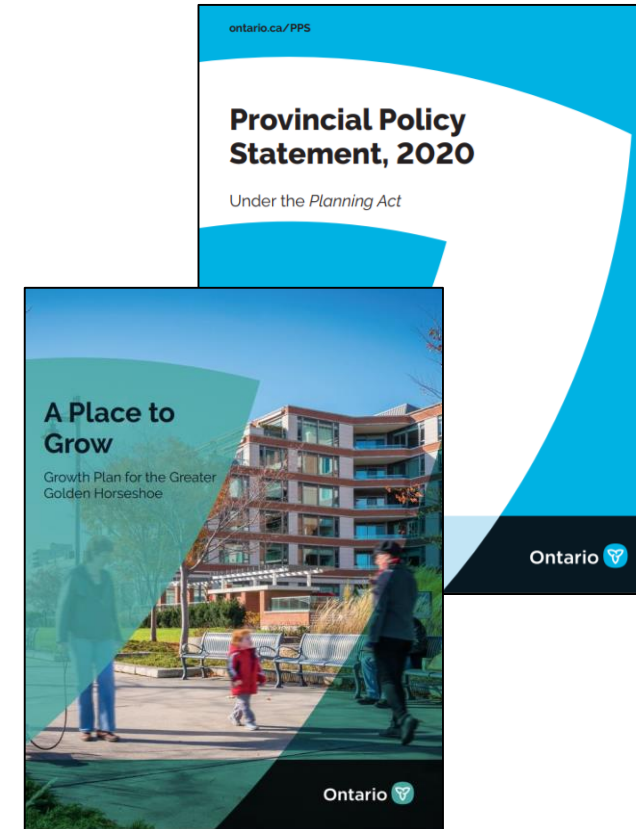
Provincial Policies & Plans

Provincial Policy Statement, 2020

- Settlement Area

Growth Plan for the Greater Golden Horseshoe, 2019

- Delineated Built-up Area

