

Public Meeting Under the Planning Act Agenda

PCOW-02/2025

Wednesday, March 19, 2025

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

The Town of Pelham is situated on treaty land, steeped in the rich history of the First Nations such as the Hatiwendaronk, Haudenosaunee and the Anishinaabe, including the Mississaugas of the Credit First Nation. This territory is covered by the Upper Canada Treaties and is protected by the Dish With One Spoon Wampum Agreement. Today, many First Nations, Métis, and Inuit people from across Turtle Island live and work in Niagara. The Town of Pelham stands in solidarity with all Indigenous peoples, past and present, acknowledging that our high standard of living is a result of the resources and lasting friendship of Indigenous peoples.

3. Adoption of Agenda

4. Disclosure of Pecuniary Interest and General Nature Thereof

5.	Planning Act Application: 286 Canboro Road - AM-01-2025	3 - 6
5.1	Planning Report and Presentation	7 - 21
5.1.1	Information Report - Application for Zoning By-law Amendment - 286 Canboro Road, 2025-0075-Planning	22 - 33
5.2	Applicant's Presentation	34 - 41
5.3	Public Input	
5.4	Committee Input	
5.5	Presentation of Resolutions	
6.	Adjournment	

Notice of Public Meeting

Date: Wednesday, March 19, 2025 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-01-2025

Subject Lands: 286 Canboro Road

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

An application for a Zoning By-law Amendment was received for the property located at 286 Canboro Road known legally as Part Lot 5, Concession 8, being Part 2, Plan 59R-15861 in the Town of Pelham, Regional Municipality of Niagara (see attached plan).

The requested Zoning By-law Amendment would rezone the lands from the Rural Residential (RR) and Village Commercial (VC) zones to a site-specific Rural Residential (RR) zone that will permit the construction of a single detached dwelling. The application also requests an increase to the maximum front yard to 21.5 metres for a single detached dwelling.

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 Monday, March 10, 2025** for inclusion in the public meeting agenda package c/o Deputy Town Clerk, Sarah Conidi, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0, or by email at SConidi@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 SConidi@pelham.ca before **12:00pm noon on Friday March 14, 2025**. 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, MCIP, RPP, 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/286CanboroRoad or at Town Hall by appointment after 12:00 PM on Friday, March 14, 2025.

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 26th day of February, 2025.



Sarah Leach
Acting Town Clerk

Date of Mailing: February 26, 2025

PROPERTY LOCATION



PROPOSED SITE PLAN



*Pdf plans available for viewing on the Town of Pelham website at: www.pelham.ca/286CanboroRoad

NOTICE REQUIREMENTS

Town of Pelham Application for Zoning By-law Amendment 286 Canboro Road File No AM-01-2025

Zoning By-law Amendment to allow the construction of a new dwelling in a different location on the subject property.

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 February 26, 2025. 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 decisions have been made on the proposed amendment and therefore any comments received will be considered by Council.

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

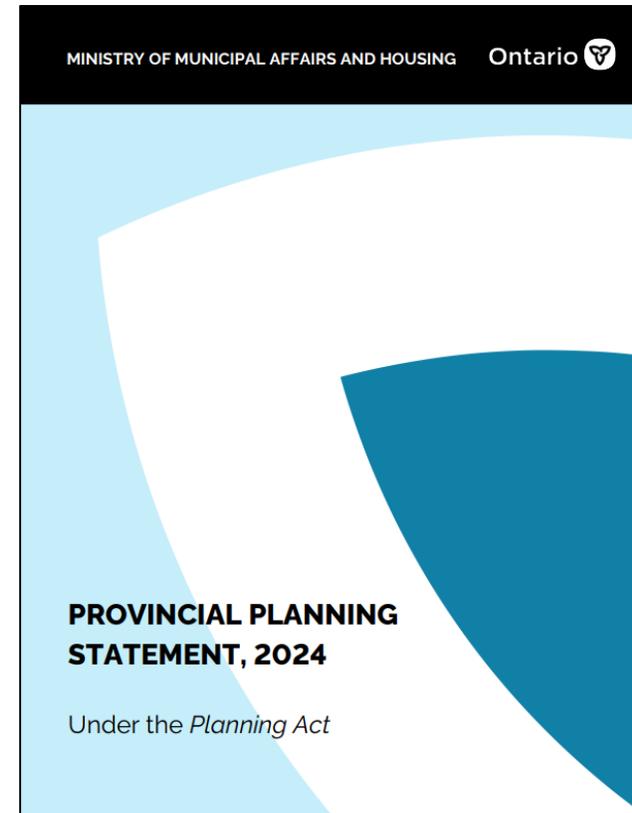
- Demolition of existing dwelling.
- Construction of new dwelling and septic system further from Canboro Road.
- Maintenance of 10-metre setback from the watercourse with a restoration planting plan.



