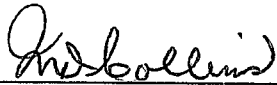


CERTIFICATE
OFFICIAL PLAN OF THE
TOWN OF PELHAM
AMENDMENT NO. 17

The attached Schedule and text constituting Amendment No. 17 to the Official Plan of the Town of Pelham, was prepared by the Pelham Planning and Development Committee and was adopted by the Corporation of the Town of Pelham by By-Law #1296 (1989) in accordance with Section 17 of the Planning Act, 1983, on the 16th day of October, 1989.



MAYOR



CLERK

This Amendment to the Official Plan of the Town of Pelham which has been adopted by the Council of the Corporation of the Town of Pelham, is hereby approved in accordance with Section 17 of the Planning Act, 1983 as Amendment No. 17 to the Official Plan for the Town of Pelham.

Date

Approval Authority

AMENDMENT NO. 17
TO THE
OFFICIAL PLAN
OF THE
TOWN OF PELHAM

PART A The Preamble does not constitute part of this amendment.

PART B The amendment, consisting of the following text and map (designated Schedule "D"), constitutes Amendment No. 17 to the Official Plan for the Town of Pelham.

PART A - PREAMBLE

PURPOSE

The purpose of this amendment is to:

- i) satisfy the requirements of Policy 5.3 of the Official Plan through the further refinement and enunciation of Official Plan policies;
- ii) redesignate lands from the existing "Urban Residential" designation to an "Open Space", "Commercial", and "Multi Family" designation;
- iii) introduce new policies to the Official Plan for the Lot 177 area to appropriately regulate and guide development.

LOCATION

The lands subject to this amendment are within the Urban Area Boundary of Fonthill, and comprise Lot 177. The lands are situate at the southeast corner of the municipality's urban area and is bounded to the north by Merritt Road, to the west by Pelham Street, to the south by Quaker Road, and to the east by Line Avenue. Lot 177 represents the last major developable area within the Town.

BASIS

The basis of this amendment is to:

- i) provide a more contemporary direction to the development community;
- ii) remove uncertainty as to how the lands are to be developed;
- iii) coordinate land uses in an optimum way;
- iv) respond to the initiatives of the Municipality in providing a planned housing mix;
- v) establish a policy framework to guide and coordinate development;
- vi) maximize development opportunities within Lot 177 as this represents one of the last developable areas of the Town;

- vii) satisfy the various policy requirements of the Municipality as contained in the Official Plan;
- viii) provide for compatible development;
- ix) provide a centrally located park with linkages to other open space areas of the Town;
- x) take advantage of existing right-of-way and road allowances within Lot 177.

PART B - THE AMENDMENT

1. Section 1, Land Use of the Official Plan for the Town of Pelham is hereby amended by the introduction of a new policy to the preamble of Section 1, which reads as follows:

"To further implement the intent of the Plan it may be necessary to prepare secondary plans. Section 1.57 provides Secondary Plans for the Town of Pelham."

2. Section 1, Land Use of the Official Plan for the Town of Pelham is hereby amended by the introduction of a new section which reads as follows:

"1.57 - SECONDARY PLANS

1.57.1 RESIDENTIAL

1.1 The residential neighbourhood of Lot 177 represents the last sizeable developable area within the Town's Urban Area Boundary, and therefore care must be exercised in its growth and development to provide an attractive and viable neighbourhood.

1.2 Development within Lot 177 will be co-ordinated with both short term housing demand and long range housing needs. Recognizing the need to increase housing types, the following residential mix should be achieved:

Low Density (up to 12 u.p.a.)	80% Single Family and Two Family Units
Medium Density (12 to 26 u.p.a.)	20% Multiple Family Attached & Low Rise Apartments

- 1.3 To provide for a range of affordable housing, a mix of dwelling unit types and lot sizes will be provided within Lot 177. This mix of type and range of lot size will provide the opportunity for a range of affordable residential accommodation.
- 1.4 Housing types will be located within Lot 177 in such a manner as to enhance the physical and living environments of the neighbourhood. This will especially be the case for apartments and multiple attached housing so as to increase their desirability and viability as alternative forms of accommodation to the single family detached house.
- 1.5 To maximize accessibility for the largest number of people, medium density housing will be located next to or directly accessible to commercial areas and community facilities such as major parks and open space areas.
- 1.6 In order to minimize the impact of medium density living on the residents of the neighbourhood, medium density developments will be located adjacent to or directly accessible to parks and open space areas.
- 1.7 The development of medium density housing will be generally guided by the land use pattern shown on Schedule "D".
- 1.8 The building height of medium density developments shall not exceed three (3) storeys.
- 1.9 The low density character of the existing residential areas will be protected in the process of considering new development and residential infilling.