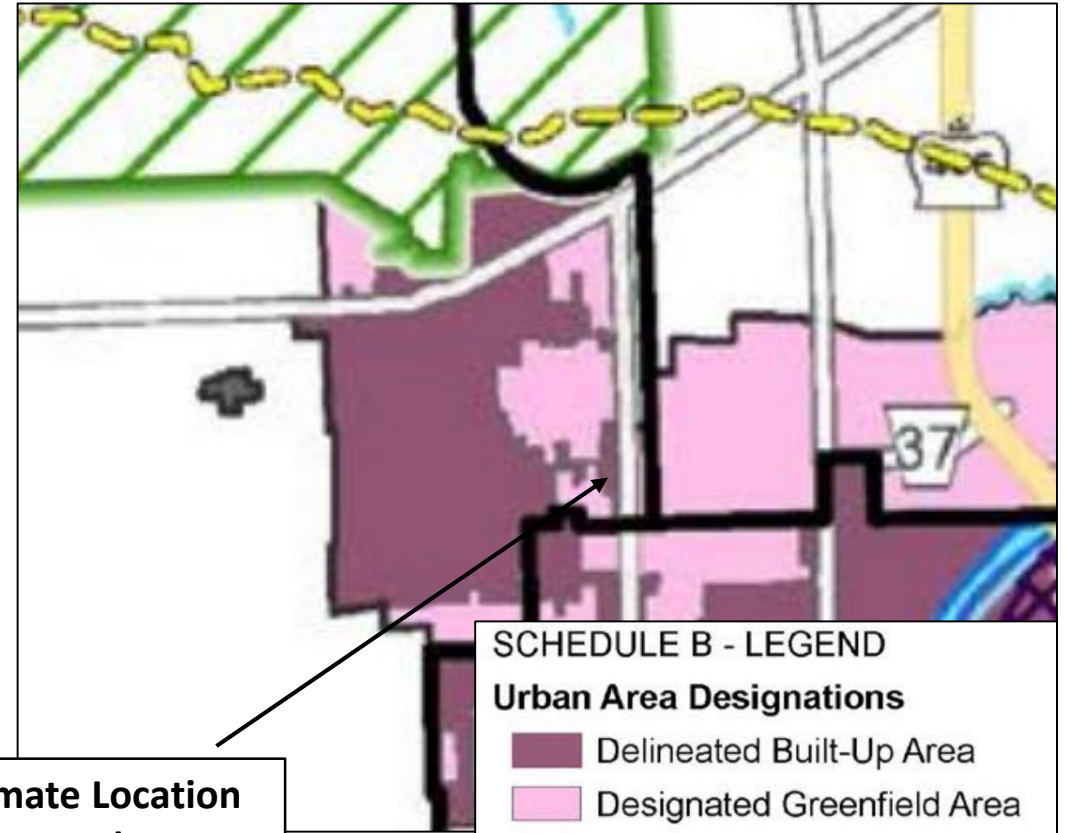


Niagara Region Official Plan

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.

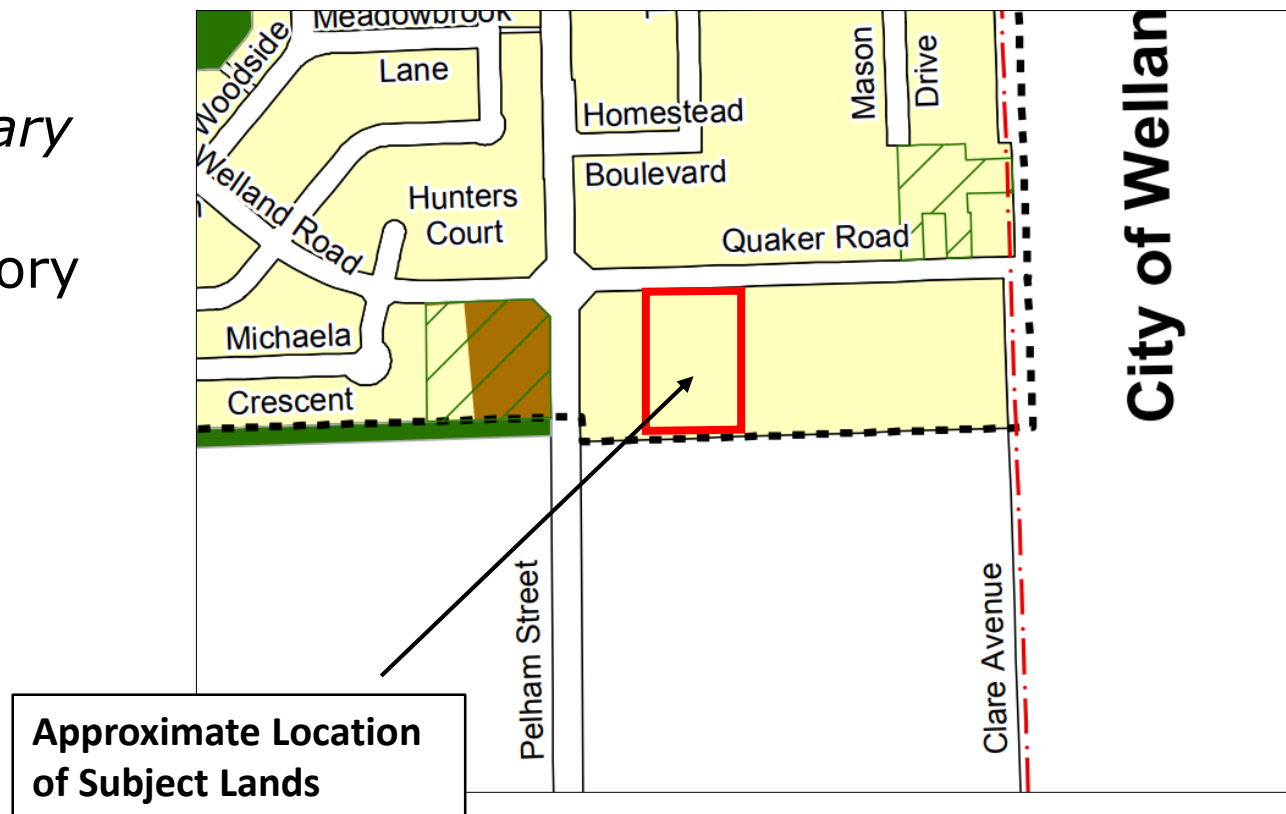
**Approximate Location
of Subject Lands**