Provincial Policies & Plans

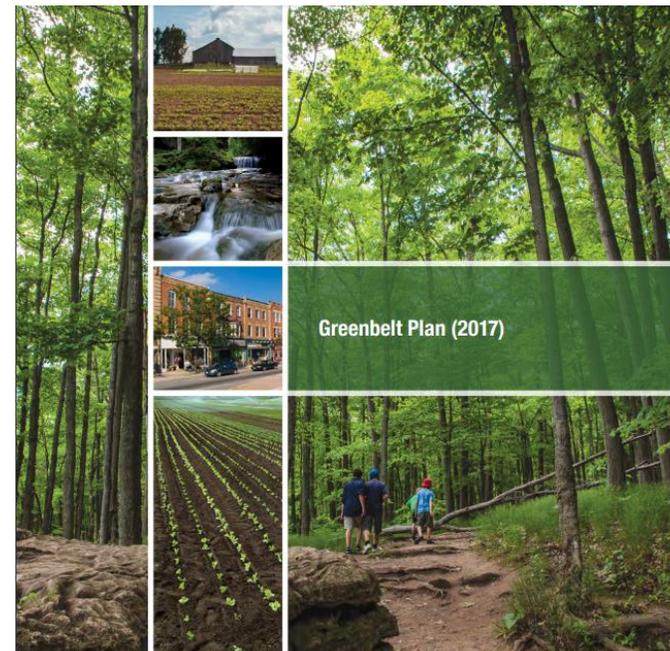
Provincial Planning Statement (2024)

- 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).



