

Public Meeting for Forest Park

Zoning By-law Amendment Application

AM-06-2023

September 11, 2024

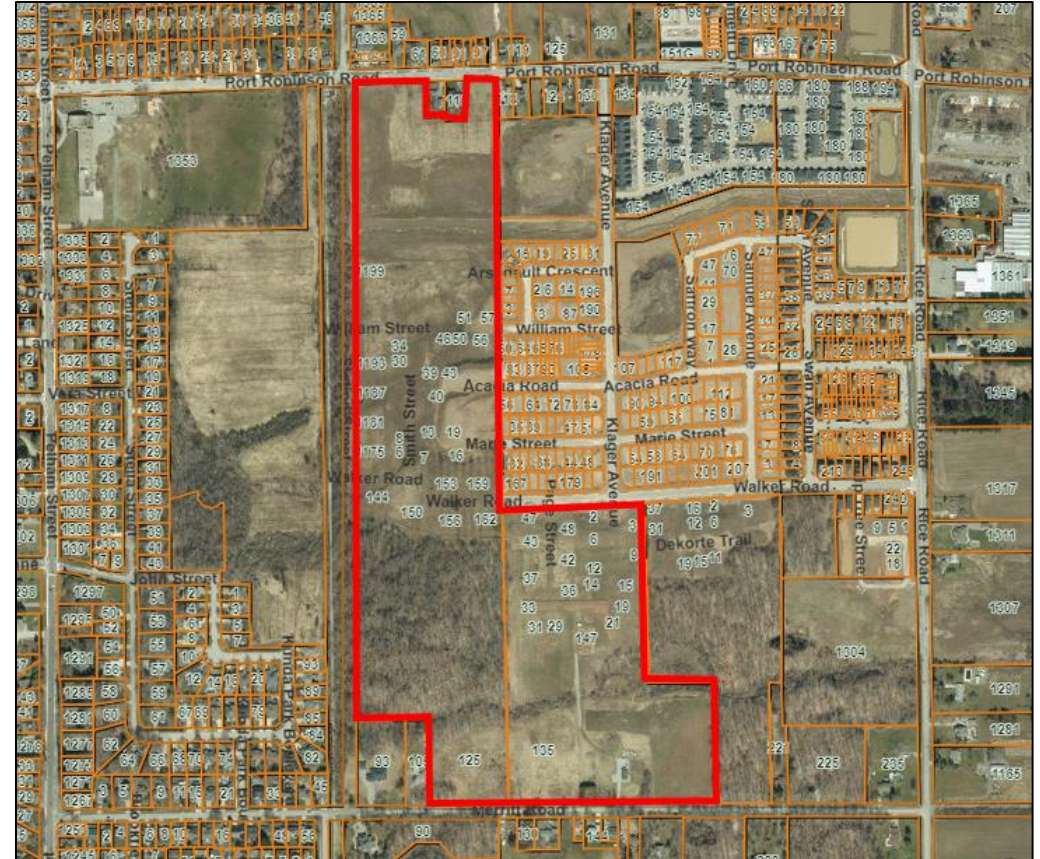
Location & Purpose

Location:

- The property is located on the south side of Port Robinson Road east of the Steve Bauer Trail and north of Merritt Road
- Part of Thorold Township Lots 171-172; Part 1 on RP 59R-728, Town of Pelham, Region of Niagara.