Town Official Plan

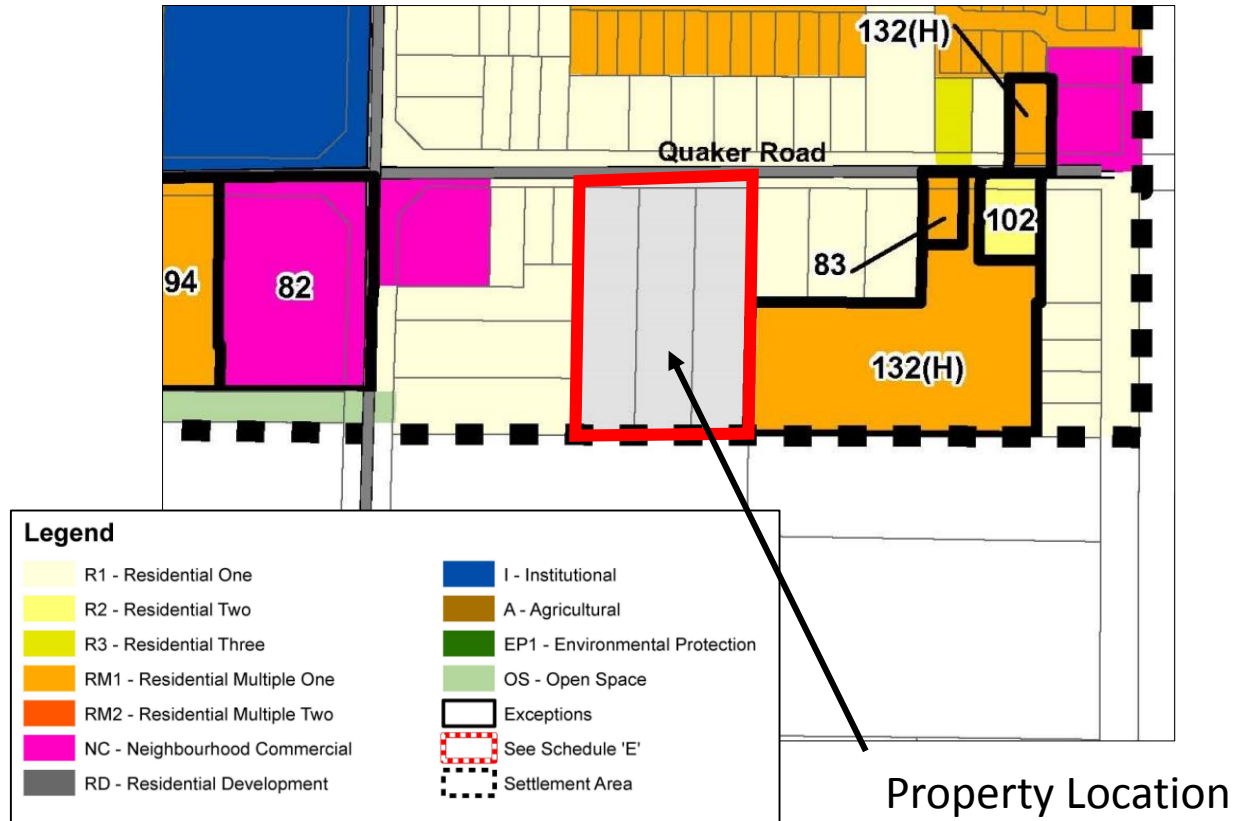
Urban Living Area / Built Boundary

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



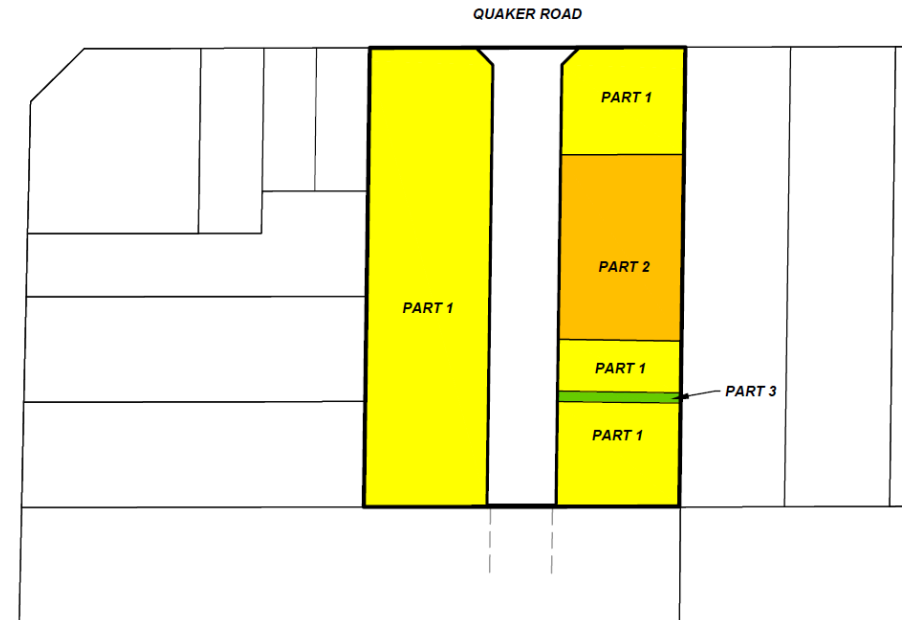
Zoning By-law 4481 (2022)

- Currently zoned Residential Development (RD)
- Requesting change to site specific R2 (Residential