

**AMENDMENT NO. 19
TO THE OFFICIAL PLAN
FOR THE
TOWN OF PELHAM
PLANNING AREA**

AMENDMENT NO. 19
TO THE
OFFICIAL PLAN
FOR THE
TOWN OF PELHAM

Amendment Number 19

to the

Official Plan

for the

Town of Pelham


This amendment to the Official Plan for the Town of Pelham, which has been adopted by the Council of the Corporation of the Town of Pelham, is hereby approved pursuant to Sections 17 and 21 of the Planning Act, 1983, as Amendment Number 19 to the Official Plan for the Town of Pelham.

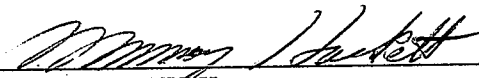
Date: 1990-05-11

Diana L. Jardine
Diana L. Jardine, M.C.I.P
Director
Plans Administration Branch
Central and Southwest

CERTIFICATE
OFFICIAL PLAN OF THE
TOWN OF PELHAM
AMENDMENT NO. 19

The attached text constituting Amendment No. 19 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 #1326 (1990) in accordance with Section 17 of the Planning Act, 1983, on the 27th. day of February, 1990.


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. 19 to the Official Plan for the Town of Pelham.

Date

Approval Authority

AMENDMENT NO. 19
TO THE
OFFICIAL PLAN
OF THE
TOWN OF PELHAM

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Relevant Data provides the background to the
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Note: Parts A and C are explanatory sections providing
information regarding the Amendment and do not
form a part of the body of the Official Plan
Amendment. Only Part B constitutes the actual
Amendment to the Official Plan of the Town of
Pelham.

P A R T A

PREAMBLE

PART A - PREAMBLE

PURPOSE

The purpose of this amendment is to:

- i) introduce a new policy statement to the Special Village Residential Area policies for Fenwick of the Official Plan to permit a density of 55 dwelling units per hectare at the subject site.
- ii) permit the conversion of the former high school site known municipally as 705 Canboro Road, to eighty one residential units.

LOCATION

The lands subject to this amendment are located on the south side of Canboro Road and are bounded to the east by Balfour Avenue and to the west by Garner Avenue, and comprise 1.48 hectares of land. The site is known municipally as 705 Canboro Road in the Village of Fenwick, Town of Pelham.

BASIS

The basis of this amendment is to:

- i) permit the conversion of a former school building that is now vacant to eighty one residential units to facilitate the usage of the property in a manner that is beneficial to the community and is compatible with surrounding land uses;
- ii) provide for the adoption of a zoning by-law amendment which would permit the conversion of the school building for apartment purposes;
- iii) provide for the development of the subject lands which responds to and satisfies the Official Plan's multiple family locational criteria;
- iv) help satisfy the need for new rental accommodation as identified in the Town's Municipal Housing Statement;
- v) respond in part to the Province's Policy Statement on Land Use Planning for Housing through the provision of an alternative, accessible and affordable type of housing.

P A R T B

THE AMENDMENT

P A R T C

THE APPENDICES

LIST OF APPENDICES

- Appendix A-1 Planning Reports, dated December 11, 1989
and January 19, 1990
- Appendix B-1 Commenting Agencies
- Appendix C-1 Amending Zoning By-Law No. 1325 (1990)

APPENDIX A-1

December 11, 1989

Chairman W.B. Walker
Members of the Planning and Development Committee

Planning Report
Proposed Zoning By-law Amendment AM-4/89
Supreme Central Group
Conversion of Former Pelham High School

Proposal

The Municipality has received an application to amend Zoning By-law 1136 to rezone the subject property from Institutional (I) to a Residential Multiple Village 2 (RMV2) Zone and a Residential Village (RV1) Zone. This rezoning will facilitate the conversion of the former Pelham High School into 81 residential units and the creation of 6 single family lots (3 fronting onto Balfour and 3 fronting onto Garner). Site access is to be provided by the existing driveways on Balfour and Garner Avenues and new driveways on Canboro Road.

Location

The subject site consists of 2.53 acres of land, is located on the south side of Canboro Road and is bounded to the east by Balfour Avenue and to the west by Garner Avenue. The site is known municipally as 705 Canboro Road.

Surrounding Land Uses

Lands to the north, west and south of property are occupied by single family dwellings of varying heights and styles. Lands to the east are partially developed with single family dwellings.