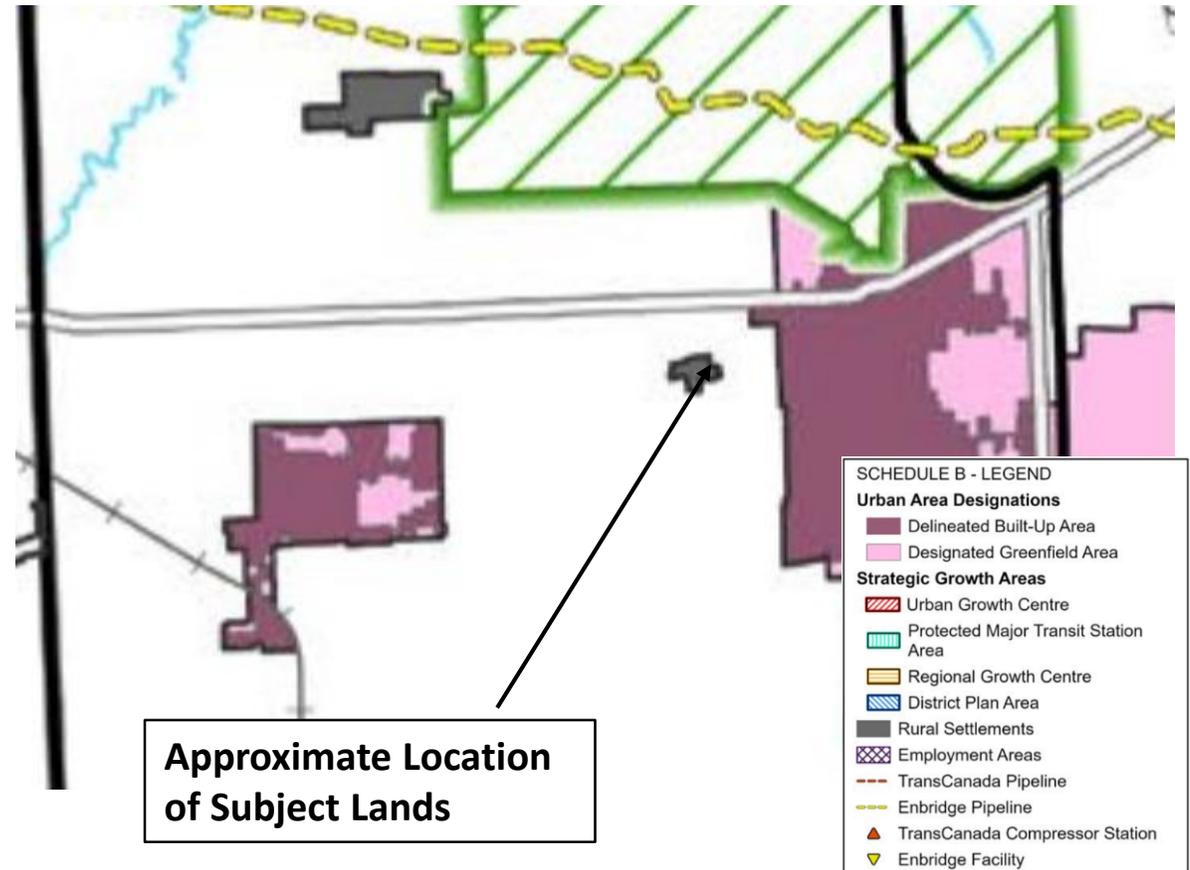
Greenbelt Plan

- 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).



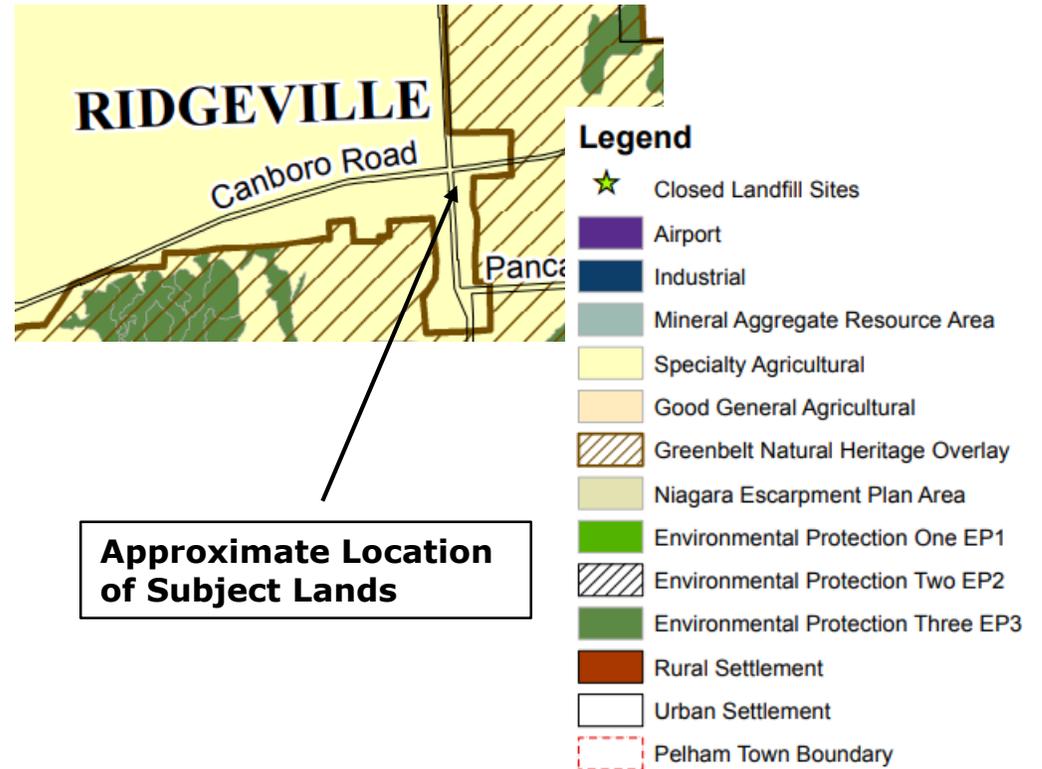
Niagara Official Plan

- 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.