Two), site specific RM1 (Residential Multiple 1), and site-specific OS (Open Space) zones.



Requested Site Specific R2 Zone

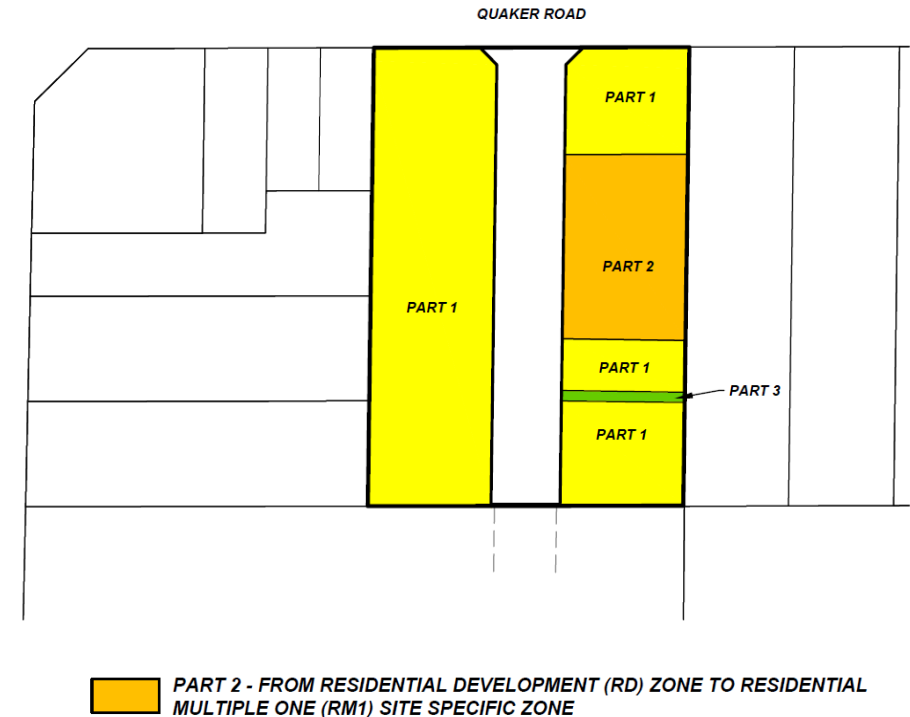
Requirement	Standard R2 Requirement	Requested R2 Requirement
Minimum Lot Frontage	12.0 metres	11.4 metres
Minimum Lot Area	360 square metres	350 square metres