Pelham Official Plan

The subject property is designated Village Residential in the Official Plan. Pursuant to the Official Plans' policies applicable to Fenwick, in addition to single family units, multiple-family residences and apartments are permitted subject to a site specific zoning by-law amendment and criteria as set out in policies 1.15.4 and 1.19.2 of the Plan.

Policy 1.15.4 allows for residential densities of up to 25 units per hectare for multiple family developments within the Fenwick area. Policy 1.19.2 establishes a list of criteria for assessment in the review of development proposals such as this.

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PLANNING ASSOCIATES

Zoning By-law 1136

The subject lands are zoned Institutional (I) and the uses permitted range from schools to private clubs to senior citizens homes. The requested Residential Village RV1 Zone is to provide for single family lot creation along Balfour and Garner Avenues having lot frontages in excess of 18 metres and lot areas in excess of 735 square metres. Since the RV1 Zone requires a minimum lot area of 836 square metres, a special provision will have to be applied to recognize the smaller lot sizes. The requested Residential Multiple Village 2 RMV2 Zone is to provide for the conversion of the former school into 81 apartment units. A special provision will have to be applied to recognize the existing building setbacks of the school and to provide surface parking not garage parking for the tenants of the building.

Planning Review

The Official Plan contains criteria to assist in the review of applications for zoning by-law amendment for the purposes of constructing apartment buildings. The criteria are:

- o apartment heights be limited to a maximum of three storeys;
- o apartment densities shall be 25 units per hectare;
- o the type of development proposed for the site;
- o the nature and extent of existing land uses within the general area of the site;
- o the adequacy of available municipal services;
- o the total extent of the site;
- o provisions of on-site amenities;
- o impact of traffic and parking on adjacent single family areas;
- o adequacy of landscaping and buffering provisions;
- o adequacy of schools, parks and neighbourhood commercial facilities;

In addition to the aforementioned policies of the Official Plan, an apartment building of this nature would also be evaluated based upon separation distances, shadowing and site lines. However, this evaluation is not necessary in consideration that the structure is existing, the former use of the site, and the uses permitted by the site's existing Institutional Zone.

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PLANNING ASSOCIATES

Review of the subject development application in relation to these criteria has resulted in the following observations:

- o The subject proposal is converting an existing two storey structure and is of a lower height than the maximum specified by the by-law.
- o The proposed development will result in a density of 36.9 units per hectare which is above the density established in the Official Plan. This density limit (25 units per hectare) was established to ensure the village atmosphere of Fenwick is maintained.
- o Residential usage of the site is considered appropriate given the former use of the property, is the conversion of an existing structure, will not have a negative impact upon the character of the area, is utilizing for the most part existing site facilities (eg. driveways), road allowances separate the northerly, westerly and easterly residences, the southerly located residences are to be abutted by single family homes and the utilization of site plan control will ensure compatibility is achieved.
- o The Municipality's consulting engineering has identified the following:
 - the sanitary sewer was designed to accommodate the eventual conversion of the school into apartments based on the Official Plan and Zoning By-law development densities;
 - although the current proposal of 81 units exceeds the original design capacity allowed for this facility, no negative impact on the system will result;
 - the trunk watermain on Canboro Road has sufficient capacity to satisfy the potable demands of the apartment complex as well as satisfy the fire flow requirements;
 - storm drainage can be addressed through on-site retention to control drainage discharge to pre-development levels;
 - traffic from the proposed apartment complex will provide less of an impact than that generated during the property's former use as a school site.
- o The size and configuration of the lot and the location of the existing building provides the opportunity for reasonable site development. It is noted that in order to meet the lot area requirement of the RV1 Zone for the single family units the unit yield is being reduced from 6 to 4. This will result in additional lands being included into the apartment complex

MILLER O'DELL
PLANNING DEPARTMENT

thus enhancing site plan design through the provision of more landscaped open space/amenity areas, redesign of the parking areas, etc.

- o The proposal will provide appropriate on-site amenities as well as landscape treatments.
- o The engineer has indicated that the proposed 81 unit apartment complex will provide less of a traffic impact than that generated by the previous school use. Also, it is intended that the existing driveways on Balfour and Garner Avenues will be utilized and adequate off-site parking be provided. The use of site plan control will ensure that the parking and driveway areas are appropriately designed and buffered.
- o The Fenwick community is adequately served by education, recreational and commercial facilities. It is anticipated that the proposed development will not have any negative impact on these facilities.