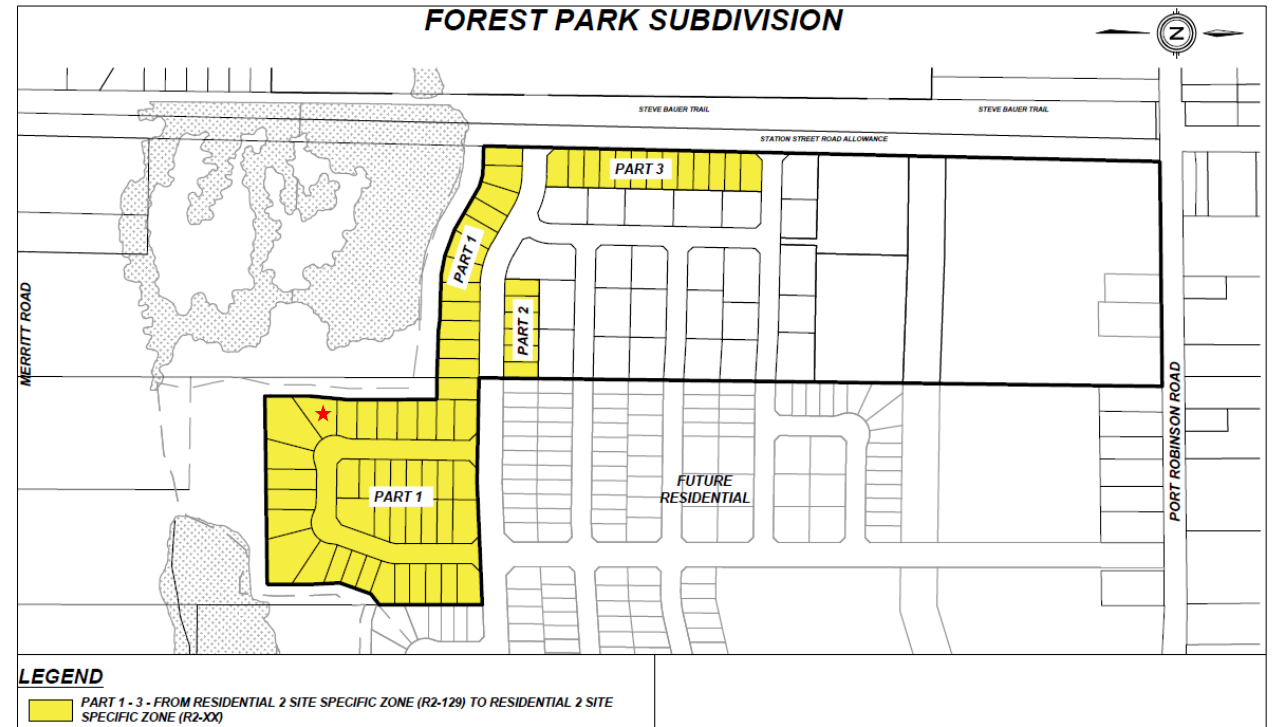
Purpose:

- The requested Zoning By-law Amendment would amend the existing site-specific Residential 2-129 (R2-129) zone for single detached dwellings within a portion of the plan of subdivision
- Six (6) site-specific amendments to the existing zoning are requested.

