



Public Meeting Under the Planning Act Agenda

PCOW-07/2024

Wednesday, October 9, 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: AM-07-24 - 701 and 717 Quaker Road	3 - 5
5.1	Planning Report and Presentation	6 - 24
5.1.1	Information Report - Application for Zoning By-law Amendment - Bauer Landing , 2024-0221-Planning	25 - 47
5.2	Applicant's Presentation	48 - 54
5.3	Public Input	
	<u>Pre-Registered Speakers</u>	
	1. Danny Kasunic	
5.4	Committee Input	
5.5	Presentation of Resolutions	
6.	Adjournment	

Notice of Public Meeting

Date: Wednesday, October 9, 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: AM-07-2024

Subject Lands: 701 & 717 Quaker Road
(Bauer Landing)

Public Meeting for Zoning By-law Amendment in accordance with Section 34 of the [Planning Act](#), R.S.O. 1990, as amended.

Applications for Zoning By-law Amendment and Condominium Exemption were received for the properties located at Part Township Lot 237 (see attached plan), known municipally as 701 and 717 Quaker Road in the Town of Pelham.

The requested Zoning By-law Amendment would rezone the lands from the Residential Multiple 1 (RM1-133(H)) and Residential 1 (R1) zones to an amended Residential Multiple (RM1-133(H)) zone to permit block townhouse uses as shown on the proposed site plan (attached).

The property is also the subject of a condominium exemption application (File no. 26CD19-02-2024). Condominium exemption will be granted if the zoning by-law amendment is approved by Council and following site plan approval for the detailed design.

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, October 1, 2024** for inclusion in the public meeting agenda package c/o Deputy Town Clerk, Sarah Leach, 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 Deputy Town Clerk by sending an email to SLeach@pelham.ca before **12:00pm noon on Friday October 4, 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 Shannon Larocque, Manager of Planning, by email at slarocque@pelham.ca or at 905-980-6661 or 905-892-2607 ext. 319. A copy of the staff report regarding the proposed application as

well as any additional information may be obtained on the Town's website at www.pelham.ca/BauerLanding or at Town Hall by appointment after 12:00 PM on **Friday, October 4, 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.

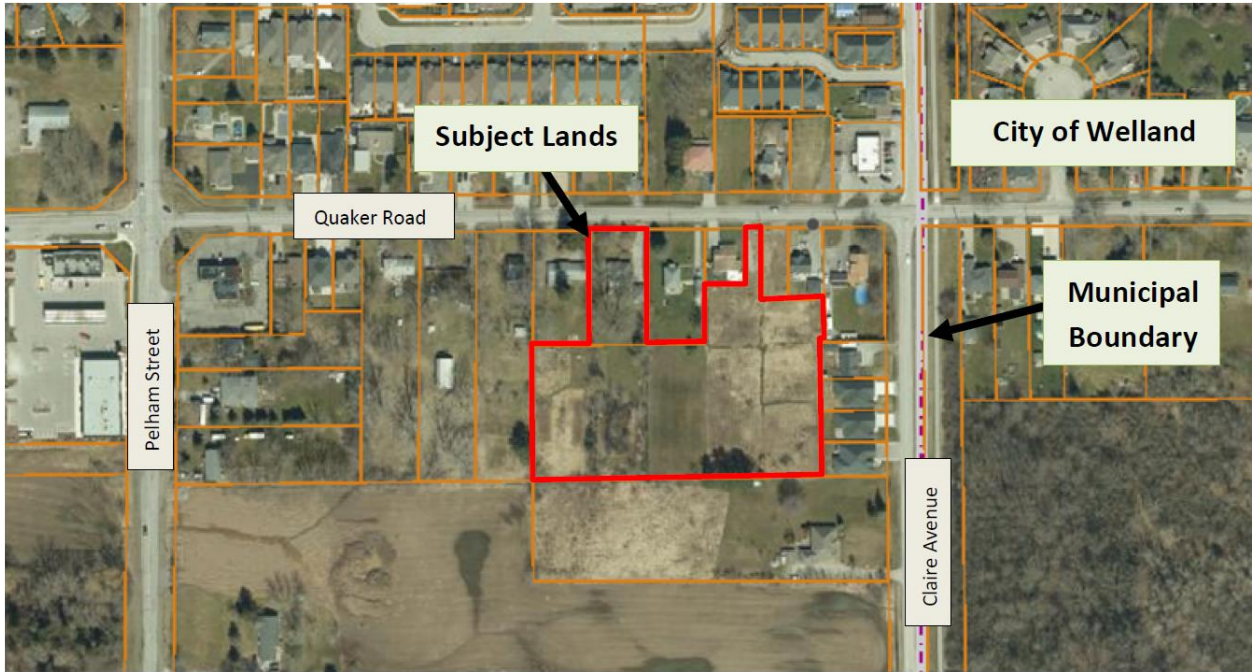
Dated at the Town of Pelham, this 16th day of September, 2024.



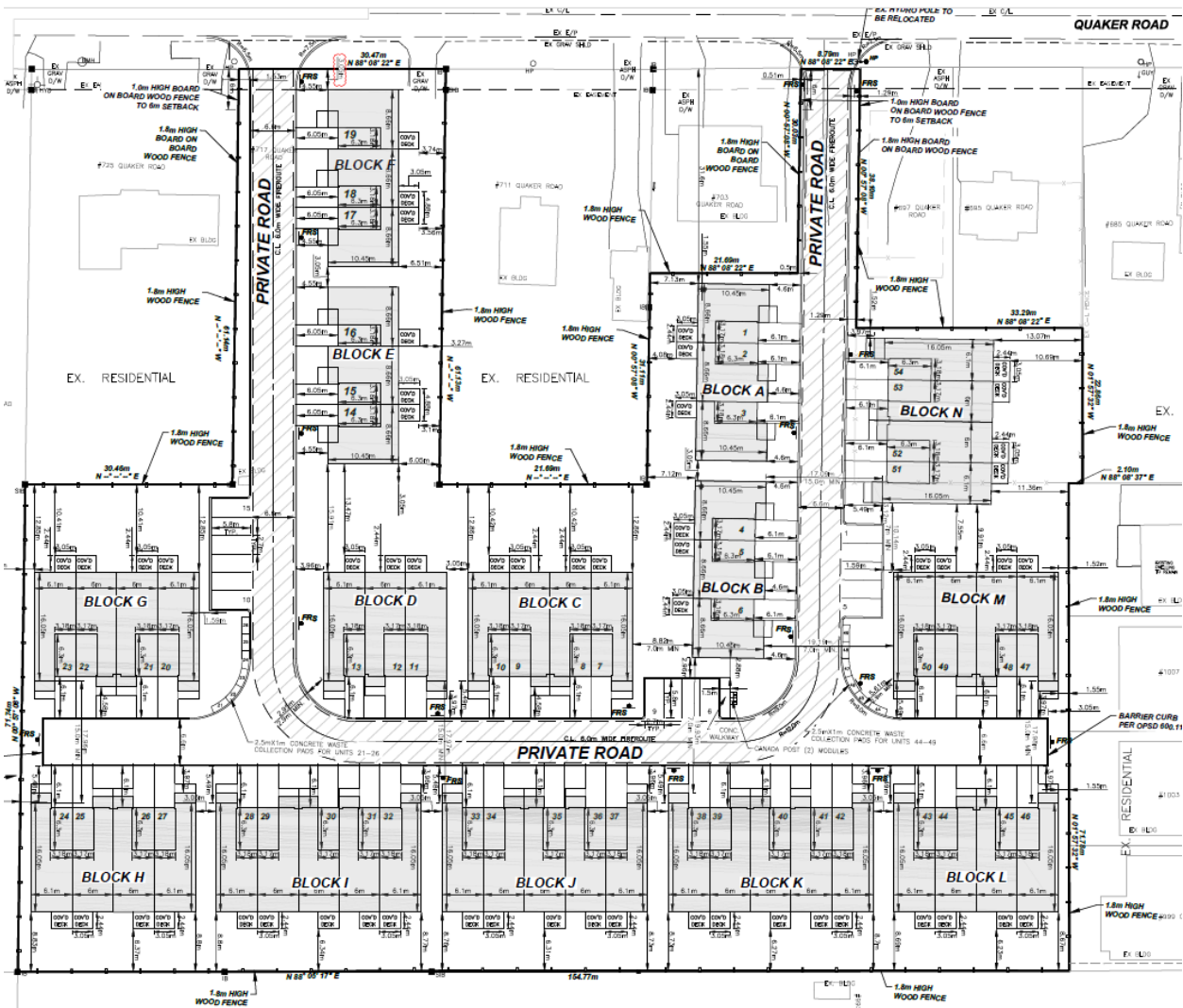
Sarah Leach
Deputy Town Clerk

Date of Mailing: September 16, 2024

PROPERTY LOCATION



PROPOSED SITE PLAN



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

NOTICE REQUIREMENTS

**Town of Pelham Application for
Zoning By-law Amendment
Bauer Landing (701 & 717 Quaker Road)
File No. AM-07-2024**

Zoning By-law Amendment to rezone the property for 54 block townhouse dwellings as shown on the submitted site plan.

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 September 16, 2024. The notice provided information on the property and the proposed 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 and therefore any comments received will be considered by Council.