In addition to the above Official Plan requirements, it is noted that the proposed apartment would fulfil part of the need for rental accommodation identified by the Town of Pelham's Municipal Housing Statement. According to the Statement, "Since 1971, the proportion of the Town's rental housing stock has been declining. The construction of rental accommodation has not kept pace with the specific housing needs resulting from demographic change." In fact, one of the key conclusions of the Housing Statement was that: "emphasis should be placed on the construction of high density (i.e. apartments) housing."

Conclusions

Conversion of the school and site development for the proposed apartment complex is considered appropriate as:

- o the proposed development satisfies the locational criteria of the Official Plan;
- o the proposed units would help satisfy the need for new rental accommodation identified in the Town's Municipal Housing Statement;
- o the proposed development will have no adverse impact on adjoining lands;
- o the site plan control process will further ensure land use compatibility;
- o an existing structure and accompanying land base is being effectively used by a compatible land use.

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PLANNING CONSULTANTS

It is noted that the proposed density increase from 25 units per hectare to 36.9 units per hectare is appropriate for the above noted reasons, however, the applicant did not make application to amend the Official Plan density requirements. As such, development could proceed pursuant to the 25 units per hectare requirement (55 units), or alternatively, the zoning by-law amendment application be tabled until such time as an Official Plan Amendment Application is carried forward.

Recommendations

1. That amendment application AM-4/89 respecting Canboro Garden Apartments be tabled.
2. That staff be instructed to proceed with the necessary scheduling of a public meeting for both a Zoning By-law Amendment and Official Plan Amendment.

Glen Barker

Glen Barker
Senior Planner

GB/sp

MILLER O'DELL
PLANNING ASSOCIATES

January 19, 1990

Chairman L. Tunnacliffe
and Members of the Planning and Development Committee

Pelham High School Conversion
Canboro Gardens Apartments
Application for Official Plan
and Zoning By-law Amendment

BACKGROUND

At the December 11, 1989 meeting of the Planning and Development Committee, a planning report was presented which concluded:

- o The proposed development satisfies the locational criteria of the official plan.
- o The proposed units would help satisfy the need for new rental accommodation identified in the Town's Municipal Housing Statement.
- o The proposed development will have no adverse impact on adjoining lands.
- o The site plan control process will further ensure land use compatibility.
- o An existing structure and accompanying land base is being effectively used by a compatible land use.

Committee, however, could not deal with the application for zoning by-law amendment, as an amendment to the official plan to increase site densities was also required. Furthermore, Committee wanted the opportunity to assess the comments of the ratepayers in attendance.

ISSUE ASSESSMENT

The key issues raised by the public, staff, and/or members of Council and an assessment of these issues are detailed below:

1. Site Serviceability - By correspondence dated December 11, 1989, the municipality's consulting engineer has reviewed further the implications of site servicing and concludes "we can support the conversion of the Pelham High School into apartments, and would confirm that impact on existing services will be minimal".

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PLANNING ASSOCIATES

2. Canboro Road Access - Concern has been expressed relative to the potential noise associated with the use of the front access. As a result, the site plan has been redesigned which reduces the size of the parking area by eight stalls, thereby leaving two handicapped stalls and two open stalls with twenty-minute time limits for short-term visitor parking.
3. Garner Avenue Access - In addition to the visitor parking area being provided from Canboro Road, site access was to be from Garner and Balfour Avenues. However, in consideration of concerns expressed over the impact of traffic movements from the Garner Avenue access onto the westerly located residence, the site plan has been amended to provide site access from Balfour Avenue only. The Garner Avenue access is to comprise an emergency access. Bollards and a chain shall be installed to limit the use of this point of access.
4. Air Conditioning Units - Concern was expressed relative to the placement of air conditioning units in the windows of the dwelling units fronting Canboro Road. This matter has been assessed and it is felt that the impact of window air conditioning units can be minimized through the site plan process as low level vegetative plantings can readily buffer the window air conditioning units on the first floor. The strategic placement of trees to address second floor air conditioning units will further assist in minimizing any impacts.
5. Balfour and Garner Avenues Upgrading - Since Garner Avenue is to be used as a point of access to the site in emergencies only, upgrading is not warranted. Balfour Avenue is adequate to accommodate the proposed movements from the site and no upgrading is warranted.
6. Off-Site Parking Problems - The proposed conversion of the former Pelham High School into 80 apartment units satisfies the municipal parking requirements, pursuant to By-law 1136, of 1.5 parking stalls per dwelling unit as 120 stalls are being provided. This is a contemporary standard and no on-street parking problems are expected.
7. Zoning By-law Performance Standards - It has been identified that the proposed development does not meet the Town's normal performance standards contained in the zoning by-law. In order to ensure compliance with as many by-law provisions as possible, the development has been redesigned and the following is noted:

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PLANNING ASSOCIATES

- o In order to comply with the minimum lot size requirements of the Residential Village RVI zone and to allow for on-site storm water detention, one single-family lot has been removed and the remaining five lots relotted.
- o Since the proposal involves the conversion of an existing structure, the zoning by-law amendment will be tailored to acknowledge the existing non-conforming front yard and interior side yards.
- o The proposal complies with the parking, lot coverage, building height, rear yard, lot area, lot frontage, and landscaped open space requirements of the Residential Multiple Village 2 (RMV2) zone.
- o The proposed 80 apartment units satisfy the zoning by-law dwelling unit floor area requirements as:
 - o the proposed floor area for the 28 one-bedroom units exceed the By-law's 56m^2 (602.8 square foot) requirement;
 - o the proposed floor area for the 40 two-bedroom units meet or exceed the By-law's 65m^2 (699.7 square foot) requirement;
 - o the 4 three-bedroom units exceed the By-law's 74m^2 (796.6 square foot) requirement;
 - o the proposed floor area for the 8 bachelor units exceeds the By-law's 42m^2 (452 square foot) requirement.

RECOMMENDATIONS

Based upon the above assessment and the planning justification for the subject proposal that was detailed in a report to the Planning and Development Committee dated December 11, 1989, it is recommended:

1. That the application to amend the official plan by providing a site density of 37 dwelling units per hectare be approved.
2. That the application to rezone a part of the subject land from Institutional (I) to Residential Village RVI zone be approved.
3. That the application to rezone the remainder of the lands from an Institutional (I) zone to a Residential Multiple Village 2 RMV2 zone be approved and the following exceptions apply.
 - o That a maximum density of 37 dwelling units per hectare

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PLANNING ASSOCIATES

be permitted.

- o That a minimum front yard of 3.6m be provided.
 - o That a minimum exterior side yard of 1.8m be provided.
4. That staff be directed to prepare the necessary official plan amendment and zoning by-law amendment for consideration by Council at its meeting of January 29, 1990.
 5. That staff be directed to prepare the necessary resolution for consideration by Council pursuant to Section 34(16) of The Planning Act that changes to the proposed by-law do not require the giving of further notice.

G. Barker
G. Barker
Senior Planner

MILLER O'DELL
PLANNING ASSOCIATES



Ontario

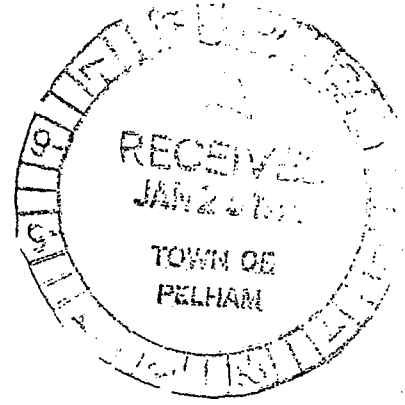
Ministry of
Agriculture
and Food

Ministère de
l'Agriculture et
de l'Alimentation

Foodland Preservation Branch,
617 Hwy. #53 East, R.R. #1,
Ancaster, Ontario L9G 3K9
(416) 527-2995
1-800-263-8520

APPENDIX B-1

January 18, 1990.



Mr. Murray Hackett, Clerk,
Town of Pelham,
20 Pelham Town Square,
P.O. Box 400,
Fonthill, Ontario.
L0S 1E0

Dear Mr. Hackett:

Re: Official Plan and Zoning Bylaw Amendment #AM-4/89,
704 Canboro Road, Town of Pelham, Region of Niagara,
Supreme Central Group (J. MacDonald).

The proposed application was reviewed in light of the Foodland Guidelines. Based on present knowledge, this Ministry has no objections.

Yours truly,

Scott Oliver,
Land Use Specialist.

SO/lt

cc Scott MacLeod,
Acting District Manager, Toronto.