PART 1 - FROM RESIDENTIAL DEVELOPMENT (RD) ZONE TO RESIDENTIAL TWO ZONE (R2) SITE SPECIFIC ZONE

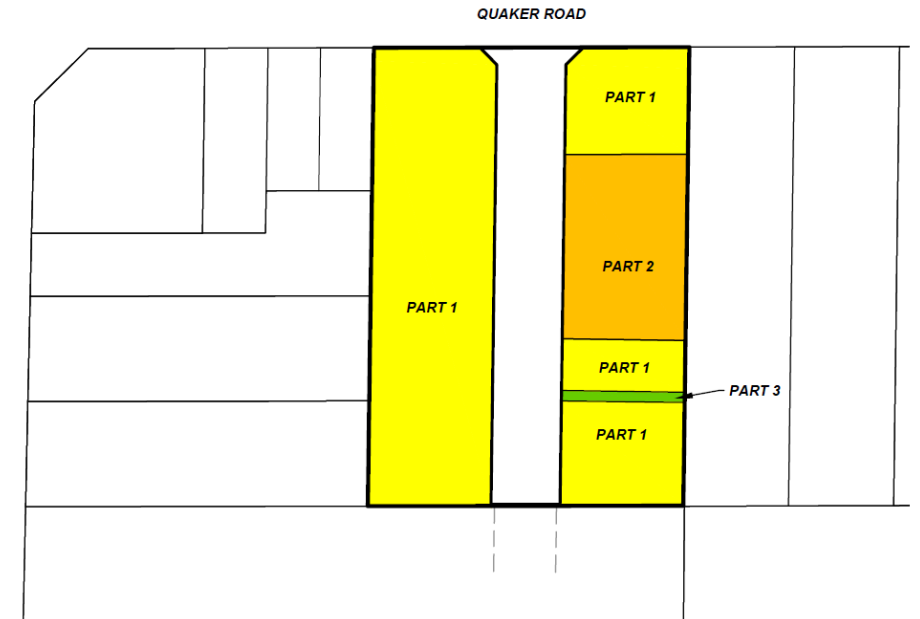
Requested Site Specific RM1 Zone


Zone Requirement	Standard RM1 Requirement	Requested RM1 Requirement
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	7.3 metres in the case of an interior lot containing a dwelling attached on one side only.
Minimum Lot Area	230 m2 per unit	200 m2 per unit
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



Requested Site Specific OS Zone

Zone Requirement	Standard OS Requirement	Requested OS Requirement
Minimum Lot Frontage	15.0 metres	3.0 metres



 PART 3 - FROM RESIDENTIAL DEVELOPMENT (RD) ZONE TO OPEN SPACE (OS) SITE SPECIFIC ZONE

Comments

Town Community Planning and Development

- Provide a revised draft plan to reflect a temporary turnaround/cul-de-sac.

Town Public Works

- Town staff will require a comprehensive lot grading and drainage plan demonstrating that storm water runoff will not negatively impact nor rely upon neighboring properties, to the satisfaction of the Director of Public Works or his designate.
- Servicing plan will be required completed with plan and profile.
- *Per to Planning Justification Report, The site requires a temporary turn around access over Blocks 18 and 19 as the lands to the south where Street 'A' is to extend, have yet to be developed. **The temporary turn around access will be in place until such time as the permanent connection to the lands to the south are developed.***
- 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. Associated Costs to be borne by the developer for the future construction of water, sanitary and storm infrastructure on 'Street A'. Please be advised, new lots shall be serviced with a 125mm sanitary and storm laterals and 25mm water lateral in accordance with Town of Pelham Engineering Standards.
- Conditional Draft Plan of Subdivision approval is required to the satisfaction of the Director of Public Works or his designate in order to include the proposed services as part of the Quaker Road Reconstruction Project. The Developer will be responsible for any cost associated to the works.

