

Public Meeting

286 Canboro Road

Zoning By-law Amendment Application

AM-01-2025

March 19, 2025

Location & Purpose

Location:

- The property is located on the south side of Canboro Road east side of Effingham Street
- Part Lot 5, Concession 8, being Part 2, Plan 59R- 15861 in the Town of Pelham, Regional Municipality of Niagara

Purpose:

- The requested Zoning By-law Amendment would rezone the property from the Village Commercial (VC) and Rural Residential (RR) zones to the Rural Residential (RR) zone.
- Increase the maximum front yard to 21.49 metres.
- Will allow a new single detached dwelling to be constructed in the owner's desired location.



Project Description

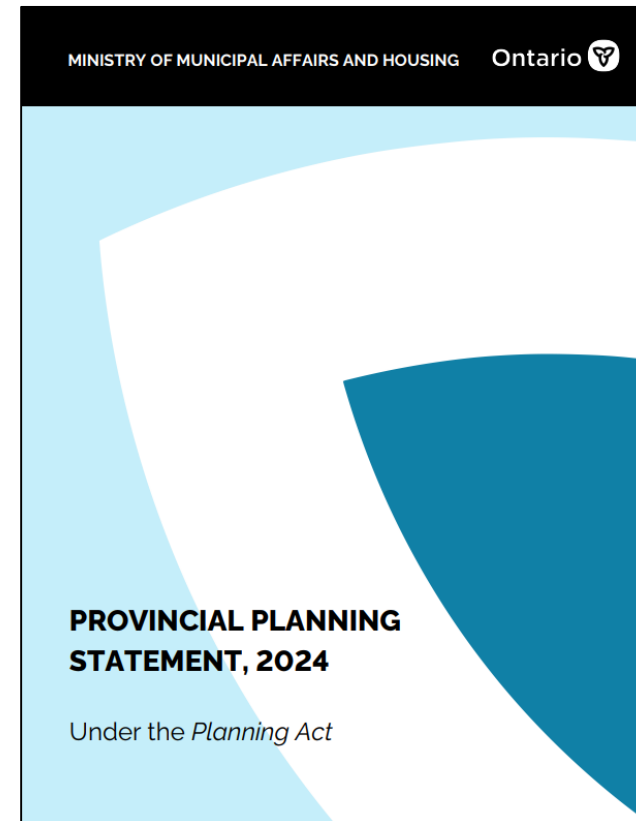
- Demolition of existing dwelling.
- Construction of new dwelling and septic system further from Canboro Road.
- Maintenance of 10-metre setback from the watercourse with a restoration planting plan.



Provincial Policies & Plans

Provincial Planning Statement (2024)

- Designated: Rural Settlement Area
- Healthy, integrated and viable rural areas should be supported by accommodating an appropriate range and mix of housing in rural settlement areas (2.5.1(c)).
- When directing development in rural settlement areas, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels (2.5.3).