Ontario, there's no taste like home
Un bon goût de chez nous





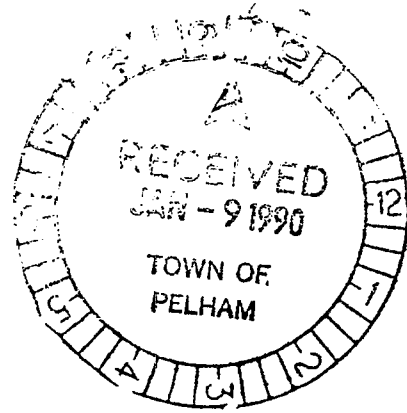
HEALTH SERVICES DEPARTMENT

Office of The Medical Officer of Health
130 Lockhart Drive
St. Catharines, Ontario L2T 1W4
Telephone: (416) 688-3762
Toll Free: 1-800-263-7248

January 4, 1990

Town of Pelham
P.O. Box 400
FONTHILL, Ontario
LOS IEO

Attention: Mr. Murray Hackett, Clerk



Dear Sir/~~Madam~~:

RE: Application for Rezoning
Your File # AM4/89
Plan of Subdivision #

Our Public Health Inspector has reported on the above-mentioned transaction and has provided the following details:

NAME OF OWNER OR APPLICANT: Supreme Central Group - J. MacDonald
LOCATION: 704 Canboro Road Pt. LOT #19 & 20 CONCESSION# n.k.a.
IN THE CITY, TOWN OR TOWNSHIP OF: Pelham Pt. Lot 16 & 17 Plan 703

COMMENTS:

No objection to the official plan amendment and rezoning, as stated.

Yours very truly,

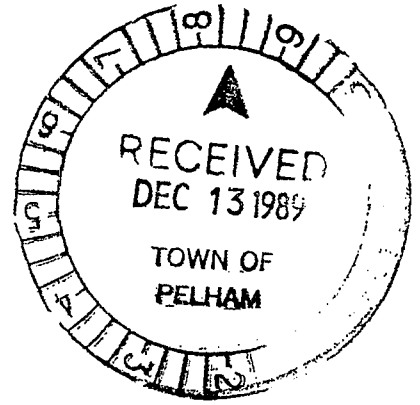
JAMES T. WADDLETON, C.P.H.I. (C)
FOR: J. N. Burkholder, M.D., D.P.H.
Medical Officer of Health
JTW/pas

I 2006



PLANNING AND DEVELOPMENT DEPARTMENT

The Regional Municipality of Niagara
2201 St. David's Road, P.O. Box 1042
Thorold, Ontario L2V 4T7
Telephone: (416) 685-1571



December 7, 1989
File: M.19.23 (AM-4/89)

Mr. M. Hackett, Clerk
Town of Pelham
20 Pelham Town Square
Box 400
Fonthill, Ontario
L0S 1E0

Dear Mr. Hackett:

RE: Preliminary Zoning By-law Amendment AM-4/89
Former High School into Residential Uses
Redevelopment of Lots 19, 20
and Part Lot 16 & 17, Fenwick
Town of Pelham
Date of Public Meeting: December 12, 1989

This preliminary application proposes to amend the Zoning By-law to permit the conversion of the former Pelham High School into approximately 80 apartment units, and to create single family building lots on the remaining surplus southerly rear lands.


The former high school is located in the Hamlet Community of Fenwick, and is designated Village Residential, according to Pelham's Official Plan. It is understood that an Official Plan Amendment would also be required to permit the proposed density on a portion of the site. The present zoning is Institutional (I).

From a Regional perspective, this Department supports efforts made for supplementing the current rental market in Pelham. The proposal appears to conform with the general character of the area, and it is understood that municipal services are intended for this site.

This Department is informed that six (6) single-family residential lots are being proposed for the southern portion of the site. We have no concerns in principle with the proposed lots, however, we will provide greater detail at the time the severance applications are made.

Comments of Regional Public Works are currently being formulated and will be forwarded to your office as soon as possible.

Yours truly,

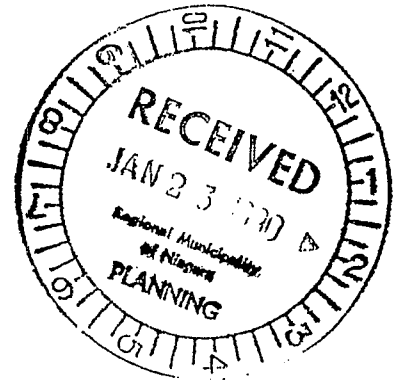
A handwritten signature in dark ink, appearing to be "D. Farley", with a large, sweeping flourish underneath.