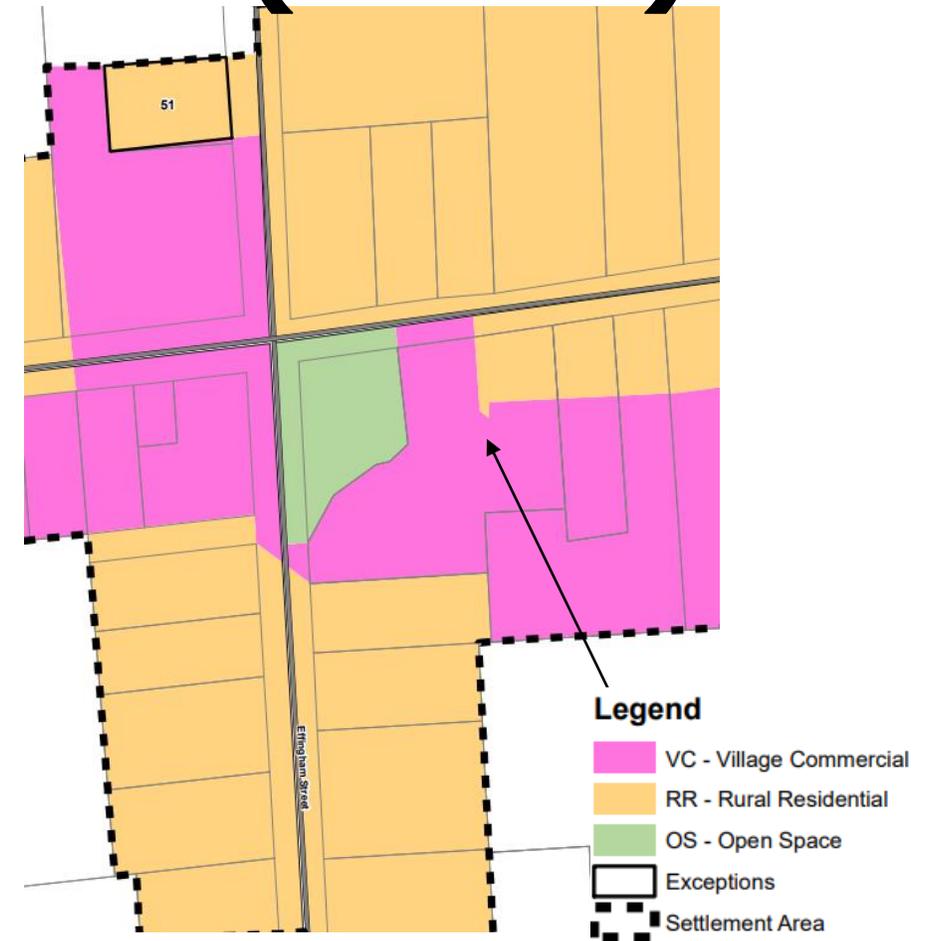
Zoning By-law 4481 (2022)

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:

Shannon Larocque,
Manager of Planning
(905) 892-2607 x. 319
slarocque@pelham.ca



Town of Pelham Committee Report
Public Meeting under the *Planning Act*
Wednesday, March 19, 2025

Subject: Information Report – Application for Zoning By-law Amendment – 286 Canboro Road

Prepared By: Shannon Larocque, MCIP, RPP Manager of Planning

Department: Community Planning and Development

Recommendation:

THAT Committee receive report 2025-075 “Information Report – Application for Zoning By-law Amendment – 286 Canboro Road” as it pertains to file no. AM-01-2025;

AND THAT Committee direct Planning Staff to prepare the recommendation report on this topic for Council’s consideration.

Summary:

An application for a Zoning By-law Amendment was received for the property located at 286 Canboro Road to rezone the lands from the Rural Residential (RR) and Village Commercial (VC) zones to a site-specific Rural Residential (RR) zone that will permit the construction of a single detached dwelling. The application also requests an increase to the maximum front yard to 21.5 metres for a single detached dwelling.

Location:

An application for a Zoning By-law Amendment was received for the property located at 286 Canboro Road known legally as Part Lot 5, Concession 8, being Part 2, Plan 59R-15861 in the Town of Pelham, Regional Municipality of Niagara (Figure 1).

Figure 1: Property Location



The property is located on the south side of Canboro Road, east of Effingham Street. The surrounding land has a mix of residential and commercial uses, including the bulk water station, retail and restaurant uses to the west, residential uses to the north, residential, office, and vehicle repair shop uses to the east, and office, residential, and agricultural uses to the south.

Project Description and Purpose:

The requested Zoning By-law Amendment would rezone the lands from the Rural Residential (RR) and Village Commercial (VC) zones to a site-specific Rural Residential (RR) zone that will permit the construction of a single detached dwelling. The application also requests an increase to the maximum front yard to 21.5 metres for a single detached dwelling.

The property currently contains an existing single-detached dwelling located close to Canboro Road in the RR zone portion. The remainder of the property is zoned VC, which does not permit a single-detached dwelling. The property also contains a watercourse which has been identified as Type II fish habitat.