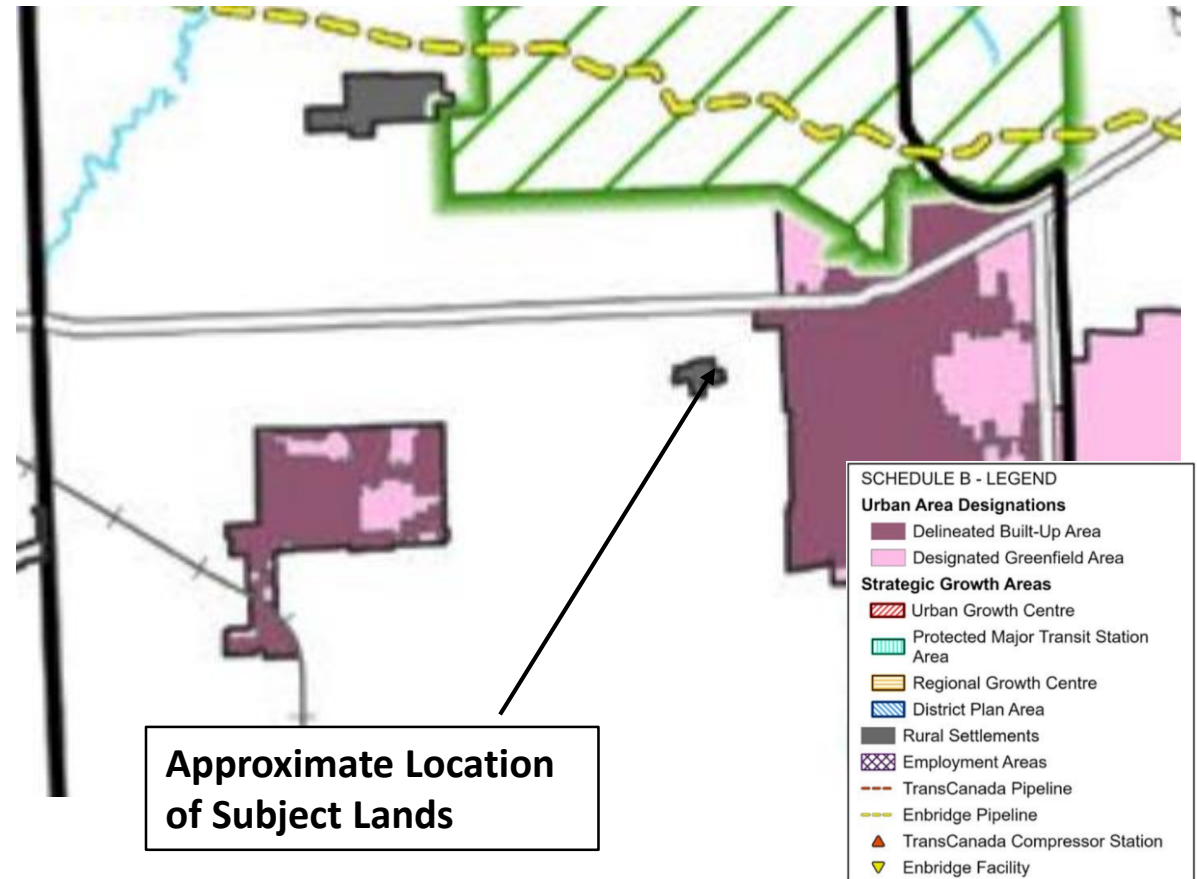
Greenbelt Plan

- Located in a settlement area.
- Generally, the Greenbelt Plan does not apply to lands within the boundaries of Towns/Villages and Hamlets (settlement areas).
- Limited growth is permitted through intensification of Hamlets subject to appropriate water and sewage services (3.4.4.1).



