

**Engineering Department  
Engineering Report**

**For**

**Application Zoning By-law Amendment  
AM-06-2024 Forest Park**

**August 29<sup>th</sup>, 2024**

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Town staff have reviewed the following documentation in response to the Application Zoning By-law Amendment - Forest Park - AM-06-2024:

The following information was submitted as part of the request:

- Appendix 1 – Forrest Park – Pre-consultation Form
- Appendix 3 – Draft Zoning By-law
- Appendix 3 – Forrest Park Lot Grading Plan – Lot 34
- Planning Justification Report – Forrest Park (ZBA) – UCC
- Zoning By-Law amendment Application form Forest Park – ZBA

This report contains comments in conjunction with the application for Zoning By-law Amendment (File AM-06-2024 – Forest Park).

## **Introduction:**

This application for Zoning By-law Amendment pertains to lands known legally as Part of Lot 173, Formerly in the Township of Thorold, in the County of Welland, now in the Town of Pelham, Regional Municipality of Niagara.

The landowner is proposing a revision to the zoning by-law to allow for greater flexibility on the single detached dwellings related to driveway and garage width, and to address the revised definition of building height in the new comprehensive zoning by-law which now averages building height based on the surrounding grade. Along with these revisions an additional site-specific provision has been included to address a rear yard pinch point for Lot 34. The proposed site-specific provisions but are listed here:

- Revised definition of “Lot Frontage”: 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;
- Minimum Front Yard: 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 Attached Garage Width: 50% of Lot Frontage;
- Maximum Driveway Width: 50% of Lot Frontage for the first 6 metres, 60% of lot frontage 6 metres behind the front property line;
- Maximum Height: 13 metres;
- Minimum Rear Yard: 4 metres (Lot 34).

This full report contains following comments in conjunction with the application for Zoning By-law Amendment (File AM-06-2024 – Forest Park) and shall be addressed to the satisfaction of the Director of Public Works.

## **Analysis:**

Zoning By-Law amendment Application form Forest Park – ZBA

- Curb cut and driveway aprons cannot be widened further than the approved 50% lot frontage.
- Water services cannot be located within driveways.

Appendix 3 – Forrest Park Lot Grading Plan – Lot 34

- Side yard walkways will not be permitted.
- All drainage swales must be kept clear of obstructions.

## **Conclusion:**

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

- 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.

**From:** [Municipal Planning](#)  
**To:** [Andrew Edwards](#)  
**Subject:** RE: Request for Comments - Application Zoning By-law Amendment - Forest Park - AM-06-2024  
**Date:** Friday, July 12, 2024 2:45:34 PM  
**Attachments:** [image001.jpg](#)

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Thank you for your circulation.

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>

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)  
Sr Analyst, Municipal Planning  
**Engineering**

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

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**From:** Andrew Edwards <AEdwards@pelham.ca>  
**Sent:** Wednesday, July 10, 2024 8:48 AM  
**To:** info@npei.ca; Newdevelopment@rci.rogers.com; landuseplanning@hydroone.com; circulations@mmm.ca; andrew.carrigan@canadapost.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; jim.sorley@npei.com  
**Subject:** [External] Request for Comments - Application Zoning By-law Amendment - Forest Park - AM-06-2024

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Hello,

We are in receipt of an application for Zoning By-law Amendment (File AM-06-2024 – Forest Park). The application materials are available via the following link:

<https://www.dropbox.com/scl/fo/tw5g0z75bu8ys8lu3dxik/AMj9UbmmsgZy5K9qL3KQb4XA?rlkey=s54z5jmtb6pic0n8eqzuvhep7&st=1ydu3vb6&dl=0>

This application is being circulated for determination of whether the application is complete (studies and plans must meet TORs and approved guidelines) and a first round of comments.

Comments would be appreciated by **Tuesday July 24, 2024.**

If you have any questions, please contact me.



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**From:** [Macdonald, Carling](#)  
**To:** [Andrew Edwards](#)  
**Subject:** RE: Request for Comments - Application Zoning By-law Amendment - Forest Park - AM-06-2024  
**Date:** Wednesday, July 17, 2024 10:02:39 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Hi Andrew,

Regional staff have no comments for this application.

Kindly,  
Carling



**Carling MacDonald**  
Development Planner  
Growth Management and Planning Division  
Niagara Region, 1815 Sir Isaac Brock Way,  
Thorold, ON, L2V 4T7  
**P:** (905) 980-6000 ext. 3387  
**W:** [www.niagararegion.ca](http://www.niagararegion.ca)  
**E:** [Carling.Macdonald@niagararegion.ca](mailto:Carling.Macdonald@niagararegion.ca)



***My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.***

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**From:** Andrew Edwards <AEdwards@pelham.ca>  
**Sent:** July 10, 2024 8:47 AM  
**To:** Macdonald, Carling <Carling.Macdonald@niagararegion.ca>; Bob Lymburner <BLymburner@pelham.ca>; Mike Zimmer <MZimmer@pelham.ca>; Derek Young <DYoung@pelham.ca>  
**Cc:** Development Planning Applications <devtplanningapplications@niagararegion.ca>; Jason Longhurst <JLonghurst@pelham.ca>; Gimuel Ledesma <GLedesma@pelham.ca>; Nicholas Palomba <NPalomba@pelham.ca>; Shannon Larocque <SLarocque@pelham.ca>; Shana Ankersmit <sankersmit@pelham.ca>; Building Info <Building-Info@pelham.ca>  
**Subject:** Request for Comments - Application Zoning By-law Amendment - Forest Park - AM-06-2024

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[rkey=s54z5jmtb6pic0n8eqzuvhep7&st=1ydu3vb6&dl=0](https://www.ontario.ca/document/consultation-application-renewal-2024?rkey=s54z5jmtb6pic0n8eqzuvhep7&st=1ydu3vb6&dl=0)

This application is being circulated for determination of whether the application is complete (studies and plans must meet TORs and approved guidelines) and a first round of comments.

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