Public Meeting for Bauer Landing

Zoning By-law Amendment Application

AM-07-2024

October 9, 2024

Location & Purpose

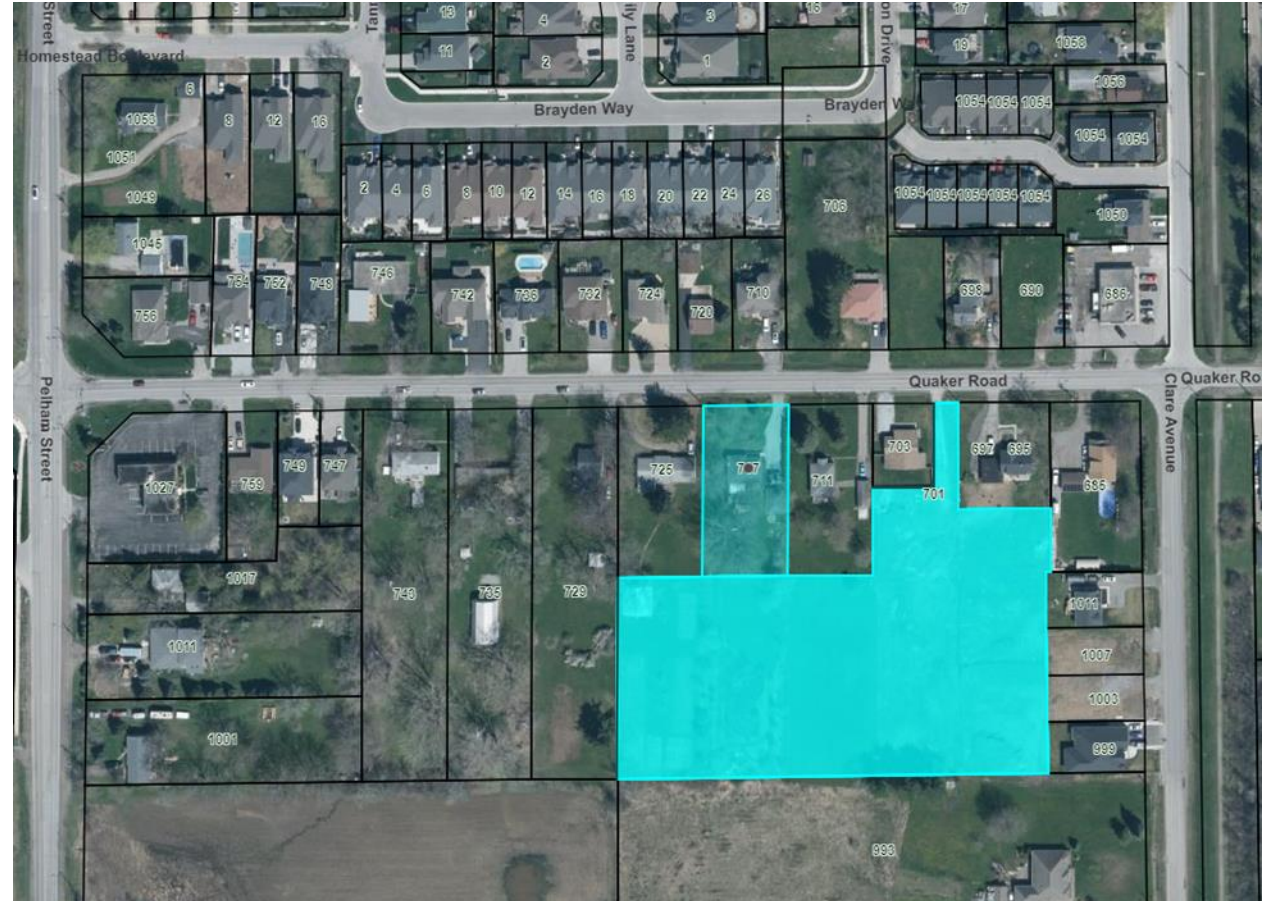
Location:

701 & 717 Quaker Road

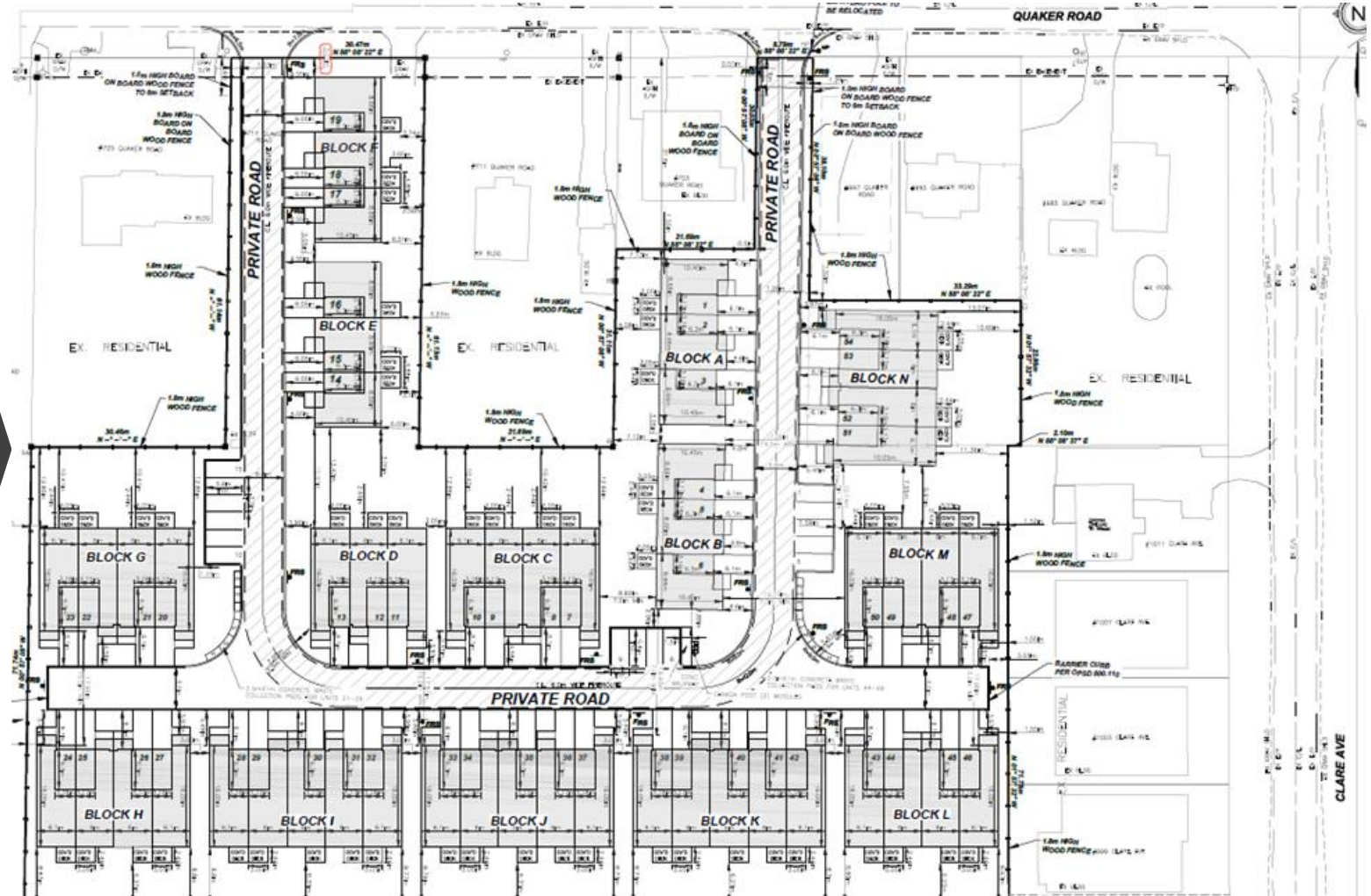
South side of Quaker Road west of Clare Avenue and east of Pelham Street

Purpose:

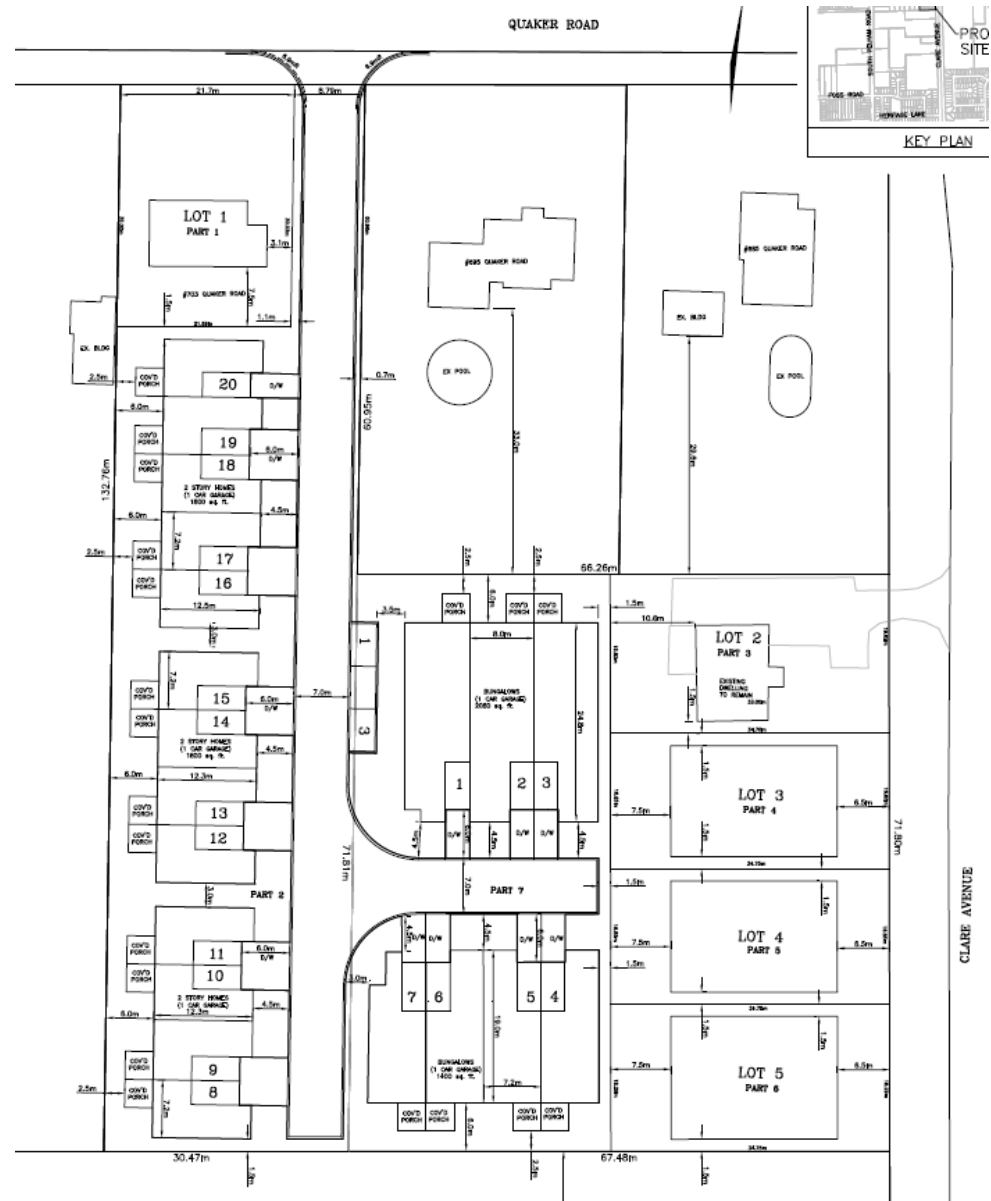
Zoning By-law Amendment - rezone the lands from the Residential Multiple 1 (RM1-133(H)) and Residential 1 (R1) zones to an amended Residential Multiple (RM1-133(H)) zone to permit 54 block townhouses