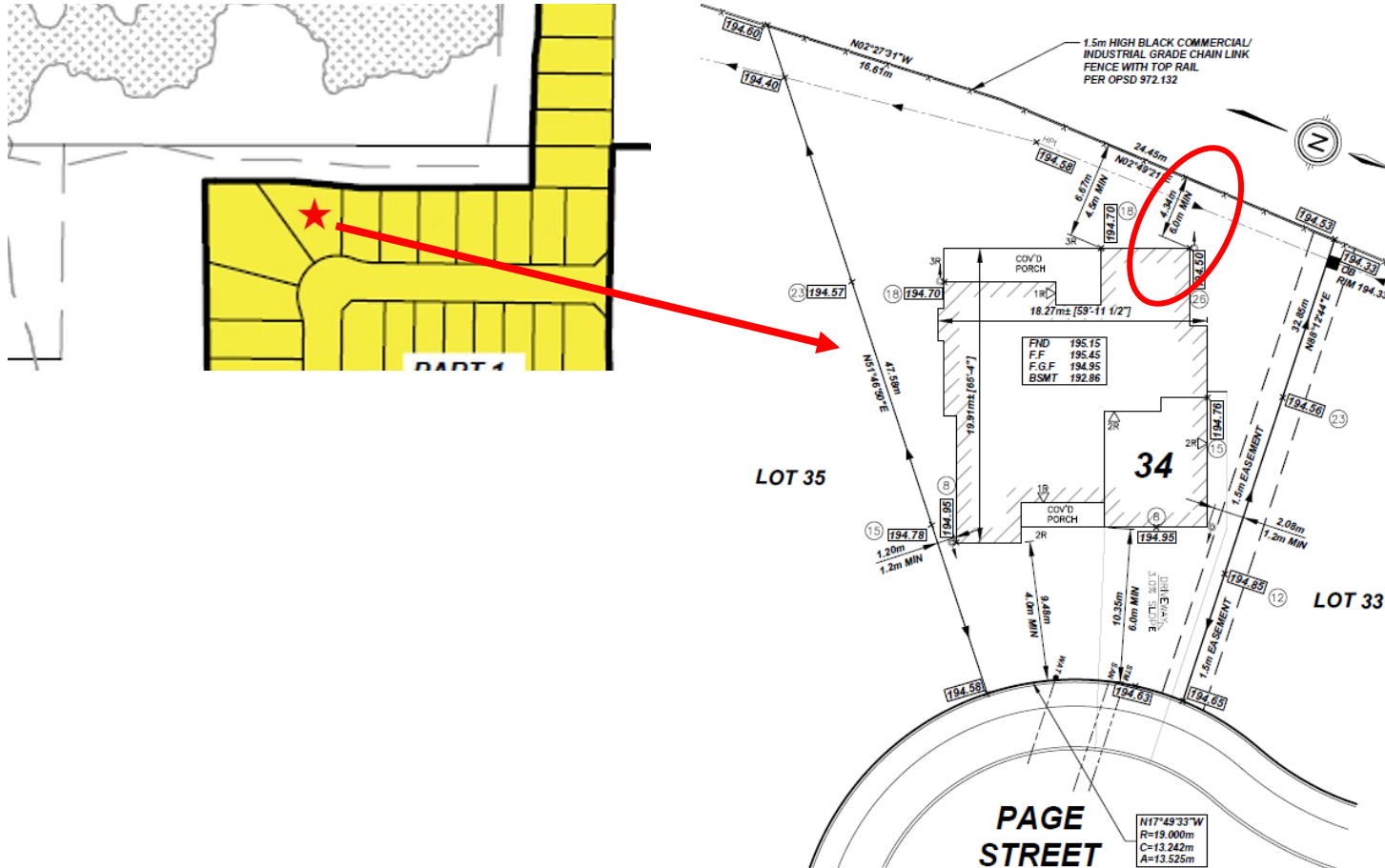


Project Description

- The purpose of the revisions is to allow for flexibility in building design related to driveway and garage widths for the single detached dwellings within the plan of subdivision, as well as to allow for flexibility in height for lots with basement walkouts.
- In addition, a reduction to the rear yard requirement for a single lot is proposed (**Lot 34**).



Project Description



- A reduction to the rear yard requirement for a single lot (Lot 34) is proposed.
- Proposed reduction for a minimum rear yard setback of 6.0 metres to 4.0 metres.