5- David J. Farley
Manager, Current Planning

TT:sm

cc: Mr. J. Bernardi, Deputy Clerk
Mr. K. Bolechowsky, Approvals Supervisor

5895C



January 23, 1990

Memorandum to: D.J. Farley
Manager, Current Planning

Zoning Bylaw Amendment (AM-4/89)
Former High School into Residential Uses
Niagara Road 63 (Canboro Road)
Town of Pelham
Our File: F.06.063.560. (AM-4/89)

Public Works staff has reviewed the above referenced amendment and would comments with the following:

The original sanitary sewer as prepared by Proctor & Redfern in April 1980, indicated that the sewer was sized to accommodate 149 people in a drainage area consisting of 8.7 acres.

The former Pelham High School was intended to be converted into 50 apartment units at that time. This would then generate a population of 105 people based on 2.1 people per unit. The balance of 44 people appears to occupy the existing residential dwelling tributary to this 8" diameter sewer. The population was calculated using 5 people per acre.

Although capacity does exist in this section of pipe, flows downstream, particularly along Church Street and Foss Road, would be approaching capacity according to the design criteria.

Therefore, the following guidelines are provided:


1. That a population of 105 people be maintained in order to determine the number of units available for the former high school.
2. 2.1 people per unit factor may be varied to achieve a higher number of units in lieu of the original 50 units. This would, of course, be contingent upon being resolved by the Town of Pelham through their usual amendment procedures.

- Page 2 -

3. The development of the residential single family lots proposed behind the high school should be discouraged from proceeding, unless the total population of 149 people is maintained .

In general, infilling should be carried out within the original design parameters until the downstream effects are analyzed. This pertains not only to Church Street and Foss Road but Woodlawn Road as well, since Fenwick and Pelham are both tributary to that sewer.

An engineering study would be required due to constraints within the existing system in light of this proposal and additional development activity in the area. We would, therefore, not support this amendment at this time until the aforementioned has been given due consideration.



K. Bolechowsky, C.E.T.
Approvals Supervisor

JJZ/rm (7234G)

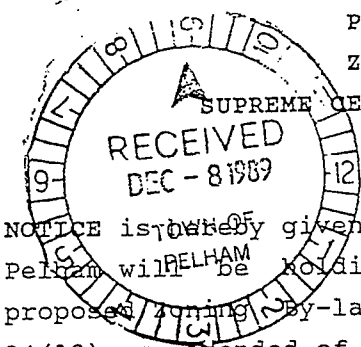
cc: DEP Report

TOWN OF PELHAM

PUBLIC MEETING NOTICE CONCERNING
ZONING BY-LAW AMENDMENT #AM-4/89

NOV 25 1989

SUPREME CENTRAL GROUP - 704 Canboro Road, Fenwick



NOTICE is hereby given that the Council of the Corporation of the Town of Pelham will be holding a Public Meeting to consider the matter of a proposed Zoning By-law Amendment, pursuant to the provisions of Section 34(12) as amended of the Planning Act 1983, for the area shown on the attached key map.

The Public Meeting is scheduled for TUESDAY, DECEMBER 12TH, 1989 at 7:30 P.M. at the Town Municipal Bldg., Council Chambers, 20 Pelham Town Square.

LOCATION:

The property subject to this application is a vacant school building located on the south side of Canboro Road west of Balfour Street, municipally known as 704 Canboro Road, Fenwick.

The attached key map may assist you in locating the site.

PROPERTY DESCRIPTION:

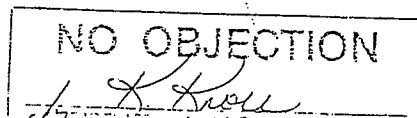
The subject land is formally described as Part Lots 19 and 20, and Part Lots 16 and 17, designated Part 1, on Reference Plan 59R-1595, of Reg. Plan 16 in the Township of Pelham, (n.k.a. 703) in the Town of Pelham. The property has a total frontage of 124.38 metres (408.09 ft.) along the south side of Canboro Road and a depth of 175.04 metres (574.30 ft.) along the west side of Balfour Street and a depth of 130.14 metres (427.0 ft.) along the east side of Garner Avenue, and comprising a total area of approximately 1.74 hectares (4.3 acres).

DEVELOPMENT PROPOSAL:

The applicant proposes to amend the Zoning By-Law to permit the conversion of the former Pelham High School into approximately 80 apartment units and to create single family building lots on the remaining surplus southerly rear lands.

OFFICIAL PLAN:

The Town's Official Plan designates the subject property as Village Residential. The predominant use of land in this category shall be single family dwellings. A limited number of multiple family dwellings which may also include senior citizens accommodations may also be permitted on full services.