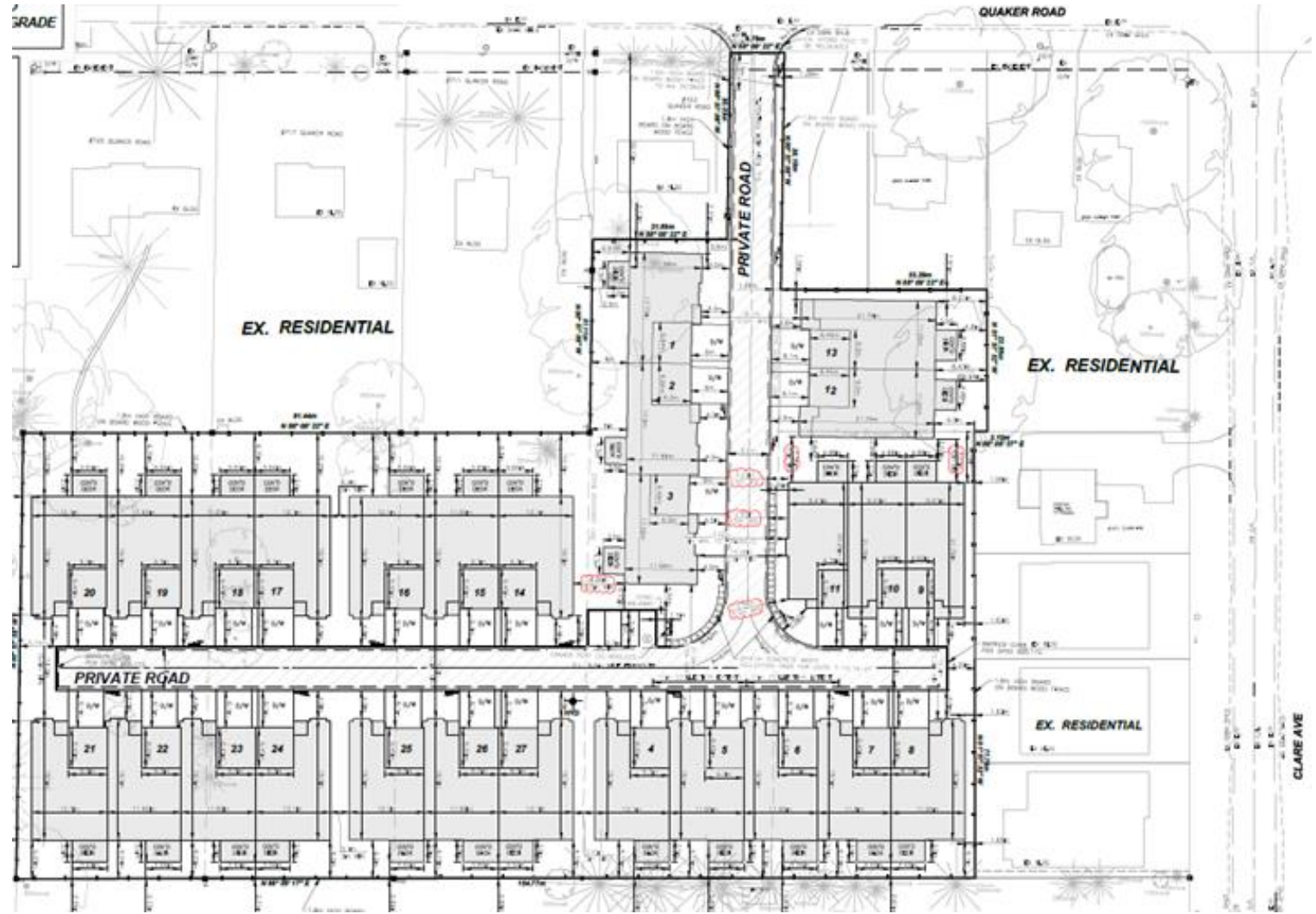
Proposed Site Plan



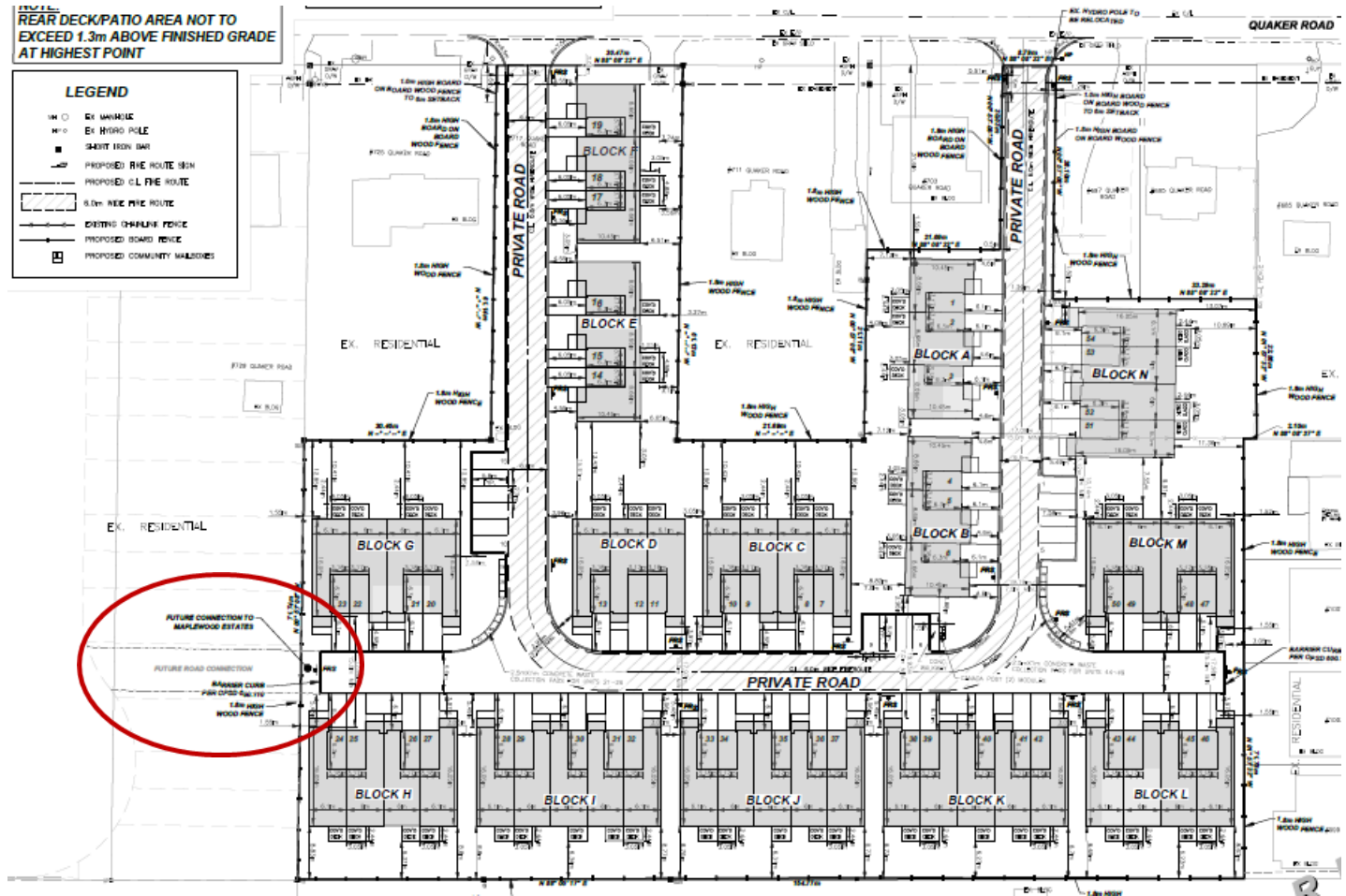
Bauer Landing 2017 Approval

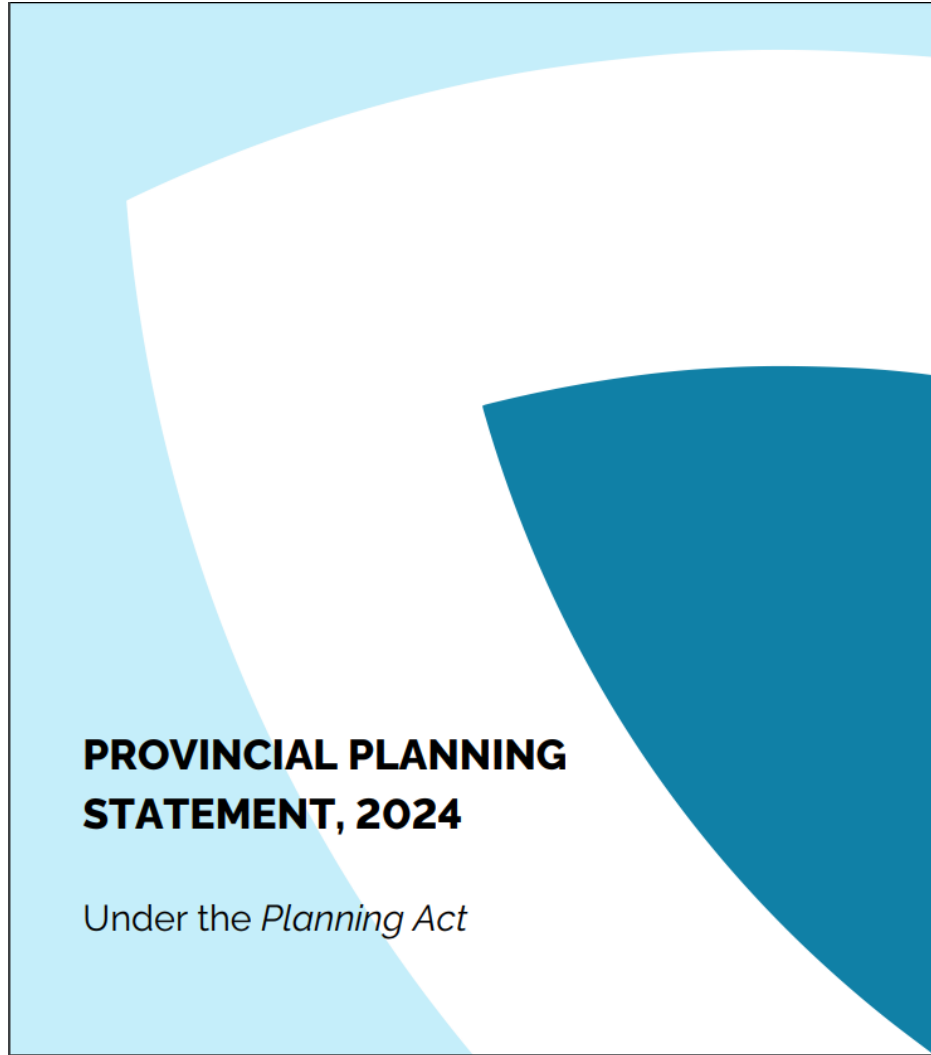


Bauer Landing 2022 Approval



Connectivity





Provincial Policies

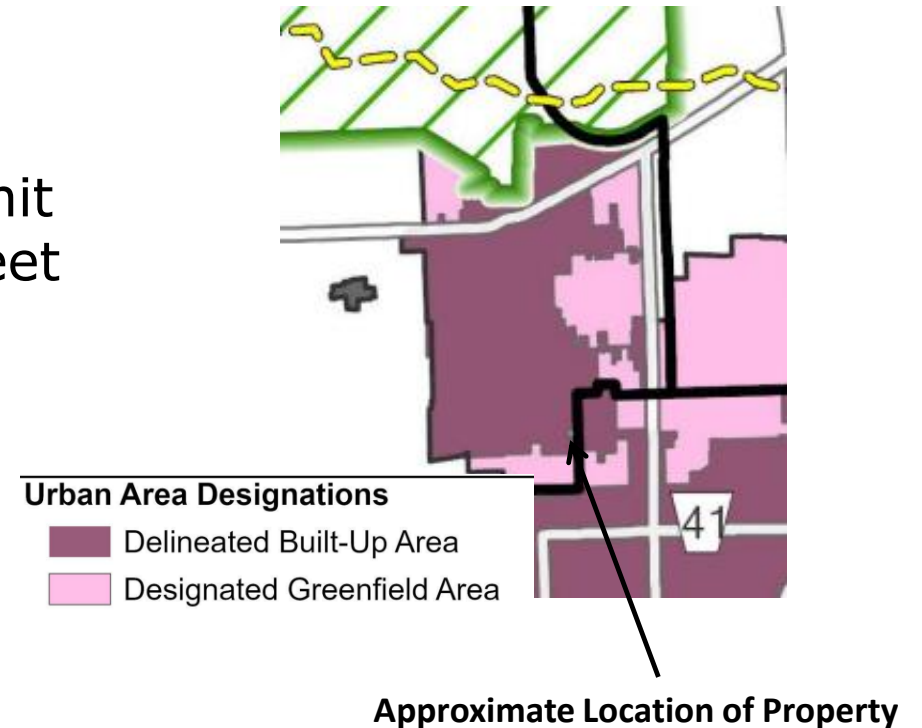
Provincial Planning Statement, 2024

- Comes into force on October 20, 2024.
- Settlement areas shall be the focus of growth and development (2.3.1).
- Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive.

Niagara Region Official Plan (2022)

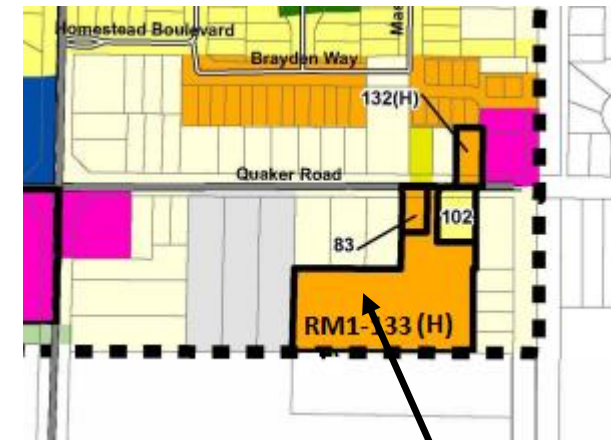
Delineated Built-up Area

- 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.



Zoning By-law 4481 (2022)

- Currently zoned Residential One (R1) and Residential Multiple One-133(Holding) – (RM1-133 (H)).
- R1 does not permit block townhouse dwellings.
- RM1-133 permits block townhouse dwellings.
- Requested zoning change to permit block townhouse uses as shown on the proposed site plan.
- Holding symbol to remain in place until Condominium and Site Plan Agreements addressing servicing and drainage are in place.



Legend

R1 - Residential One	I - Institutional
R2 - Residential Two	A - Agricultural
R3 - Residential Three	EP1 - Environmental Protection
RM1 - Residential Multiple One	OS - Open Space
RM2 - Residential Multiple Two	Exceptions
NC - Neighbourhood Commercial	See Schedule 'E'
RD - Residential Development	Settlement Area

Property Location

Requested RM1 Zone Regulations

Provision	RM1 Requirement	RM1-133 Requirement	Requested
6.4.1 Permitted Uses	Triplex dwellings, semi-detached dwellings, duplex dwellings, fourplex dwelling, boarding house dwellings, converted dwellings, street townhouse dwellings, block townhouse dwellings, home occupation, second dwelling units and uses, buildings and structures accessory to the foregoing permitted uses	Block townhouses only	Block Townhouses