1.57.2 COMMERCIAL

- 2.1 The need for commercial and retail services in Lot 177 is limited due to the relatively small market area and the presence of the core shopping area. For these reasons, the provision of commercial and retail services should be limited to and cater to the day-to-day convenience shopping needs of the immediate neighbourhood residents.

2.2 The establishment of local convenience commercial facilities will be guided by the following policies:

- o Generally, local convenience commercial facilities will be encouraged to develop in areas presently zoned for such purposes. Conversely, rezonings for additional commercial space will be discouraged so as not to create conditions of over-supply.
- o Consideration will also be given to the compatibility of local convenience commercial uses and their potential effects on adjacent residential properties.

2.3 Where commercial facilities are proposed for development, every effort will be made to ensure a compatible arrangement of land uses and functional design.

- o All commercial facilities will be required to provide adequate buffering, landscaping and separation distances to protect adjoining residential lands.
- o Vehicle access to commercial establishments will be oriented to arterial or collector roadways. Access from local residential streets will be restricted to pedestrian walkways.
- o Loading ramps, parking areas and other similar facilities will be sufficiently screened to minimize potential disturbances caused by noise, glare and odors.
- o No development will be considered unless adequate servicing and off-street parking can be provided.

2.4 In addition to the local convenience nodes situate within Lot 177, the lands of Fonthill Motors have been used for purposes that cater to more than the day-to-day convenience shopping needs of the immediate neighbourhood. To ensure compatibility between these lands and the surrounding park and residential land uses, the permitted general commercial uses in the implementing zoning by-law will be limited to commercial activities that will not negatively impact on the abutting and surrounding lands.

1.57.3 INSTITUTIONAL

- 3.1 Population growth in Lot 177 is not expected to generate a need for new institutional facilities, inclusive of schools, within this area. Institutional demands are expected to be accommodated by existing institutional facilities located in other parts of the Municipality.

1.57.4 PARKS, RECREATION AND OPEN SPACE

- 4.1 The Municipality is desirous of achieving an integrated park system so that each park is readily accessible to other parklands and the neighbourhood residents.
- 4.2 To ensure that an adequate park is provided within Lot 177, it is intended that:
- o Between 2 to 3 acres of land be established for recreational purposes.
 - o The park be centrally located within safe convenient walking distance of the majority of neighbourhood residents.
 - o Appropriate linear parks or walkways should be developed to access the park.
- 4.3 The provision of a neighbourhood park within Lot 177 will be generally guided by the land use pattern shown on Schedule "D".
- 4.4 The detailed design of the neighbourhood park will be carried out as soon as possible after the lands are acquired so that landscaping and topographical modifications may be co-ordinated to the advantage of both the Town and developer.
- 4.5 The Town will endeavour to provide a basic level of recreational facilities in the newly acquired park so that immediate benefits may be derived from this facility. Generally, initial park development will include grading, seeding and the establishment of appropriate plant materials.

1.57.5 SERVICING AND TRANSPORTATION

5.1 The provision of sewerage, water, roads and other municipal services will be achieved with minimum costs to the Town and phased in an orderly and efficient manner.

5.1.1 Development of Lot 177 will occur in two phases:

- o Phase 1 comprising those lands situate generally to the north of Bacon Lane, and
- o Phase 2 comprising the balance of those lands within Lot 177, with development commencing at the southerly located Quaker Road and proceeding in a sequential northerly direction.

5.1.2 Out of phase development will only be considered where the developer is willing to pay the costs of oversizing services beyond the limit of the development to a suitable outlet.

5.1.3 In order to accommodate development within Lot 177, off-site road improvements and storm sewer extensions are required. The cost of undertaking such works shall be borne by the developers.

5.2 Lot 177 shall be developed with a high standard of services including sidewalks, paved roadways with curb and gutter, and underground wiring where necessary.

5.3 In order to achieve the proper co-ordination of services and consistence in development standards, the orderly subdivision of land by way of plan of subdivision will be promoted throughout Lot 177.

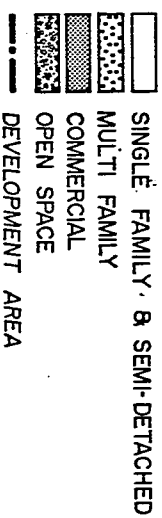
5.4 The road system required to serve Lot 177 is shown on Schedule "D". However, the final alignments of some of the roads may be varied depending on the development proposals that are submitted.