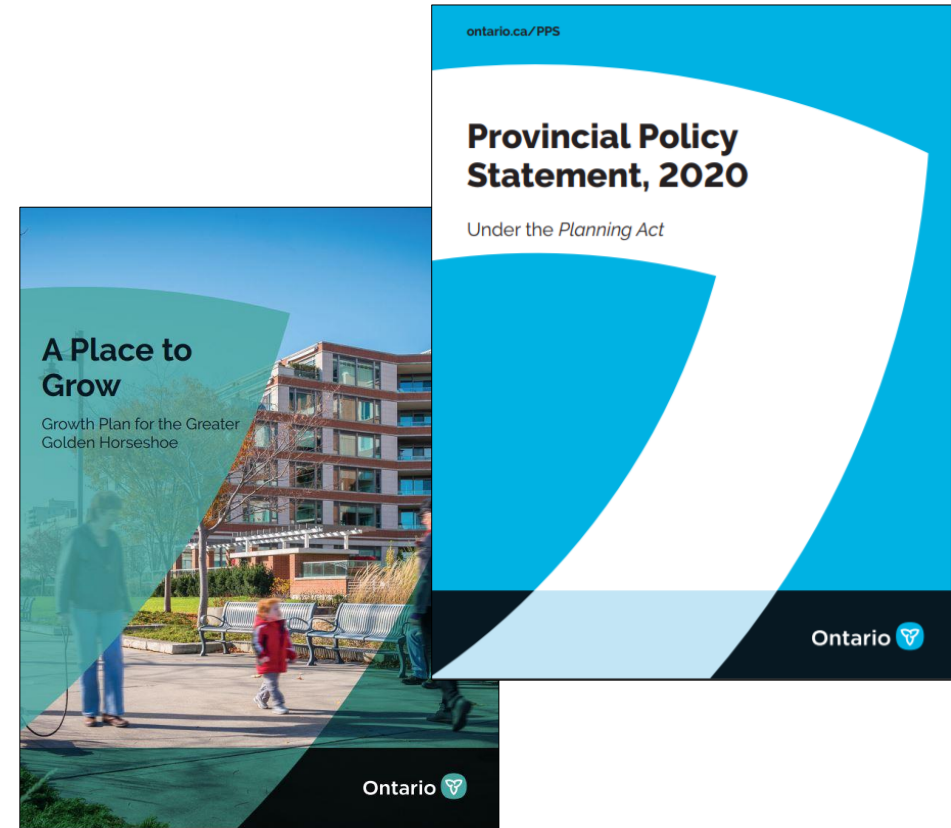
Provincial Policies & Plans

Provincial Policy Statement (2020)

- Settlement Area
- Policy 1.1.3.1 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

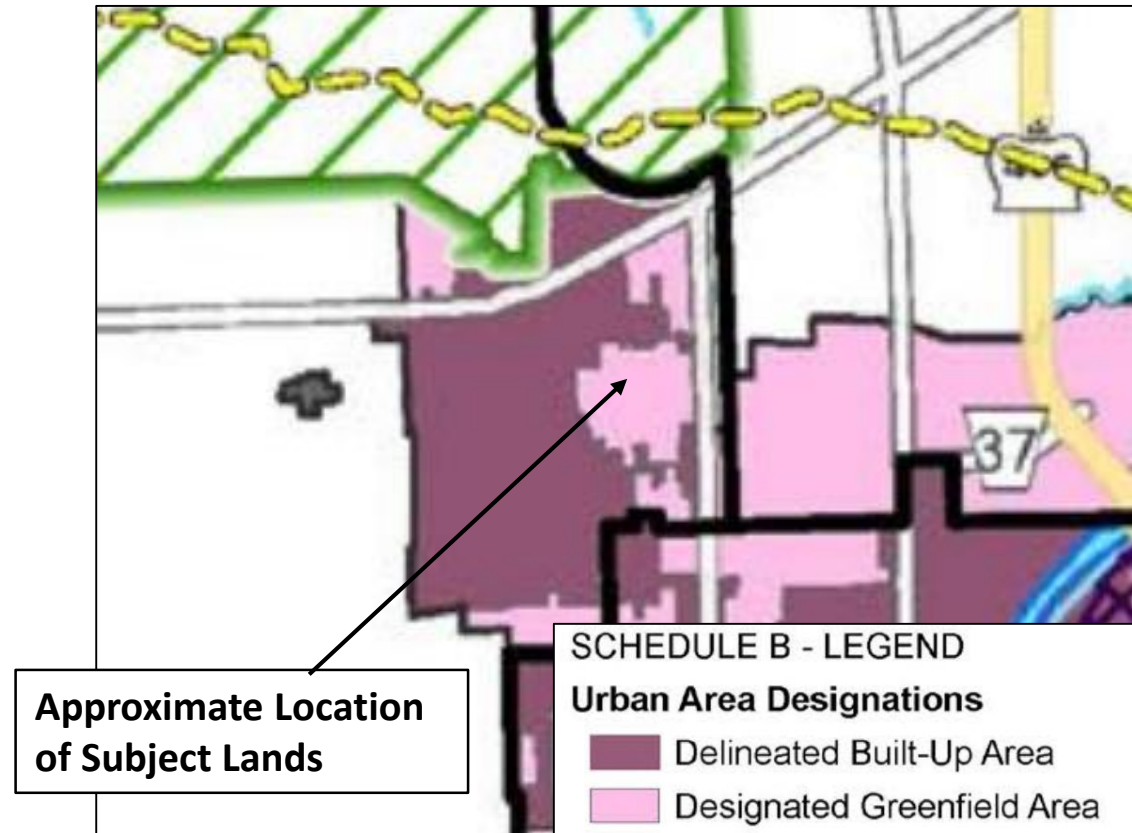
Growth Plan for the Greater Golden Horseshoe (2020)