Section 16.4 – Zone Requirements for Block Townhouse Dwellings			
Minimum Lot Frontage	30m	8.79m	8.79m

Requested RM1 Zone Regulations

Provision	RM1 Requirement	RM1-133 Requirement	Requested
Minimum Front Yard	3.0m	Minimum setback from Quaker Road: 30m	3.05m
Maximum Front Yard	6.0m	None	
Minimum Side Yard	1.2m 7.5m where the rear of the building faces the side yard 7.5m abutting a street line	1.5m 6.0m where the rear of the building faces a side yard (Amenity Area)	1.52m 6.05m where the rear of the building faces a side yard (Unit 14)
Minimum Rear Yard	7.5m	6.0m to back of dwelling unit 1.5m to side of dwelling unit	8.67m to the back of a dwelling unit
Minimum Setback from an Internal Road	3.0m 6.0m to a garage	2.9m to a dwelling 6.0m to a garage	2.95m to a dwelling (Unit 13) 6.1m to a garage

Requested RM1 Zone Regulations

Provision	RM1 Requirement	RM1-133 Requirement	Requested
Landscape Strip	A landscape strip of 1.5m minimum in width shall be provided where the boundary of a RM1 Zone abuts a R1, R2, or R3 Zone.	<p>A planting strip of 0.5m minimum in width shall be provided along the eastern property line of 703 Quaker Road</p> <p>A planting strip of 1.2m minimum in width shall be provided along the western property line of 695 Quaker Road</p>	<p>1.52m from an R2 Zone</p> <p>0.5m landscape strip provided along the eastern property line of 703 Quaker Road</p> <p>1.29m landscape strip provided along the western property line of 695 Quaker Road</p>

Agency Comments

District School Board of Niagara:

No objections.