TOWN OF PELHAM
PUBLIC MEETING NOTICE CONCERNING
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT #AM-4/89
SUPREME CENTRAL GROUP (J. MACDONALD) - 704 CANBORO ROAD
(former PELHAM HIGH SCHOOL)

NOTICE is hereby given that the Council of the Corporation of the Town of Pelham will be holding a Public Meeting to consider the matter of proposed Official Plan Amendment and Zoning By-law Amendment, pursuant to the provisions of Section 17(2) and 34(12) of the Planning Act 1983, of the area shown on the attached key map.

The Public Meeting is scheduled for TUESDAY, JANUARY 23RD, 1990 at 7:30 P.M. at the Town Municipal Bldg., Council Chambers, 20 Pelham Town Square.

LOCATION:

The property subject to this application is a vacant school lot located on the south side of Canboro Road west of Balfour Street, municipally known as 704 Canboro Road, Fenwick.
The attached key map may assist you in locating the site.

PROPERTY DESCRIPTION:

The subject land is formally described as being Part Lots 19 and 20, and Part Lots 16 and 17, designated Part 1, on Reference Plan 59R-1595, of Reg. Plan 16 in the Township of Pelham, (n.k.a. Reg. Plan. 703) in the Town of Pelham. The property has a total frontage of 124.38 metres (408.09 ft.) along the south side of Canboro Road and a depth of 175.04 metres (574.30 ft.) along the east side of Garner Avenue, and comprising a total area of approximately 1.74 hectares (4.3 acres).

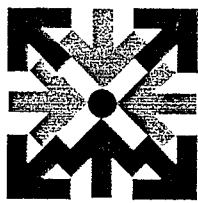
DEVELOPMENT PROPOSAL:

The applicant proposes to amend the Zoning By-law to permit the conversion of the former Pelham High School into approximately 81 apartment units and to create single family building lots on the remaining surplus southerly rear lands.

OFFICIAL PLAN AMENDMENT:

The Town's Official Plan designates the subject property as Village Residential. The predominant use of land in this category shall be single family dwellings. A limited number of multiple family dwellings which may also include senior citizens accommodations may also be permitted on full services. The applicant proposes to amend the Official Plan to permit a density of 39.9 dwelling units per hectare whereas the Official Plan permits 25 dwelling units per hectare.

NIAGARA PENINSULA CONSERVATION AUTHORITY
NO OBJECTION



The
Proctor & Redfern
Group
Consulting Engineers and Planners

Corbloc Building
80 King Street, 2nd Floor
St. Catharines, Ontario L2R 7G1
Telephone: (416) 688-4272
1-800-263-9803
Fax: (416) 688-5812

VIA TELECOPIER
December 11, 1989

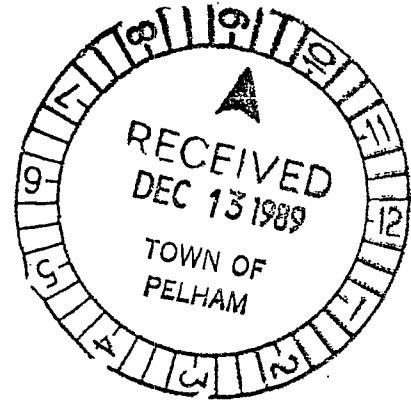
E.O. 89406 (21)

Town of Pelham
P.O. Box 400
Fonthill, Ontario
L0S 1E0

Attention: Mr. Jack Bernardi
Deputy Clerk

Dear Sir

**Pelham High School Conversion
'Canboro Garden Apartments'
Fenwick**



At your request, we have reviewed the proposed conversion of the former Pelham High School on Canboro Road in Fenwick into an 80-unit apartment complex with respect to its impact on area services. You will recall our earlier review of this matter (May, 1989) with reference to the creation of a 52-unit complex. In that report, we advised the apartment would not create any problem with respect to the sanitary sewer system capacity as the original sewer was designed to accommodate the eventual conversion of the school into apartments based on the current Official Plan and Zoning By-law development densities.

The currently proposed 80-unit development will exceed the original design capacity allowed for this facility. However, we understand that the building is outfitted presently with a collection sump and pump which were installed when the high school was utilized as a private school. These facilities were installed at that time so as to reduce the impact on the sewage system capacity. It is our current opinion that continuation of the use of these facilities will also reduce the impact of the 80-unit development on the existing sewage system. In fact, a more in-depth review of the apartment unit design may permit the retirement of these facilities. At this time, we would suggest that the continued use of the facilities will enable the development of the 80-unit apartment complex without negative impact on the sewage system.