- Designated Greenfield Area.
- New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
 - a) supports the achievement of complete communities;
 - b) supports active transportation; and,
 - c) encourages the integration and sustained viability of transit services.



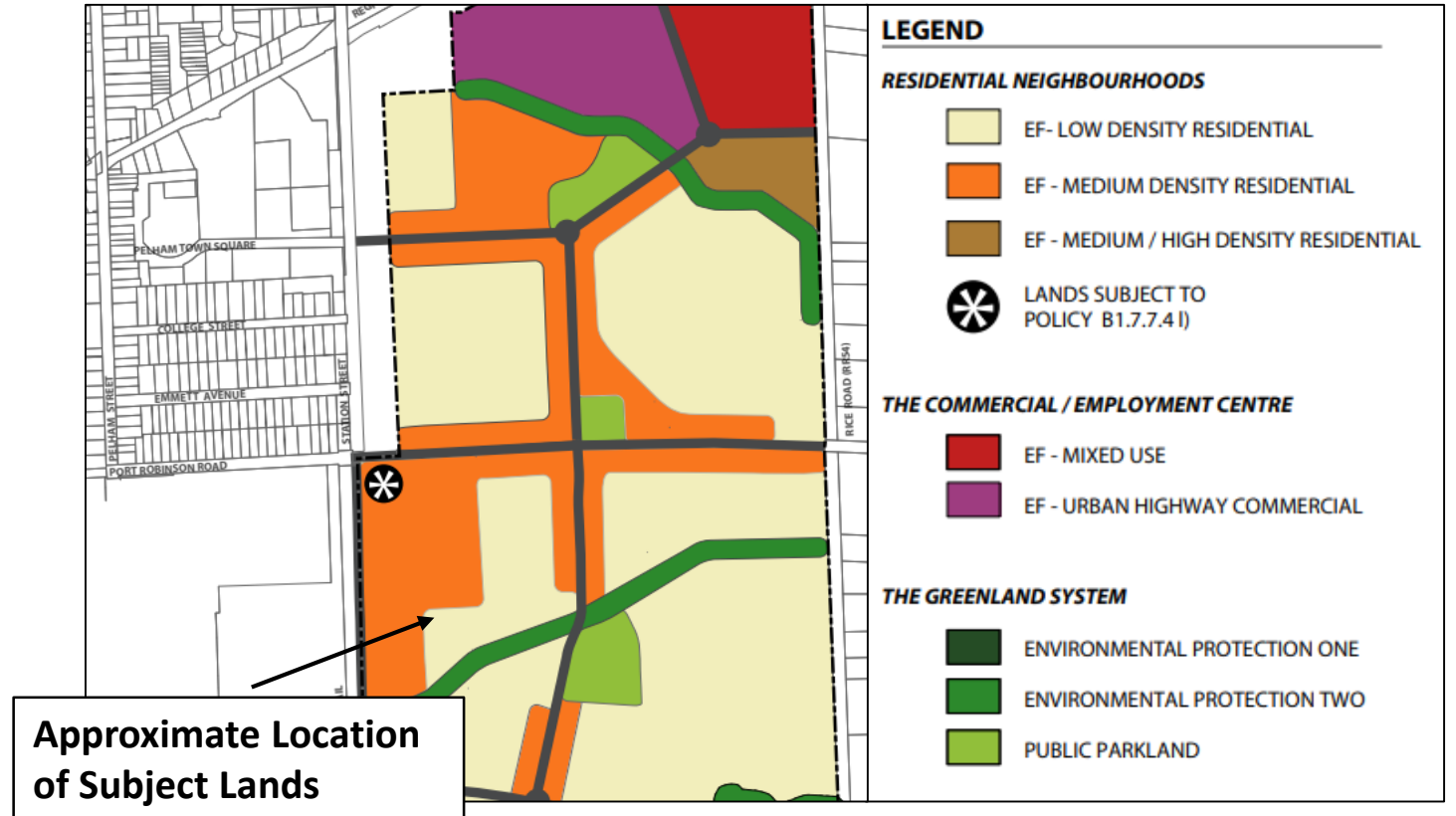
Niagara Region Official Plan

- The lands are designated as Designated Greenfield Area
- Policy 2.2.2.25 states designated greenfield areas will be planned as complete communities by:
 - a) ensuring that development is sequential, orderly and contiguous with existing built-up areas;