Enbridge Gas:

No objection.

Town Public Works:

Outlined requirements for access, lot grading and drainage plan, servicing plan and stormwater management report as part of future site plan approval applications.

Advised that all costs for servicing the development will be the responsibility of the Developer and that servicing must be coordinated with the Quaker Road reconstruction project.

Public Comments

Technical Reports

- *Functional Servicing Report prepared by Upper Canada Consultants Engineers/Planners dated March 2024*
- *Planning Justification Report prepared by Upper Canada Consultants Engineers/Planners dated July 2024*
- *Stage 1 & 2 Archaeological Assessment for 701 Quaker Road prepared by Detritus Consulting Ltd. dated June 3, 2021*
- *Ministry of Heritage, Sport, Tourism and Culture Industries Acknowledgement Letter dated September 1, 2021*
- *Stage 1-2 Archaeological Assessment for 717 Quaker Road prepared by Detritus Consulting Ltd. dated February 8, 2024*

Reports are available for viewing at www.pelham.ca/bauer-landing

Conclusion

No decision or recommendation 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

Shannon Larocque, Manager of Planning

905-980-6661

slarocque@pelham.ca



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

October 9, 2024

Subject: Information Report – Zoning By-law Amendment for Bauer Landing

Recommendation:

THAT Committee receive Report #2024-221 – Application for Zoning By-law Amendment – Bauer Landing for information as it pertains to File No. AM-07-2024;

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 Council and the public with an opportunity to receive information regarding the application for Zoning By-law Amendment for Bauer Landing.

The requested Zoning By-law Amendment would rezone the lands from the Residential Multiple 1 (RM1-133(H)) and Residential 1 (R1) zones to an amended Residential Multiple (RM1-133(H)) zone to permit block townhouse uses as shown on the proposed site plan.

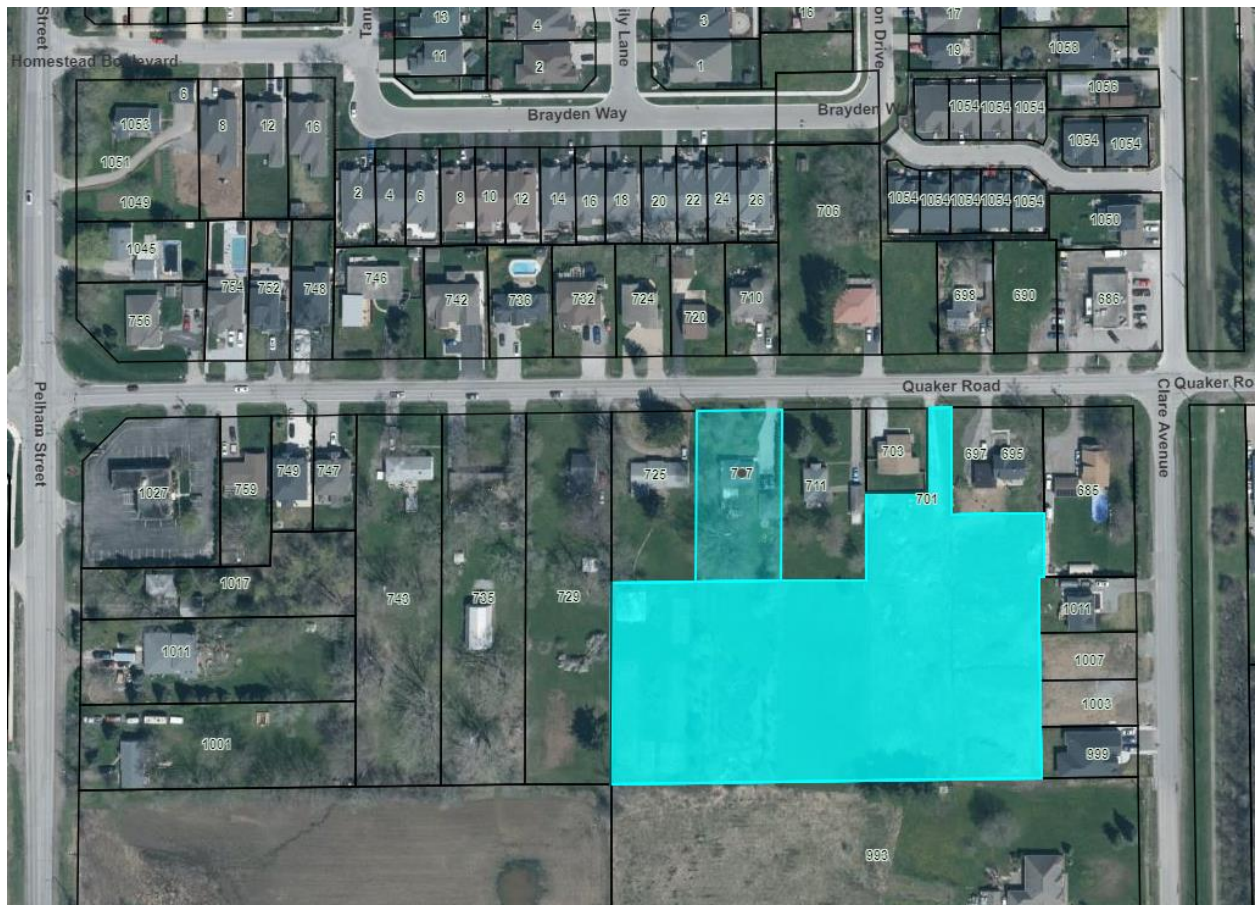
Location:

The subject property is legally described as Part Township Lot 237, Town of Pelham, Regional Municipality of Niagara. The municipal address is 701 and 717 Quaker Road. The property is located on the south side of Quaker Road west of Clare Avenue (Figure 1). The surrounding land uses include single detached and townhouse dwellings to the north, single detached dwellings to the east, agricultural and single detached residential uses to the south and single detached dwellings to the west.

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Figure 1: Property Location

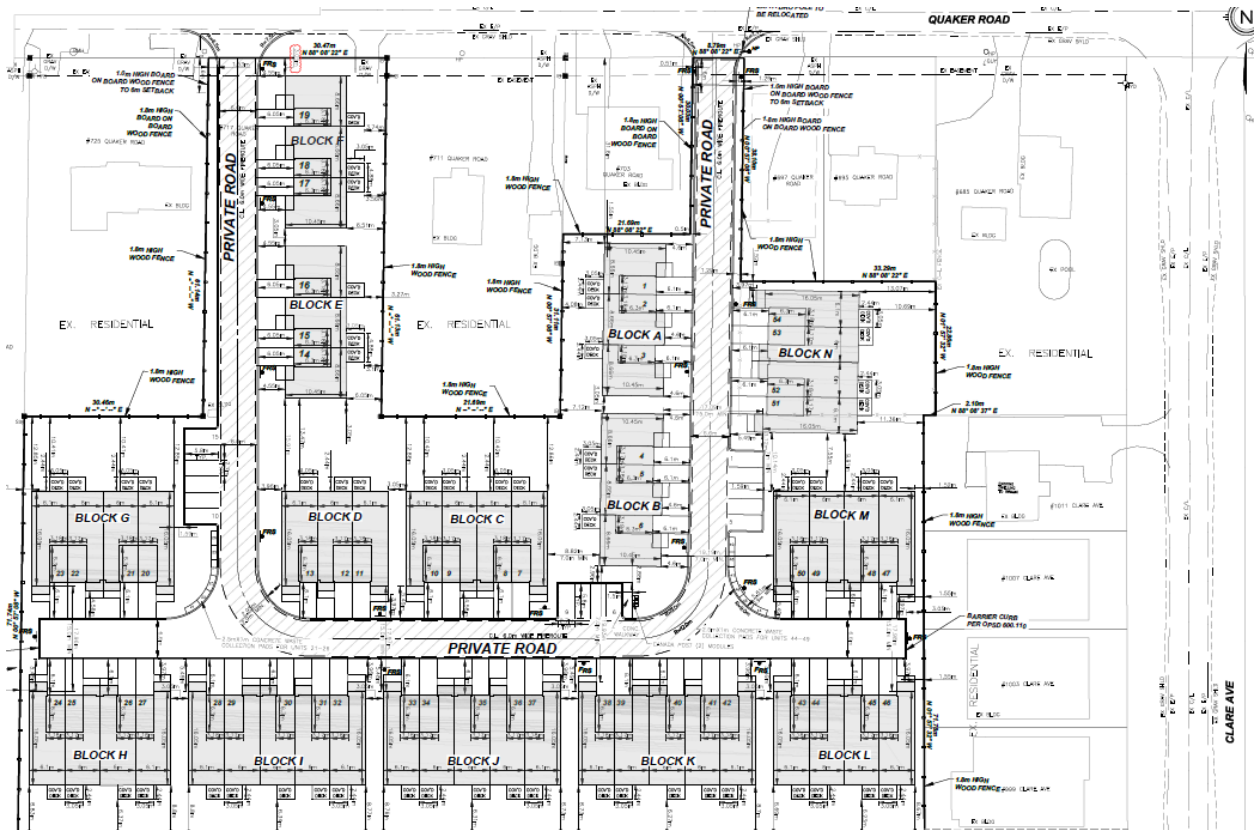


Project Description and Purpose:

The proposed development includes 54 block townhouse dwelling units fronting onto a private internal roadway (Figure 2). The development also includes visitor parking areas with a total of 69 parking spaces for residents and visitors.