The property owner would like to demolish the existing dwelling and construct a new, larger dwelling further back on the property in the area that is currently zoned VC (Figure 2). A 10 metre setback to the Type 2 Fish Habitat will be maintained and the area will be restored with plantings. Approval of the requested zoning by-law amendment is required to obtain a building permit to facilitate this.

Figure 2: New Dwelling Location



Policy Review:

Planning Act, R.S.O. 1990, c.P.13

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities, ie. 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 property is located within a rural settlement area, according to the Provincial Planning Statement, 2024 (PPS).

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)). In rural areas, rural settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted (2.5.2). 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, 2024

The property is located within a settlement area identified by the Greenbelt Plan (GP). Generally, the GP does not apply to lands within the boundaries of Towns/Villages and Hamlets (settlement areas). Official plans will continue to govern land use within these settlement areas based on policy direction provided by the PPS. Limited growth is permitted through infill and intensification of Hamlets subject to appropriate water and sewage services (3.4.4.1).

Niagara Escarpment Plan, 2017

The property is not located in the Niagara Escarpment Plan Area; therefore, the Niagara Escarpment Plan policies do not apply.

Niagara Official Plan, 2022

The property is located in a rural settlements area in the Niagara Official Plan, 2022 (NOP). Rural settlements are to be the focus of development outside of urban area boundaries (2.23.2). Development in rural settlements should be planned to:

- a. encourage residential infill development that builds on the rural character and characteristics of the surrounding area;
- b. ensure there is adequate amenities to serve the needs of rural residents, area businesses and the surrounding nearby agricultural community;
- c. consider the inclusion of active transportation infrastructure;
- d. protect the Region's natural environment system in accordance with the policies in the NOP; and

e. encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions, and increased resilience to climate change (2.2.3.3).

A portion of rural employment is to be planned within rural settlements to support the surrounding agricultural community. Local Area Municipalities should ensure that adequate lands are available for rural employment within rural settlement boundaries to satisfy long-term needs and support the rural economy (2.2.3.4).

Rural settlements will be serviced by sustainable private water and wastewater treatment systems (2.2.3.5).

The property is also impacted by the Region's Core Natural Heritage System consisting of Type 2 (Important) Fish Habitat. Mandatory buffers from natural heritage features and areas are required within settlement areas. Notwithstanding any other policy in the NOP, the Conservation Authority has its own buffer requirements for watercourses which shall apply. Reductions in any buffer required by the Conservation Authority may be considered in settlement areas where supported by a site-specific study that is approved by the Local Area Municipality, the Region, and the Conservation Authority.

Town of Pelham Official Plan, 2014

The property is designated Specialty Agriculture in the Town of Pelham Official Plan, 2014 (TOP). The principle use of land in the Specialty Agricultural designation shall be for the production of the full range of specialty crops identified in the Greenbelt Plan. Permitted uses in the Specialty Agricultural designation 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. A number of these uses are subject to meeting policy tests in other sections of the TOP.

As Council is aware, Town Planning staff are working on a new TOP which will redesign the property to a Rural Settlement designation to conform with the NOP and the GP.

Zoning By-law 4481(2022)

The property is zone Rural Residential (RR) and Village Commercial (VC).

The RR zone permits a single detached dwelling; home occupation; second dwelling units; and uses, buildings and structures accessory to the foregoing uses.

The VC zone permits apartment dwellings, bakery, cultural use; dwelling unit(s) above a commercial use, existing single detached dwelling, hotel, institutional use, micro brewery, office uses, parking facility, parks and urban square, places of entertainment,

restaurant, retail use, second dwelling units, service shop, short term accommodation, townhouses and live-work units and uses, buildings and structures accessory to the foregoing uses.

The required and requested zone regulations are identified in Table 1 for the RR zone. All zoning regulations will be met with the exception of the maximum front yard requirement.

Table 1: Requested Zone Regulation

6.7.2 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

Submitted Reports:

Planning Justification Brief prepared by Upper Canada Consultants Planners / Engineers dated February 13, 2025

The brief states that the lands are located within a rural settlement area where limited growth and development are encouraged. Single detached dwellings are a permitted use within a rural settlement area, provided that private servicing needs can be met. The subject property is of sufficient size to accommodate a private septic system and has historically accommodated a dwelling on private services.