 - b) utilizing proactive planning tools in Section 6.1 and Section 6.2, as appropriate;
 - c) ensuring infrastructure capacity is available; and
 - d) supporting active transportation and encouraging the integration and sustained viability of public transit service.



Town of Pelham Official Plan

- Designated: East Fonthill Secondary Plan Area
- EF – Medium Density Residential, EF – Low Density Residential
- Urban Design Guidelines are intended to promote an appropriate and attractive built form within the Secondary Plan Area



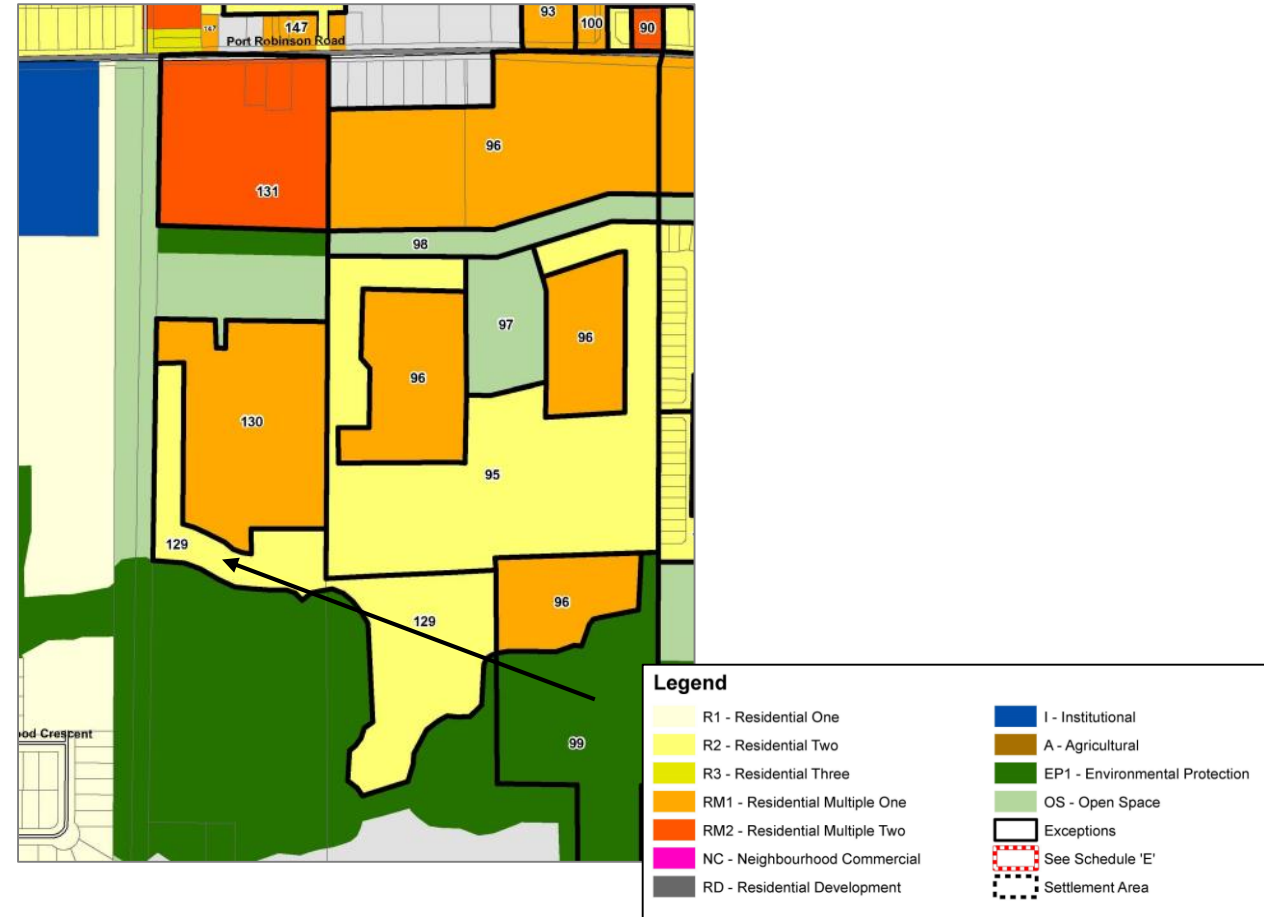
Zoning By-law 4481 (2022)