Comments

Department of Fire & By-law Services

- *None to date.*

Niagara Region Growth Strategy and Economic Development Department

- The proposal is generally consistent with the Provincial Policy Statement and conforms to Provincial and Regional policies relating to development within the Urban Area. As such, Regional Growth Strategy and Economic Development staff do not object to the applications, in principle, provided the proposed servicing can be coordinated with the current reconstruction works on Quaker Road.
- Included conditions of draft plan approval

Hydro One

- *None to date.*

Canada Post

- *None to date.*

Bell Canada

- *No objection. Included standard conditions of approval.*

Enbridge Gas Inc.

- No objections.

Niagara Peninsula Conservation Authority

- *No NPCA interests in applications.*

Technical Reports

- Draft Plan of Subdivision drawing prepared by Upper Canada Consultants and signed by Suda & Maleszyk Surveying Inc.
- Planning Justification Report prepared by Upper Canada Consultants
- Functional Servicing Report prepared by Upper Canada Consultants
- Archaeological Assessment prepared by Detritus Consulting

Reports are available for viewing at: <https://engagingpelham.ca/>

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



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

July 17, 2024

Subject: Information Report – Applications for Draft Plan of Subdivision and Zoning By-law Amendment – Maplewood Estates

Recommendation:

THAT Committee receive Report #2024-0157 for information as it pertains to File Nos. 26T19-02-2024 and AM-04-2024;

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 Draft Plan of Subdivision and Zoning By-law Amendment for the development known as Maplewood Estates, located at 729, 735, and 743 Quaker Road.

Location:

The lands are located on the south side of Quaker Road, lying approximately 100 metres east of Pelham Street (Figure 1). The lands are comprised of three (3) existing parcels. The subject lands are 1.215 hectares in area and have approximately 92 metres of frontage along Quaker Road. There are currently three (3) single detached dwellings located on the lands. The lands are generally flat in topography and are sparsely vegetated. The surrounding land uses include:

North: Residential uses comprised of single detached dwellings and townhouse dwellings.

East: Residential uses and future vacant development lands (Bauer Landing).

South: Vacant agricultural lands recently brought into the urban settlement area.

West: Residential and commercial uses.

Staff note the adjacent lands to the south were recently brought into the urban area boundary per the 2022 Niagara Region Official Plan. Town staff will be preparing a Secondary Plan for the urban boundary expansion area. The application includes a

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future street connection to the lands to the south to ensure that future development can be integrated and will not be negatively impacted.

Staff note that the Quaker Road reconstruction project is currently underway and in the construction phase. To support existing and future flows and system connectivity associated with growth, improvements are currently being undertaken from the intersection of Rice Road and Quaker Road, westward to the intersection of Quaker and Pelham Street. As part of the scope of work, the following is included as part of the project: local sanitary sewer replacement, watermain replacement, and urbanization including storm sewers, curb and gutter, sidewalks (both sides of the road between Pelham Street and Line Avenue), and bike lane. The subject lands are along a portion of Quaker where the road reconstruction is being completed. Construction is anticipated to complete by May 2025.

Figure 1: Property Location



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Project Description and Purpose:

The subject lands are comprised of three (3) existing parcels, known municipally as 729, 735, and 743 Quaker Road. The proposed draft plan of subdivision (Figure 2) would create:

- 14 Lots (Lots 1-14) for Single Detached Dwellings;
- 2 Blocks (Blocks 15-16) for eight (8) Street Townhouse Dwellings;
- 3 Blocks (Blocks 17-19) for six (6) Semi-Detached Dwellings;
- 1 Block (Block 20) for a future pedestrian walkway;
- 1 Block (Block 21) for a 0.3m reserve; and,
- 0.267 hectares for future roadways (Street 'A').