The subject lands contain a watercourse which is identified as containing Type 2 (Important) Fish Habitat. The application has been submitted with a buffer planting plan which will ensure that the proposed development does not negatively impact these features for the long term.

The brief concludes that the proposed amendment will result in appropriate and compatible development on lands which are suitable for the proposed uses and that in the author’s opinion, the application represents good planning and should be supported.

Stage 1 & 2 Archaeological Assessment prepared by Detritus Consulting Ltd. dated October 23, 2024

The Stage 2 investigation identified and documented no archaeological resources. Therefore, no further archaeological assessment of the Study Area is recommended.

Landscape Planting Plan prepared by Beacon Environmental dated December 12, 2024

The property contains a watercourse that has been identified as a Type 2 Fish Habitat. A 10 metre setback will be maintained from the watercourse, and a restoration planting plan has been prepared for implementation through a Niagara Peninsula Conservation Authority (NPCA) work permit.

Agency Comments:

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

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.

Public Comments:

On February 26, 2025, 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 Canboro Road and Effingham Street. At the time of writing this report, no public comments had been received.

Staff Comments:

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

Approved and Submitted by:

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

**Engineering Department
Engineering Report**

For

**Request for Zoning By-law Amendment (AM-01-
2025) for 286 Canboro Road**

March 6th, 2025

Town staff have reviewed the following documentation for the purpose of **AM-01-2025 – 286 Canboro Road** application for:

The following information was submitted as part of the request:

- Site Preparation and Context Plan prepared by Beacon Environmental, dated December 12, 2024;
- 23156-SP- Site Plan - prepared by Upper Canada Consultants, dated October 22, 2024; and
- Planning Justification Report prepared by Upper Canada Consultants, dated February 13, 2025.

Introduction:

The subject property has the municipal address of 286 Canboro Road and is located on the south side of Canboro Road, just east of Effingham Street within the village of Ridgeville in the Town of Pelham, Regional Municipality of Niagara.

The subject lands are an irregularly-shaped through lot with 28.33 meters of frontage on Canboro Road, and 14.68 meters of frontage on Effingham Street. In total, the property is 0.518 hectares (1.28 acres) in area.

The property contains a one-storey, single-detached dwelling which is located on the northwest corner of the property, near Canboro Road. Available historical aerial imagery indicates that some type of structure has existed in this location since at least 1934. A majority of the balance of the property is manicured lawn. The property also contains a watercourse which follows the westerly property line.

The subject lands are zoned partially as "Rural Residential" and partially as "Village Commercial". The "Rural Residential" zoned portion of the property corresponds with the location of the existing dwelling. The proposed dwelling is located in a portion of the property zoned as "Village Commercial" which does not permit new single detached dwellings. Therefore, a Zoning By-law Amendment is required to permit the construction of a single detached dwelling as proposed. The proposed amendment is discussed in greater detail in Section 8 of this report.

Analysis:

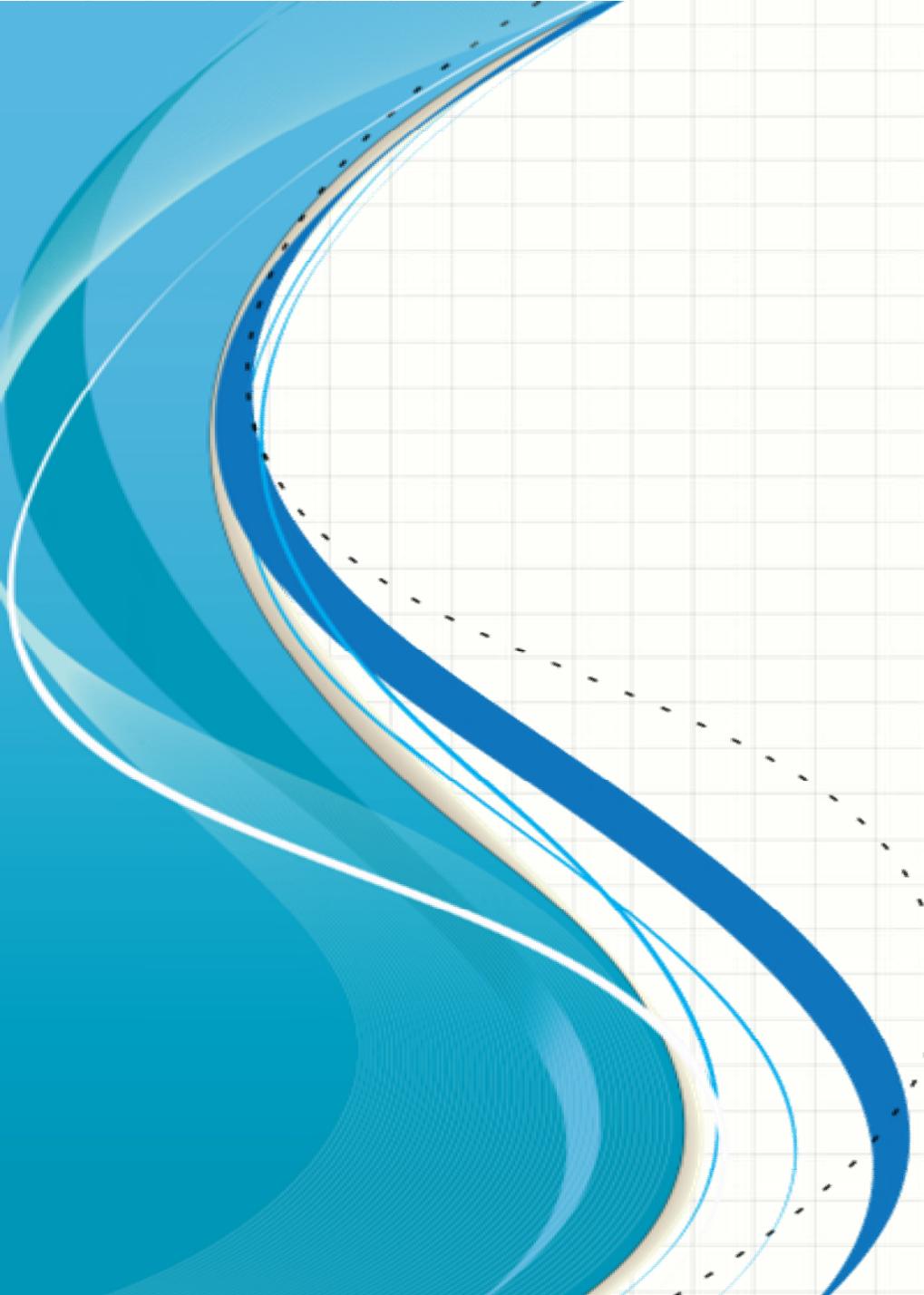
23156-SP- Site Plan

Please see the Conclusion.

Conclusion:

Public Works offer the following comments:

- Public Works has no issues with the proposed setback locations.
- Town of Pelham Public Works Staff will require that the applicant submit an overall lot grading and drainage plan to demonstrate that the drainage does not negatively impact nor rely on neighboring properties at the time of a building permit application.
- A Construction of new or modification of existing driveways requires a Driveway Entrance Permit. This permit is obtained through the Public Works Department. All associated costs with this permit are the responsibility of the owner.



286 CANBORO ROAD

RIDGEVILLE, TOWN OF PELHAM

ZONING BY-LAW AMENDMENT

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



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

Site Context



Location:

- 286 Canboro Road – Ridgeville

Lot Statistics:

- 0.518 hectares (1.28 acres)
- 55.8 meters (183 feet) frontage on Canboro Road; 14.68 meters (48 feet) frontage on Effingham Street

Characteristics:

- Residential Use – contains a single detached dwelling
- Watercourse along westerly property boundary

Surrounding Area

- Bulk Water Station
- Rural Residential
- Village Commercial

Planning Context

- Rural Settlement (Hamlet)
- Dual Zoning

Proposal



Existing dwelling removed

New detached dwelling constructed

2 storeys

Total GFA – 392.6
square meters
(4225.9 square feet)

Living Space – 360.8
square meters
(3884.2 square feet)

Private Septic
System

Watercourse buffer restoration

Proposed Renderings



Existing Zoning



Predominately
Village
Commercial

Small area of
Rural Residential
corresponding
with existing
dwelling location

Proposed Zoning Amendment

Re-zone entire property
as Rural Residential

Site-specific provision to
increase the maximum
front yard setback

All other standard zoning
provisions (height, lot
coverage, side and rear
yard setbacks) maintained

Supporting Studies

Study	Author	Key Findings
Stage 1-2 Archeological Assessment	Detritus Consulting	No artifacts were encountered during test digging
Buffer Planting Plan	Beacon Environmental	Demonstrates how the watercourse buffer will be restored with buffer plantings

Thank you – Questions?