- 5.5 Where any proposed subdivision would preclude the development of a suitable system of interconnecting roadways, as outlined in this Plan, subdivision design modifications will be effected before development proceeds.

1.57.6 IMPLEMENTATION

- 6.1 The land use proposals contained in this Secondary Plan, as well as those aspects of the Official Plan which control development, shall be implemented through the combined actions of the public and private sector associated with the development/redevelopment of lands in Lot 177.
- 6.2 Development or redevelopment proposals will be required to be in conformity with the policies contained in this Secondary Plan and with the Land Use designations indicated on Schedule "D".
- 6.3 The land uses shown on Schedule "D" and the Land Use policies of this Secondary Plan shall be progressively implemented through Sections 34, 40 and 50 of the Planning Act."
3. Schedule A, Land Use Plan to the Official Plan for the Town of Pelham is hereby amended by Schedule "D" attached hereto and forming part of this amendment.

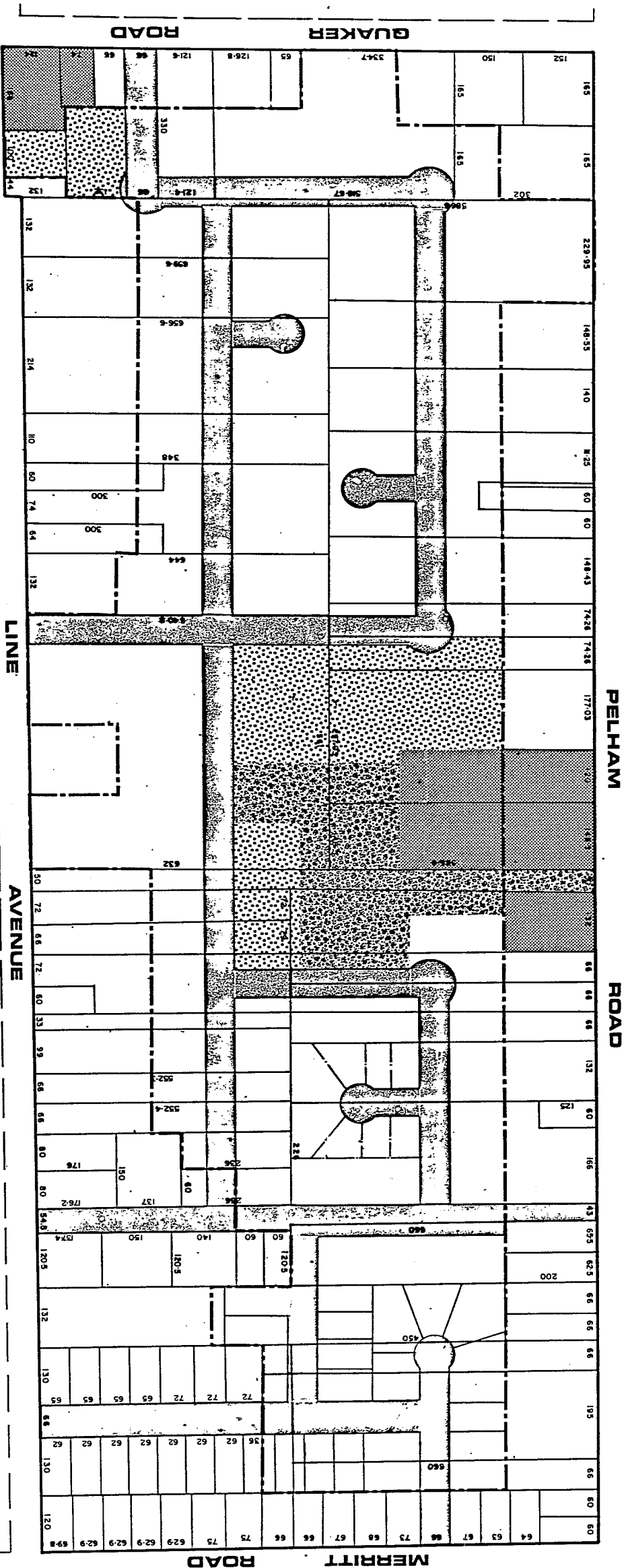
SCHEDULE 'D' TO OFFICIAL PLAN
AMENDMENT NO.17
TOWN OF PELHAM OFFICIAL PLAN



EASTERLY LIMIT OF LOT 177

LINE®

AVENUE



MERRITT ROAD

SCALE 1" = 100'

MILLER O'DELL,
URBAN AND RURAL PLANNING CONSULTANTS INC.