The development concept comprises a total of twenty-eight (28) dwelling units, comprised of 14 single detached dwelling units, eight (8) street townhouse dwelling units, and six (6) semi-detached dwelling units. Six (6) single detached dwelling lots front Quaker Road, with the remaining units fronting a proposed 20 metre ROW, running north to south. A pedestrian linkage is proposed, providing access to an adjacent residential development to the east (Bauer Landing).

A temporary turnaround access over Blocks 18 and 19 will prevent construction on these lots such time as Street 'A' connects to future roadway on lands to the south. Staff note the turnaround is not currently shown on the plan, but this will be a requirement in future.

The proposed Zoning By-law Amendment would rezone the lands from the existing Residential Development (RD) zone to a site-specific R2 (Residential Two), a site specific RM1 (Residential Multiple 1) zone and site-specific OS (Open Space) zones. The zoning change would permit the use of the lands for single detached dwellings, semi-detached dwellings, street townhouse dwellings and accessory uses subject to special regulations (please refer to Zoning By-law No. 4481 section of this report).

The development is proposed to be serviced via the existing 300mm watermain on Quaker Road, and existing 300mm diameter municipal sanitary sewer on Quaker Road. A 375mm diameter storm sewer stub will be constructed to the development entrance as part of the proposed Quaker Road Reconstruction Project.

[illegible]

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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.

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

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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 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.

Section 1.4 requires municipalities to provide for an appropriate range and mix of housing options and densities required to meet projected needs of current and future residents of the regional market area.

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Policy 1.6.6.2 states that municipal water and sanitary services are the preferred form of servicing for settlement areas.

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.

The Growth Plan directs growth to Settlement Areas, specifically in those areas that have existing municipal services.

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.

Section 2.2.6 of the Growth Plan supports the achievement of complete communities through the provision of a full range of housing options and densities that meet current and future housing needs.

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:

- a) the intensification targets in Table 2-2 and density targets outlined in this Plan (note: Pelham's intensification target is 25%);

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- 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 Town of Pelham Official Plan is the primary planning document that will direct the actions of the Town and shape growth that will support and emphasize Pelham's unique character, diversity, cultural heritage and protect natural heritage features.

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, semi-detached, and townhouse dwellings.

The lands are proposed to be accessed from Quaker Road, a Collector Road, per Schedule 'C' of the Official Plan. The proposed Street 'A' will be a 20 metre right-of-way connecting with Quaker Road and running north-south.

Policy A2.3.2 Urban Character – stated objectives of this Plan include (among others):

- To enhance the urban areas as diverse, livable, safe, accessible, and attractive communities.
- To ensure that new development areas are integrated into the fabric of the existing community in conformity with approved Secondary Plans.

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- To encourage the development of neighbourhoods which are compact, pedestrian-friendly and provide a mix of housing types.
- To foster a sense of civic identity through a high standard of urban design in public and private development.

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%).

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.

Policy B.1.1.5 states that when considering a Zoning By-law Amendment to permit a semi-detached dwelling, townhouse, multiple or apartment development, Council shall be satisfied that the proposal:

- a) Respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- b) Can be easily integrated with surrounding land uses;
- c) Will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- d) Is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site.

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;

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- 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 Comprehensive Zoning By-law 4481 (2022)

The lands are currently zoned Residential Development (RD) accordingly to Schedule 'C' of Zoning By-law 4481. The intent of the Residential Development zone is to restrict development to existing uses until approval of a Zoning By-law Amendment that allows specific development. The RD zone permits existing single detached dwellings and existing uses at the date of passing of the Zoning By-law.