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Figure 2: Proposed Site Plan



A portion of the property received approval of a zoning by-law amendment in December 2017 (Figure 3) for a site plan showing 20 block townhouse units. In May 2022, a zoning by-law amendment and draft plan of condominium were approved increasing the block townhouse units to 27 (Figure 4). This change was due to the developer acquiring additional lands to expand the development. The developer has now acquired further additional lands (717 Quaker Road) and is requesting the current zoning by-law amendment to expand the development to 54 block townhouse dwellings.

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Figure 3: Bauer Landing 2017 Approval

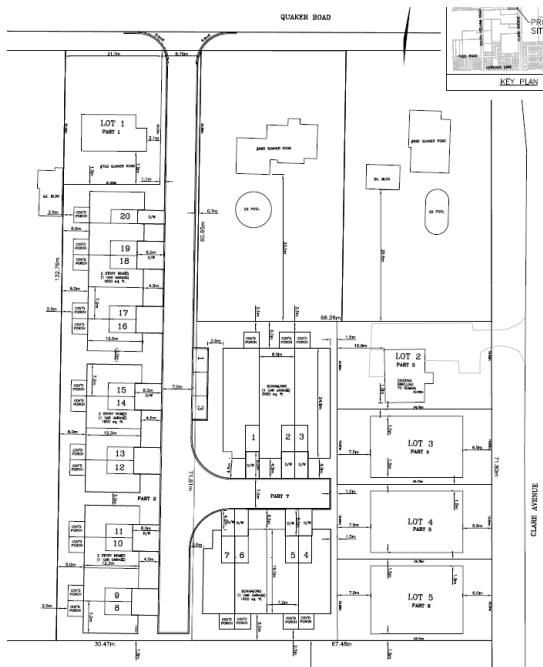
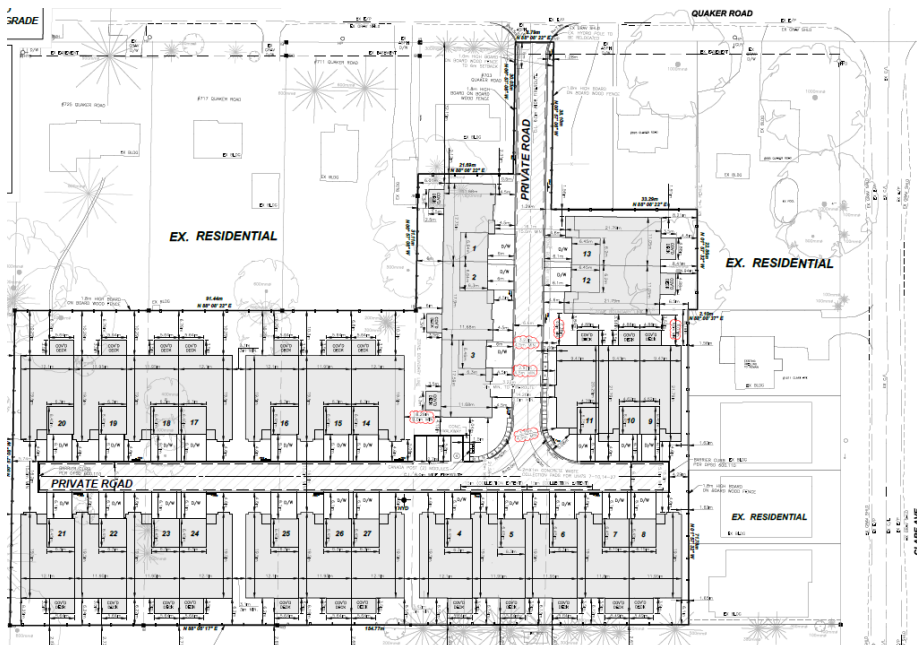


Figure 4: Bauer Landing 2022 Approval



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Policy Review:

Planning Act, 1990

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities, i.e., decisions of Council, “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Act allows for consideration of amendments to the zoning by-law.

Provincial Planning Statement, 2024

The new Provincial Planning Statement comes into force on October 20, 2024. As a result, Council will consider the applications conformity with the new Provincial Planning Statement when making its decision.

2.2 requires Planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

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c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

The property is within a settlement area. Settlement areas shall be the focus of growth and development (2.3.1).

Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved (4.6.2).

Growth Plan for the Greater Golden Horseshoe, 2020

The new Provincial Planning Statement will replace the Growth Plan for the Greater Golden Horseshoe when it comes into force on October 20, 2024. As a result, these policies will be integrated within the Provincial Planning Statement and reviewed accordingly at the time of decision.



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Greenbelt Plan, 2023

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.

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.

Niagara Region Official Plan, 2022

The lands are designated as Built-Up Area in the 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%);
- 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.

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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 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.

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%).

Further, Policy B1.1.3 (a) permits and encourages intensification on sites abutting arterial and collector roads. Quaker Road is identified as a collector road on Schedule C to the Town of Pelham Official Plan.

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 B1.1.5 states that in considering a Zoning By-law Amendment and Site Plan application 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,

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d) Is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site.

Town of Pelham Zoning By-law 4481(2022)

The property is zoned R1 – Residential One (717 Quaker Road) and RM1-133 (H) – Residential Multiple One -133- Holding (701 Quaker Road).

The R1 zone permits a single detached dwelling; semi-detached dwelling; bed and breakfast establishment; home occupation; second dwelling units; and uses, buildings and structures accessory to the foregoing uses.

The RM1-133(H) zone permits block townhouse dwellings subject to site-specific regulations as shown on the site plan in Figure 4.

The lifting of the holding (H) provision for the RM1-133 (H) Zone is subject to the execution of Condominium and Site Plan Agreements addressing servicing and drainage to the satisfaction of the Director of Public Works or their designate.

The current and requested zoning regulations are detailed in Table 1:

Provision	RM1 Requirement	RM1-133 Requirement	Provided
6.4.1 Permitted Uses	Triplex dwellings, semi-detached dwellings, duplex dwellings, fourplex dwelling, boarding house dwellings, converted dwellings, street townhouse dwellings, block townhouse dwellings, home occupation, second dwelling units and uses, buildings and structures accessory to the foregoing permitted uses	Block townhouses only	Block Townhouses
Section 16.4 – Zone Requirements for Block Townhouse Dwellings			
Minimum Lot Frontage	30m	8.79m	8.79m
Minimum Lot Area	2,000m ²	None	14,890m ²
Minimum Front Yard	3.0m	Minimum setback from	

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		Quaker Road: 30m	3.05m
Maximum Front Yard	6.0m	None	
Minimum Side Yard	1.2m 7.5m where the rear of the building faces the side yard 7.5m abutting a street line	1.5m 6.0m where the rear of the building faces a side yard (Amenity Area)	1.52m 6.05m where the rear of the building faces a side yard (Unit 14)
Minimum Corner Side Yard	3.0m	None	N/A
Minimum Rear Yard	7.5m	6.0m to back of dwelling unit 1.5m to side of dwelling unit	8.67m to the back of a dwelling unit
Maximum Building Height	12m	None	TBD
Minimum Setback from an Internal Road	3.0m 6.0m to a garage	2.9m to a dwelling 6.0m to a garage	2.95m to a dwelling (Unit 13) 6.1m to a garage
Maximum Setback to an Internal Road	4.5m	None	4.5m
Distance Between Buildings on the Same Lot	Face to Face	14.0m	15.0m 17.97m
	Face to Side	9.0m	7.0m 9.91m
	Side to Side	3.0m	3.0m 3.05m
Landscape Strip	A landscape strip of 1.5m minimum in width shall be provided where the boundary of a	A planting strip of 0.5m minimum in	1.52m from an R2 Zone 0.5m landscape strip provided

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	RM1 Zone abuts a R1, R2, or R3 Zone.	width shall be provided along the eastern property line of 703 Quaker Road and a planting strip of 1.2m minimum in width shall be provided along the western property line of 695 Quaker Road	along the eastern property line of 703 Quaker Road 1.29m landscape strip provided along the western property line of 695 Quaker Road
Maximum Lot Coverage	50%	None	37.34%
Section 3: General Provisions			
Encroachments: Balconies, canopies, drop awnings, unenclosed porches	No part of the structure shall project into a front, exterior or rear yard more than 3.0m	None	Projections do not encroach into required yards
Section 4: Parking and Loading Requirements			
Minimum Parking Requirements (Other permitted residential)	1.25 spaces per dwelling unit	None	1.27 spaces per dwelling unit
Parking Aisles	Each parking space shall be accessed either directly by a driveway or a parking aisle. A parking aisle shall have a minimum width of 6.2m	None	6.6m

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Submitted Reports:

Functional Servicing Report prepared by Upper Canada Consultants Engineers/Planners dated March 2024

The report provides design calculations, a General Servicing Plan and Drainage Area Plans and concludes that there is adequate municipal servicing for the development.

Planning Justification Report prepared by Upper Canada Consultants Engineers/Planners dated July 2024

The report concludes that the proposed development is consistent with the Provincial Policy Statement, and conforms to the Growth Plan, the Region of Niagara Official Plan and the Town of Pelham Official Plan and represents good planning. The submitted applications for Zoning By-law Amendment and Draft Plan of Condominium should therefore be supported.

Stage 1 & 2 Archaeological Assessment for 701 Quaker Road prepared by Detritus Consulting Ltd. dated June 3, 2021

Ministry of Heritage, Sport, Tourism and Culture Industries Acknowledgement Letter dated September 1, 2021

The Stage 1 archaeological assessment of the Study Area was completed by Detritus and determined that portions of the Study Area exhibited a moderate to high potential for the identification and recovery of archaeological resources. No archaeological resources were documented during the Stage 2 assessment of the Study Area. Therefore, no further archaeological assessment of the Study Area was recommended.

