

APPENDIX A

Shannon Larocque

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Tuesday, September 24, 2024 3:07 PM
To: Shana Ankersmit
Subject: RE: Public Meeting - 701 & 717 Quaker Road (Bauer Landing)

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.

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
Safety. Integrity. Respect. Inclusion.

From: Shana Ankersmit <sankersmit@pelham.ca>
Sent: Monday, September 16, 2024 2:47 PM
Subject: [External] Public Meeting - 701 & 717 Quaker Road (Bauer Landing)

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good afternoon,

Please find attached the Public Meeting notice for 701 & 717 Quaker Road (Bauer Landing) - AM-07-2024 for a public meeting notice.

Thank you,



Shana Ankersmit

Administrative Assistant Community Planning and Development
Town of Pelham

D: 905-980-6663 | E: sankersmit@pelham.ca

T: 905-892-2607 x321

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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DISTRICT SCHOOL BOARD OF NIAGARA

191 CARLTON ST. ■ ST. CATHARINES, ON ■ L2R 7P4 ■ 905-641-1550 ■ DSBN.ORG

September 24, 2024

Shannon Larocque
Manager of Planning
Town of Pelham
20 Pelham Town Square
P.O. Box 400
Fonthill, ON
L0S 1E0

Dear Ms. Larocque,

RE: 701 & 717 Quaker Road (Bauer Landing)
File Nos. 26CD19- 02-2024- Condominium and Zoning By-law -AM-07-2024

Thank you for circulating the District School Board of Niagara (DSBN) the above noted applications for Zoning By-law Amendment and Condominium Exemption for the properties located at 701 and 717 Quaker Road in the Town of Pelham. We understand the Vacant Land Condominium will consist of 54 block townhouse dwelling units fronting onto a private internal roadway. The proposed development has been modified from the previously approved Bauer Landing condominium to incorporate 717 Quaker Road which, in addition to increasing the developable area and unit yield, enables a second connection from the private roadway to Quaker Road. The previous version of Bauer Landing included 27 luxury bungalow townhouses. The requested Zoning By-law would rezone the lands accordingly to facilitate the development.

DSBN Planning staff has completed its review and has no objections to the applications. At this time, future students from this area would attend Glynn A. Green PS (Gr. JK-8), and E. L. Crossley Secondary School (Gr. 9-12).

If you have any questions, please feel free to contact Michelle McPhee, Planning Services at 905-641-2929 Ext 54228.

Sincerely,

A handwritten signature in blue ink that reads 'Stacy Veld'.

Stacy Veld
Associate Director of Education, Corporate Services

**Engineering Department
Engineering Report**

For

**Applications for revision to draft plan of
condominium and Zoning By-law Amendment
(26CD19-02-2024 & AM-07-2024) for an expansion
to Bauer Landing**

September 4th, 2024

Town staff have reviewed the following documentation for the purpose of **26CD19-02-2024 & AM-07-2024 – Bauer Landing** application for:

The owner is proposing the development of fifty-four (54) unit Block Townhouse condominium development accessible from Quaker Road via a private internal roadway.

The following information was submitted as part of the request:

- Draft Plan of Vacant Land Condominium Application Form
- Zoning By-law Amendment Application Form
- Application fees - \$7,457.00 payable to the Town of Pelham
- Draft Plan of Vacant Land Condominium prepared by Upper Canada Consultants, dated July 15th, 2024.
- Site Plan prepared by Upper Canada Consultants, dated July 15th, 2024.
- Planning Justification Report prepared by Upper Canada Consultants, dated July 2024.
- Functional Servicing Report prepared by Upper Canada Consultants
- Archeological Reports
 - Stage 1-2 and Ministry Clearance for 701 Quaker Road
 - Stage 1-2 for 717 Quaker Road

Introduction:

The submitted applications pertain to lands known municipally as 701 and 717 Quaker Road in the Town of Pelham, within the Regional Municipality of Niagara. The property is legally described as Part of Lot 237, Geographic Township of Thorold, now in the Town of Pelham, Regional Municipality of Niagara.

The property is located on the south side of Quaker Road and is east of Pelham Street and west of Claire Avenue which forms the municipal boundary between the Town of Pelham and the City of Welland. The subject lands interface residential uses to the north, east and west, and agricultural and residential uses to the south. The subject lands are also in proximity to commercial uses to the north east.

The subject lands are irregularly shaped, and 1.489 hectares in area. The subject lands have 2 frontages along Quaker Road; 8.79 meters from the 701 Quaker Road property, and 30.48 meters from the 717 Quaker Road property. The lands have historically been used for residential uses. The 701 Quaker Road property is currently vacant, and the 717 Quaker Road property contains a single detached dwelling.

The owner is proposing the development of fifty-four (54) unit Block Townhouse condominium development accessible from Quaker Road via a private internal roadway.

The portion of the subject lands municipally addressed as 701 Quaker Road were subject to previous Zoning and Draft Plan of Vacant Land Condominium approvals to permit the development of those lands with 27 townhouse dwellings. The developer subsequently acquired the 717 Quaker Road property and is seeking to incorporate these lands into the Condominium Development.

Analysis:

General

A servicing plan and updated stormwater management report is required.

1348-SP - Site Plan

Radius at the entrances from quaker road are to be reduced as these are private roads, entrances should not appear as municipal roadways.

Functional Servicing Report

Water Service

Per the FSR, the 300mm diameter watermain on Quaker Road will have sufficient capacity to provide both domestic and fire protection water supply.

Sanitary Service

Per the FSR, The existing 300mm diameter municipal sanitary sewer on Quaker Road will have adequate capacity for the proposed residential development.

Stormwater

Per FSR, As part of the previously discussed Quaker Road Reconstruction Project, a storm sewer will be constructed along Quaker Road from Clare Avenue to Pelham Street fronting the site. Through coordination between the Town of Pelham and the project engineering firm (MTE), it is expected that a 450mm diameter storm sewer stub will be constructed at the westerly development entrance to provide a stormwater outlet for the development.

The downstream storm sewer system will reach peak flow capacities of approximately 96% during the 5-year design storm event under the proposed design. Therefore, the proposed Bauer Landing condominium development will be required to restrict peak stormwater flows to an equivalent Runoff Coefficient of 0.30 prior to discharge to the storm sewer on Quaker Road during the 5-year design storm event. This will equate to a peak stormwater outflow of 149.2L/s.

It is anticipated that underground pipe storage will provide the necessary available capacity for stormwater flows backing up within the internal storm sewer system.

The submitted Functional Servicing Report (FSR) states that "It is expected that an Oil/Grit Separator or other ETV verified stormwater quality enhancement devices (i.e. CB Shields) will be utilized to satisfy the requirement of providing Normal (70% TSS Removal) Protection quality controls for stormwater from the site."

Town of Pelham Engineering staff require that the development provide quality control to an enhanced standard (80% total suspended solids removal) if possible.

1348-OSTMDA

- 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.

Conclusion

- 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.
- A servicing plan and updated stormwater management report is required.
- The Developer must coordinate with the Town and MTE to incorporate the required servicing into the Quaker Road reconstruction project. All costs associated with the servicing of this development will be the responsibility of the developer.
- Radius at the entrances from quaker road are to be reduced as these are private roads, entrances should not appear as municipal roadways.