The applicant is requesting to rezone the lands from the existing Residential Development (RD) zone to site-specific R2 (Residential Two), site specific RM1 (Residential Multiple 1) zone and site-specific OS (Open Space) zones. The zoning change would permit the use of the lands as shown and the draft plan of subdivision (single detached dwellings, semi-detached dwellings, street townhouse dwellings, and accessory uses subject to special regulations). Several site-specific provisions are requested including reduced lot frontages and lot areas.

The site-specific zoning requested as part of the proposed Zoning By-law Amendment is provided below:

Table 1. Requested Site Specific R2 Zone

R2-X Requirements	Standard R2 Requirement	Requested R2 Requirement
Minimum Front Yard	12.0 metres	11.4 metres
Minimum Lot Area	360 square metres	350 square metres

Table 2. Requested Site Specific RM1 Zone

RM1-X Requirements	Standard RM1 Requirement	Requested RM1 Requirement
Minimum Lot Frontage	6.0 m per dwelling unit, except in the case of an interior lot containing a dwelling attached on one side	7.3 metres in the case of an interior lot containing a dwelling attached on one side only.

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	only, the minimum lot frontage required shall be 8.0 m	
Minimum Lot Area	230 m ² per unit	200 m ² per unit
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

Table 3. Requested Site Specific OS Zone

OS-X Requirements	Standard OS Requirement	Requested OS Requirement
Minimum Lot Frontage	15.0 metres	3.0 metres

Submitted Reports:

The applicant provided digital copies of the following reports in support of the application:

- Draft Plan of Subdivision prepared by Upper Canada Consultants
- Planning Justification Report prepared by Upper Canada Consultants
- Functional Servicing Report and Stormwater Management Plan prepared by Upper Canada Consultants
- Archaeological Assessment prepared by Detritus Consulting

Copies of the reports are available by contacting the Community Planning and Development Department, as well as on the Engaging Pelham webpage.

Agency Comments:

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

Town Community Planning and Development

- Provide a revised draft plan to reflect a temporary turnaround/cul-de-sac on Blocks 18 and 19. The temporary turn around access will be in place until such time as the permanent connection to the lands to the south are developed.

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- Staff recognize that the Quaker Road reconstruction project is currently under way. Please refer to Public Works comments.

Public Works

- Town staff will require a comprehensive lot grading and drainage plan demonstrating that storm water runoff will not negatively impact nor rely upon neighboring properties, to the satisfaction of the Director of Public Works or his designate.
- Servicing plan will be required completed with plan and profile.
- *Per to Planning Justification Report, The site requires a temporary turn around access over Blocks 18 and 19 as the lands to the south where Street 'A' is to extend, have yet to be developed. **The temporary turn around access will be in place until such time as the permanent connection to the lands to the south is developed.***
- 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. Associated Costs to be borne by the developer for the future construction of water, sanitary and storm infrastructure on 'Street A'. Please be advised, new lots shall be serviced with a 125mm sanitary and storm laterals and 25mm water lateral in accordance with Town of Pelham Engineering Standards.
- Conditional Draft Plan of Subdivision approval is required to the satisfaction of the Director of Public Works or his designate in order to include the proposed services as part of the Quaker Road Reconstruction Project. The Developer will be responsible for any cost associated to the works.

Fire and By-law Services

- None to date.

Enbridge Gas Inc.

- No objection.

Niagara Region Growth Strategy & Economic Development

- The proposal is generally consistent with the Provincial Policy Statement and conforms to Provincial and Regional policies relating to development within the Urban Area. As such, Regional Growth Strategy and Economic Development staff do not object to the applications, in principle, provided the proposed servicing can be coordinated with the current reconstruction works on Quaker Road.
- Included conditions of draft plan approval

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Niagara Peninsula Conservation Authority

- No NPCA interests in applications.

Bell Canada

- No objection. Included standard conditions of approval.

Public Comments:

On June 24, 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 Quaker Road.

At the date of writing of this report, no public comments have 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:

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Planner

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Senior Planner



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Acting Director, Community Planning & Development

Reviewed and Submitted by:

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Chief Administrative Officer