Stage 1-2 Archaeological Assessment for 717 Quaker Road prepared by Detritus Consulting Ltd. dated February 8, 2024

The Stage 1 background research indicated that the Study Area exhibited moderate to high potential for the identification and recovery of archaeological resources. As such, a Stage 2 field assessment was recommended for the manicured grass portion of the Study Area. No archaeological resources were documented during the Stage 2 assessment of the Study Area. Therefore, no further archaeological assessment of the Study Area was recommended.



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

October 9, 2024

The reports are available for viewing at: <https://engagingpelham.ca/bauer-landing>

Agency Comments:

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

District School Board of Niagara:

No objections.

Enbridge Gas:

No objection.

Town Public Works:

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 will be required.

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.

The radius at the entrances from Quaker Road are to be reduced as these are private roads. Entrances should not appear as municipal roadways.

Public Comments:

On September 16, 2024, a public meeting notice was circulated to all property owners within 120 metres of the property's boundaries. In addition, public notice signs were posted facing Quaker Road. At the time of writing of this report, no public comments had been received.

Staff Comments:

The purpose of this report is to provide the Council and the public with information regarding the application, applicable policies, and comments received. The purpose



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

October 9, 2024

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 application based on the public, agency or staff input and consistency with approved plans and policies. A future report with 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 zoning by-law amendment application.

Attachments:

Appendix A Agency Comments

Prepared and Recommended by:

Shannon Larocque, MCIP, RPP
Manager of Planning

Dr. Pamela Duesling, MCIP, RPP, EcD, CMM3
Director of Community Planning and Development

Reviewed and Submitted by:

David Cribbs, BA, MA, JD, MPA
Chief Administrative Officer

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

TOWN OF PELHAM CONFIDENTIALITY NOTICE

The information contained in this communication, including any attachments, may be confidential and is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.



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,

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.

BAUER LANDING CONDOMINIUM

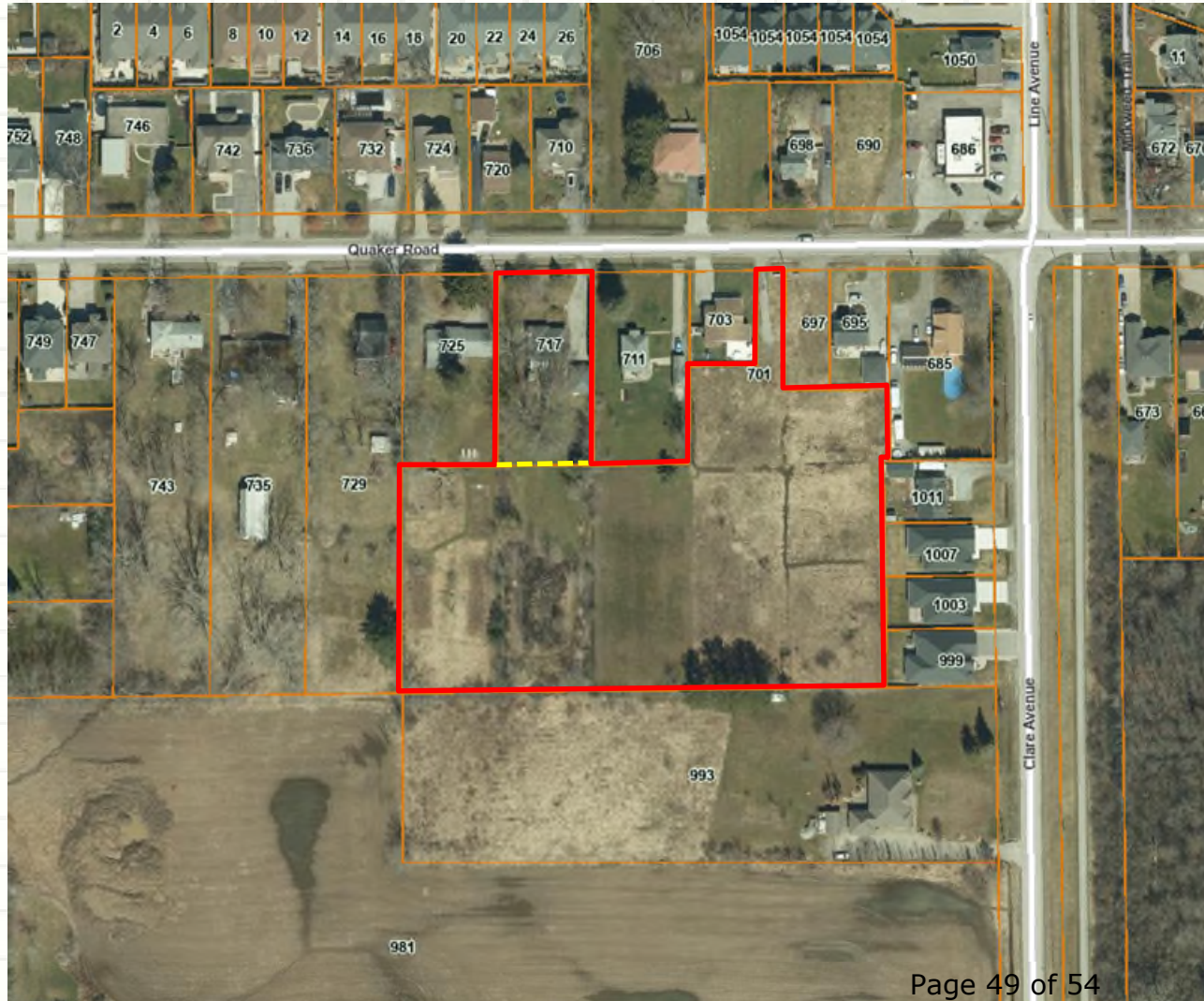
TOWN OF PELHAM

DRAFT PLAN OF VACANT LAND CONDOMINIUM AND ZONING BY-LAW AMENDMENT

Ethan Laman, BURPI., MCIP, RPP
Senior Planner
Upper Canada Consultants



Subject Lands



701 and 717 Quaker Road

1.49 hectares (3.68 acres) in area

Consolidation of several residential properties

Designated as Urban Living Area / Built Boundary under the Town's Official Plan

701 Quaker Road zoned as Site Specific Residential Multiple 1 (RM1-133)

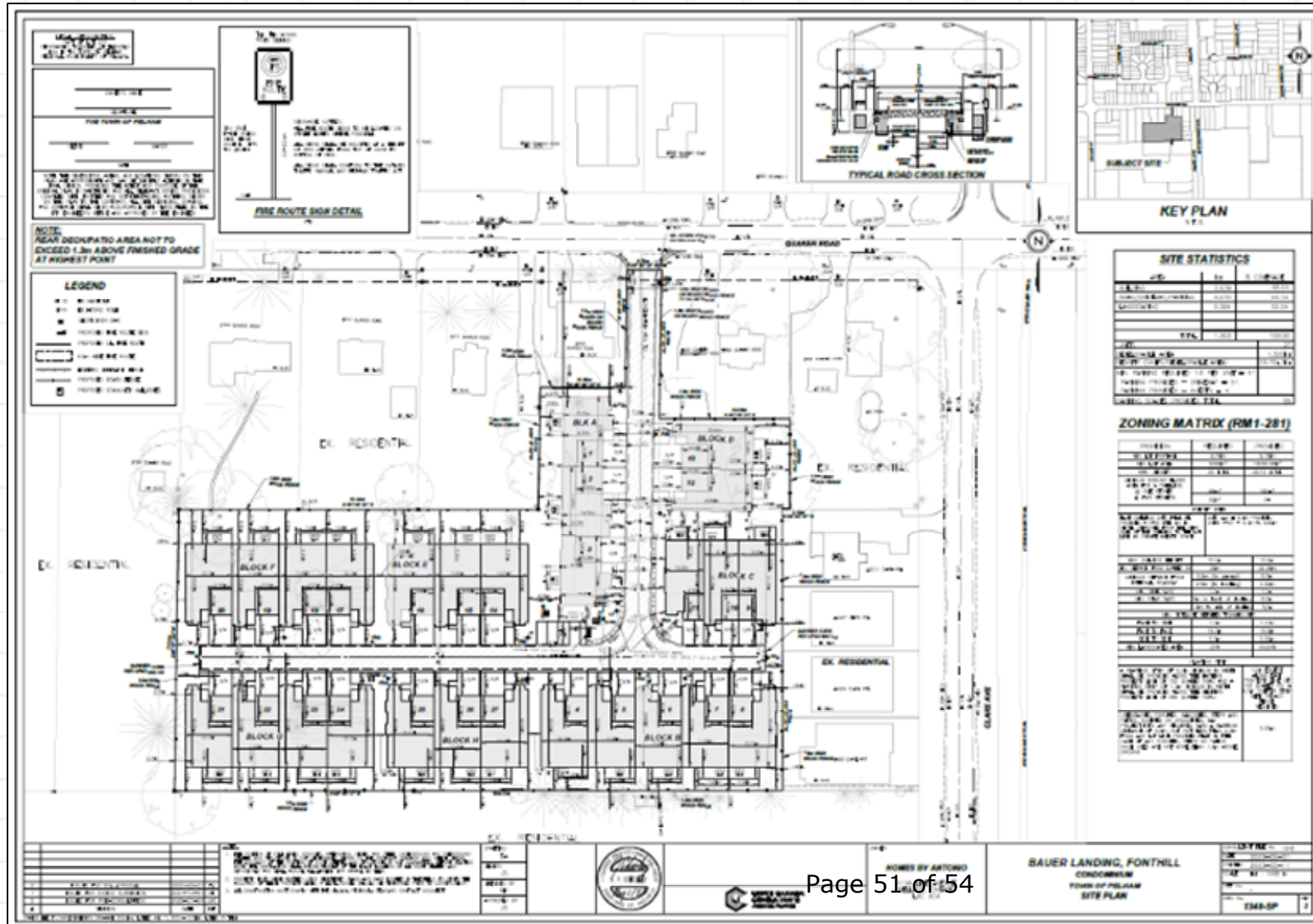
717 Quaker Road zoned as Residential 1 (R1)