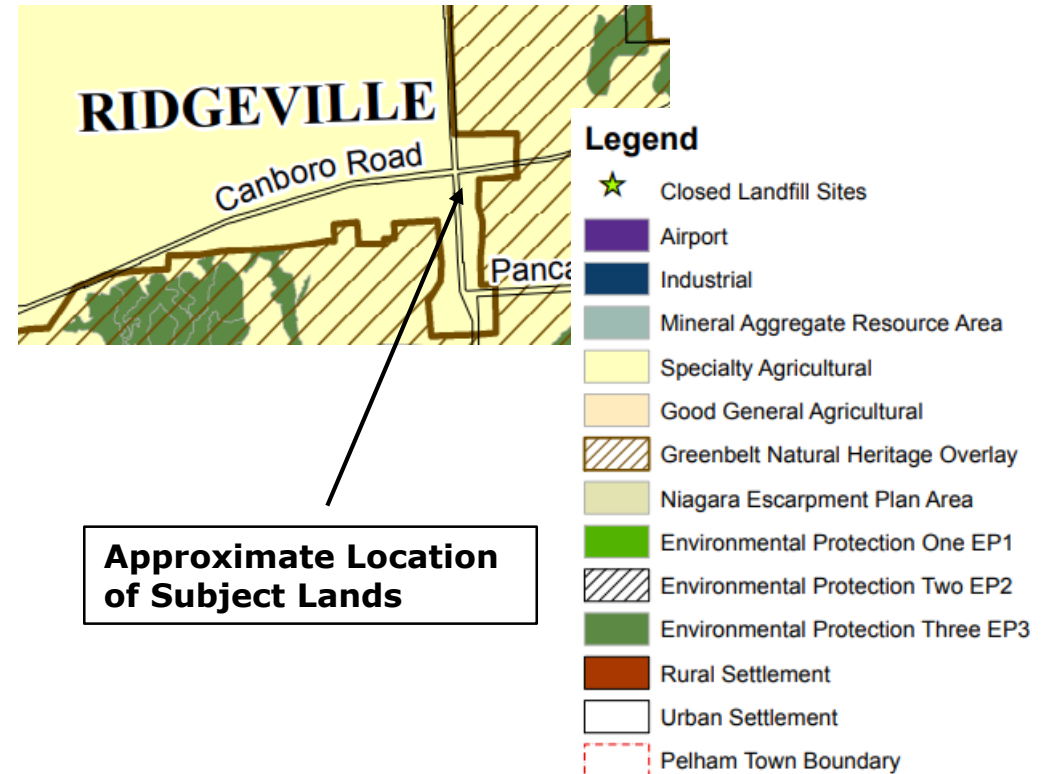
Niagara Official Plan

- The lands are designated as Rural Settlement.
- Focus of development outside of urban area boundaries (2.23.2).
- Rural settlements will be serviced by sustainable private water and wastewater treatment systems (2.2.3.5).
- Core Natural Heritage system – Type 2 Fish Habitat



Town of Pelham Official Plan

- Designated Specialty Agriculture
- Designation to be updated to Rural Settlement in the new Official Plan for conformity
- Permitted uses include agricultural uses, farm wineries, single detached dwellings, accessory residential uses on farm properties, bed and breakfast establishments, home occupations and home industries, mineral aggregate operations, forestry and resource management uses, retail commercial uses, agricultural related exhibitions and tourism establishments.



Zoning By-law 4481 (2022)

Existing:

- Village Commercial (VC) and Rural Residential (RR)

Proposed:

- Site-specific Rural Residential (RR) to permit a single detached dwelling on the entire property.



Requested Zoning Amendment

Zone Regulation	Requirement	Requesting
Minimum Lot Frontage	15.0m or 17.0m on a corner lot	No change
Minimum Lot Area	0.4ha	No change
Minimum Front Yard	3.0m	No change
Maximum Front Yard	6.0m	21.49 m
Minimum Side Yard	1.2m and 3.0m on the other side 1.5m on each side where carport or garage is attached	No change
Maximum Building Height	12.0 m	No change
Minimum Rear Yard	5.0 m	No change
Maximum Lot Coverage	50%	No change

Comments

Town Community Planning and Development

- Please provide Ministry of Citizenship and Multiculturalism archaeological clearance letter when in receipt.

Building

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

Town Public Works

- No issues with the proposed setback locations.
- An overall lot grading and drainage plan demonstrating that the drainage does not negatively impact nor rely on neighbouring properties will be required at the time of a building permit application.
- The construction of new driveways or the modification of existing driveways will require a Driveway Entrance Permit through the Public Works Department. The owner is responsible for all associated costs with this permit.

Comments

Niagara Peninsula Conservation Authority

- No objections to the application.
- Following approval of the application, the NPCA will require the applicant to apply for an NPCA work permit with a revised site plan to the satisfaction of the NPCA.
- An issued NPCA work permit (with fees) will be required prior to the start of development.

Public Comments



Technical Reports

- Planning Justification Report, prepared by Upper Canada Consultants
- Archaeological Stage 1 and 2 Assessment, prepared by Detritus Consulting Ltd.
- Landscape Planting Plan prepared by Beacon Environmental

Copies of the reports are available through:

<https://engagingpelham.ca/289CanboroRoad>

Conclusion

No decisions or recommendations concerning this application has 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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