Existing:

- Residential 2 – 129 (R2-129)

Proposed:

- Amended Residential 2 – 129 (R2-129) zone



Requested Amendments

Regulations	R2-129 (2022)	Proposed Regulation
Minimum Rear Yard	6.0 metres	4.0 metres (for Lot 34 only).
Minimum Front Yard	4.0m to front face and 6.0m to garage	4.0 metres to front face and 6.0 metres to garage (the garage of the dwelling shall be a minimum of 0.6 metres behind the front face of the dwelling or covered porch).
Maximum Height	12.0 metres	13.0 metres
Max. Attached Garage Width	7.0 metres, or 50% of the lot frontage, whichever is less	50% of the lot frontage, whichever is less
Max. Driveway Width	7.0 metres, or 50% of the lot frontage, whichever is less	50% of Lot Frontage for first 6 metres; and, 60% of Lot Frontage 6m behind the front.
Definitions	LOT FRONTAGE means the horizontal distance between the side lot lines of a lot measured along the front lot line. a) Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is determined from the lot centre line to a point 6.0m back from the front lot line measured horizontally at 90 degrees from the lot centre line between the side lot lines.	LOT FRONTAGE means the horizontal distance between the side lot lines of a lot measured along the front lot line. a) Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is determined from the lot centre line to a point 7.5m back from the front lot line measured horizontally at 90 degrees from the lot centre line between the side lot lines.

Comments

Town Community Planning and Development

- Recommend the applicant request a variation to the definition of height rather than a blanket increase for all single detached dwellings to ensure compliance with Official Plan policy.

Public Works

- No side yard walkways will be permitted.
- All drainage swales must be kept clear of obstructions.
- Water services cannot be located within driveways.
- Curb cut and driveway aprons cannot be widened further than the approved 50% lot frontage.

Building

- No comment at this time; however, building permits will be required at time of application.

Fire and By-law Services

- No comments.

Enbridge Gas Inc.

- Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.

Niagara Region

- No comments.

Technical Reports

- Covering Letter prepared by Upper Canada Consultants;
- Planning Justification Report prepared by Upper Canada Consultants;
- Lot Grading Plan for Lot 34, prepared by Upper Canada Consultants;

Digital copies of the reports are available at:

<https://engagingpelham.ca/forestpark>

Conclusion

No decisions or recommendations concerning this application 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

Following tonight's meeting, questions and comments on this file may be directed to:

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