Previous Planning Approvals



1. 2017 - Lands consolidated from 703 Quaker Road and 1011 Clare Avenue to form 701 Quaker Road, and zoned to permit a 20-unit condominium development called "Bauer Landing".
2. 2019 – Lands from 711 and 717 Quaker Road added to 701 Quaker Road
3. 2020 – Lands from 725 Quaker Road added to Quaker Road.
4. 2021/2022 – Lands from 695 Quaker Road added to 701 Quaker Road. Draft Plan of Vacant Land Condominium and Zoning By-law amendment to permit changes to the Bauer Landing Condominium to include 27 block townhouse dwellings and a private roadway
5. 2024 – Remainder of 717 Quaker Road added to the development lands. Subject applications propose additional changes to the Bauer Landing Condominium

Previously Approved Development

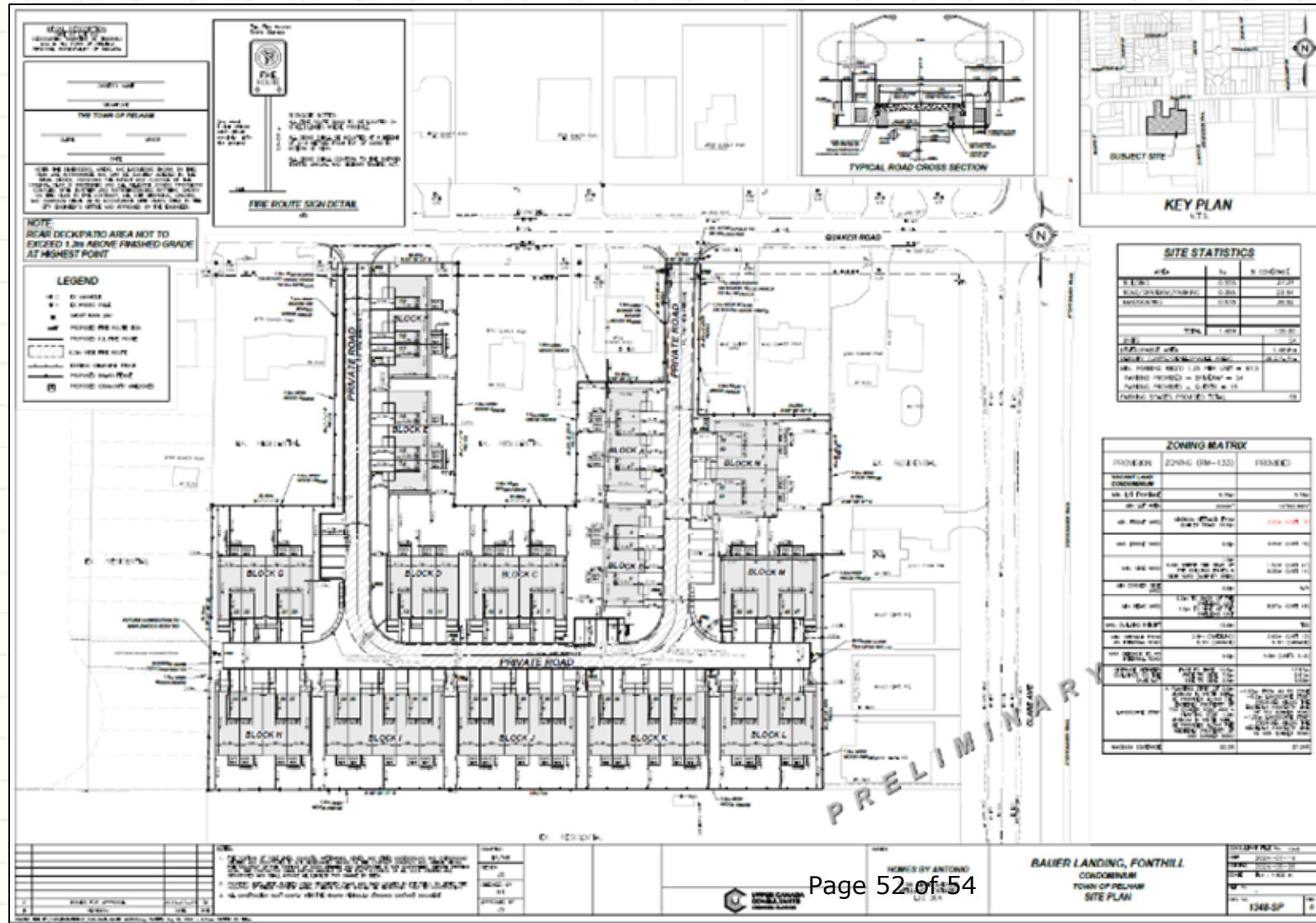


Vacant Land Condominium with private road

27 dwelling units

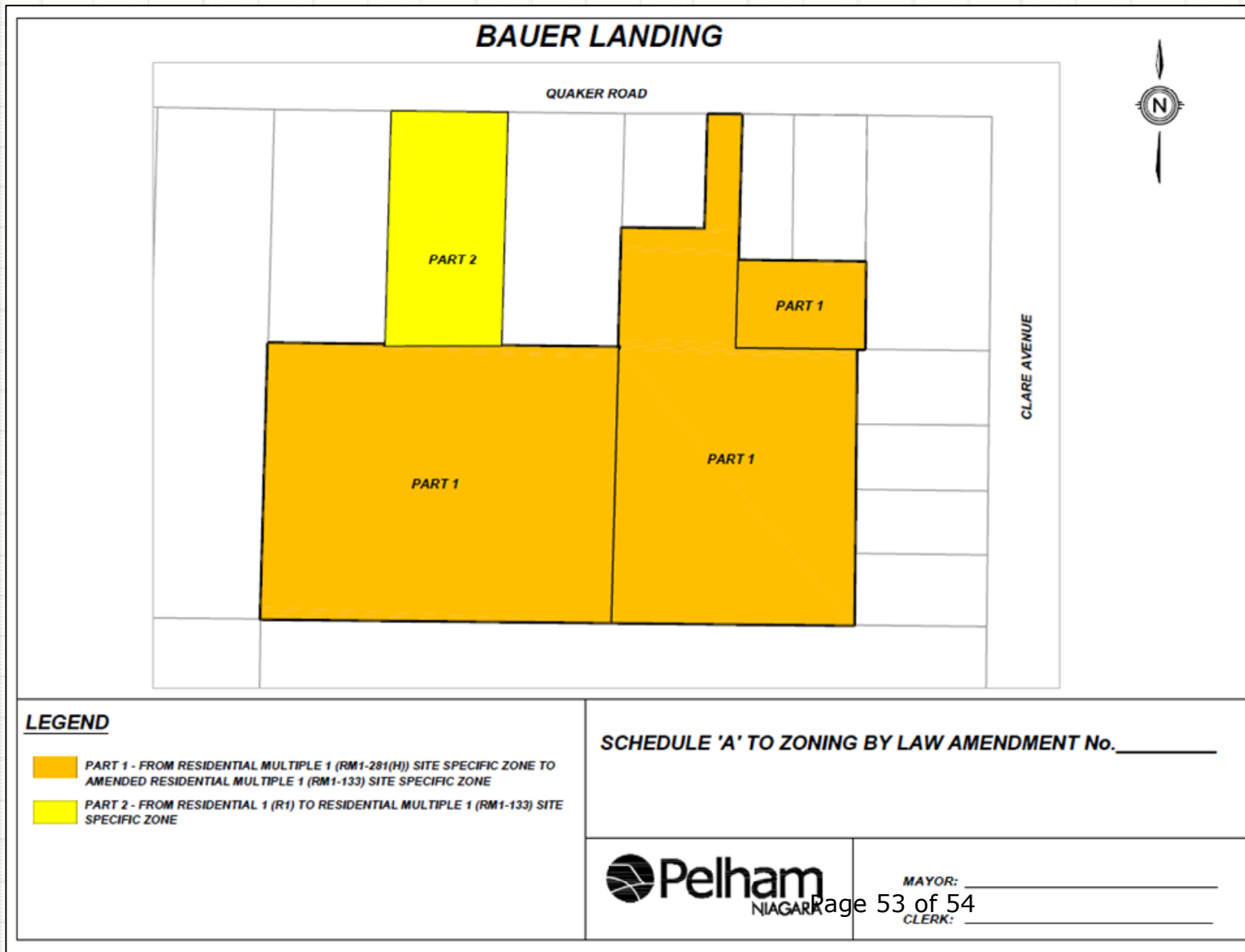
Draft Plan of Subdivision and Site-specific Zoning approved by Council in 2022.

Current Proposal



- Incorporates 717 Quaker Road lands
- 54 townhouses
- Smaller dwelling units than previous development proposal
- Second connection to Quaker Road
- Maintains ability to connect to future development to the west
- Subject to Draft Plan of Vacant Land Condominium, Zoning By-law Amendment and future Site Plan approvals

Proposed Zoning By-law Amendment



Technical modifications to the existing Site-specific Residential 1 Zoning

Removal of minimum setback to Quaker Road

Addition of a minimum side yard provision to rear wall

Site-specific Zoning expanded to include 717 Quaker Road lands.