With respect to water supply and storm drainage, we would not anticipate any significant problems. The trunk main on Canboro Road has sufficient capacity to satisfy the potable demands of the apartment complex, as well as satisfy the fire flow requirements. Storm drainage needs to be addressed in detailed design to ensure on-site retention is provided to control drainage discharge to pre-development levels.

With respect to traffic impacts, we would anticipate the 80-unit development will provide less of an impact than that generated during the property's former use as a school site. The detailed site plan will be reviewed to ensure proper street access is provided.

December 11, 1989

In summary, we can support the conversion of the high school into apartments and would confirm that impact on existing servicing will be minimal (subject to specific comments as related to the sanitary sewer system). If you have any questions concerning the contents of this letter or require additional information, please contact the undersigned at your convenience.

Yours very truly

THE PROCTOR & REDFERN GROUP

A handwritten signature in dark ink, appearing to read 'D. Lampman', is written over a circular stamp or seal.

D. Lampman, P. Eng.
Manager - Niagara Area

DL/fa

cc: Glen Barker - Miller, O'Dell

THE CORPORATION OF THE
T O W N O F P E L H A M

BY-LAW NO. 1326 (1990)

Being a by-law to regulate the use of
lands and the character and use of
buildings and structures within certain
areas of the Town of Pelham.

WHEREAS Section 34 of The Planning Act, S.O. 1983,
as amended, provides that the governing body of a Municipal
Corporation may pass by-laws to regulate the use of lands
and the character, location and use of buildings and
structures;

AND WHEREAS the Planning & Development Committee
of the Town of Pelham has recommended that such a by-law be
enacted;

AND WHEREAS the Council of the Corporation of the
Town of Pelham has deemed it to be in the public interest
that such a by-law be enacted;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF
THE TOWN OF PELHAM ENACTS AS FOLLOWS:

(1) THAT the lands identified on Schedule "A" attached
hereto be and are hereby zoned as Residential Multiple
Village 2 "RMV2-91" and Residential Village 1 "RV1" Zones
from Institutional "I" Zone.

(2) Subject to the general provisions of Section 6 of
By-law #1136 (1987) and all other applicable requirements
and sections of By-law #1136 (1987), the provisions of this
section shall apply throughout the Residential Multiple
Village 2 "RMV2-91" Zone:

2.1 Permitted Uses

(a) Apartment dwellings and uses, buildings,
and structures accessory thereto.

2.2 Zone Requirements

(a) Minimum Lot Area	175m ²
(b) Minimum Lot Frontage	40m

con't.....

(c) Maximum Density	55 dwelling units per hectare
(d) Maximum Lot Coverage	25 percent
(e) Minimum Front Yard	as existing
(f) Minimum Rear Yard	One-half the building height or 12m, whichever is greater
(g) Minimum Westerly Side Yard	2.5m
(h) Minimum Easterly Side Yard	0.5m
(i) Minimum Landscaped Open Space	40 percent of lot area
(j) Maximum Building Height	2 storeys

(3) Nothing in this by-law shall prevent the use of lands indicated as "RMV2-91" on Schedule "A" to this by-law for a maximum of eighty-one (81) apartment units. Open air parking shall be provided at a rate of not less than 1.5 spaces per unit.

(4) Subject to the general provisions of Section 6 of By-law #1136 (1987) and all other applicable requirements and sections of By-law #1136 (1987), the provisions of this section shall apply throughout the Residential Village 1 "RV1" Zone for lots with sanitary sewers and water:

4.1 Permitted Uses

- (a) One single detached dwelling on one lot and uses, buildings and structures accessory thereto.


4.2 Zone Requirements

- | | |
|--------------------------|-----------------------------|
| (a) Minimum Lot Area | 836m ² |
| (b) Minimum Lot Frontage | 18m
20m on
corner lot |

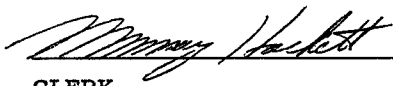
(c)	Maximum Lot Coverage	35 percent
(d)	Minimum Front Yard	8m
(e)	Minimum Interior Side Yard	1.5m
(f)	Minimum Exterior Side Yard	5m
(g)	Minimum Rear Yard	7.5m
(h)	Maximum Height for a Dwelling	10.5m
(i)	Minimum Ground Floor Area for a Dwelling:	
	(i) one storey	93m ²
	(ii) two storey	56m ²

(5) THAT this by-law will come into force and take effect pursuant to Sections 34 (19) and 34 (31) of the Planning Act, S.O. 1983.

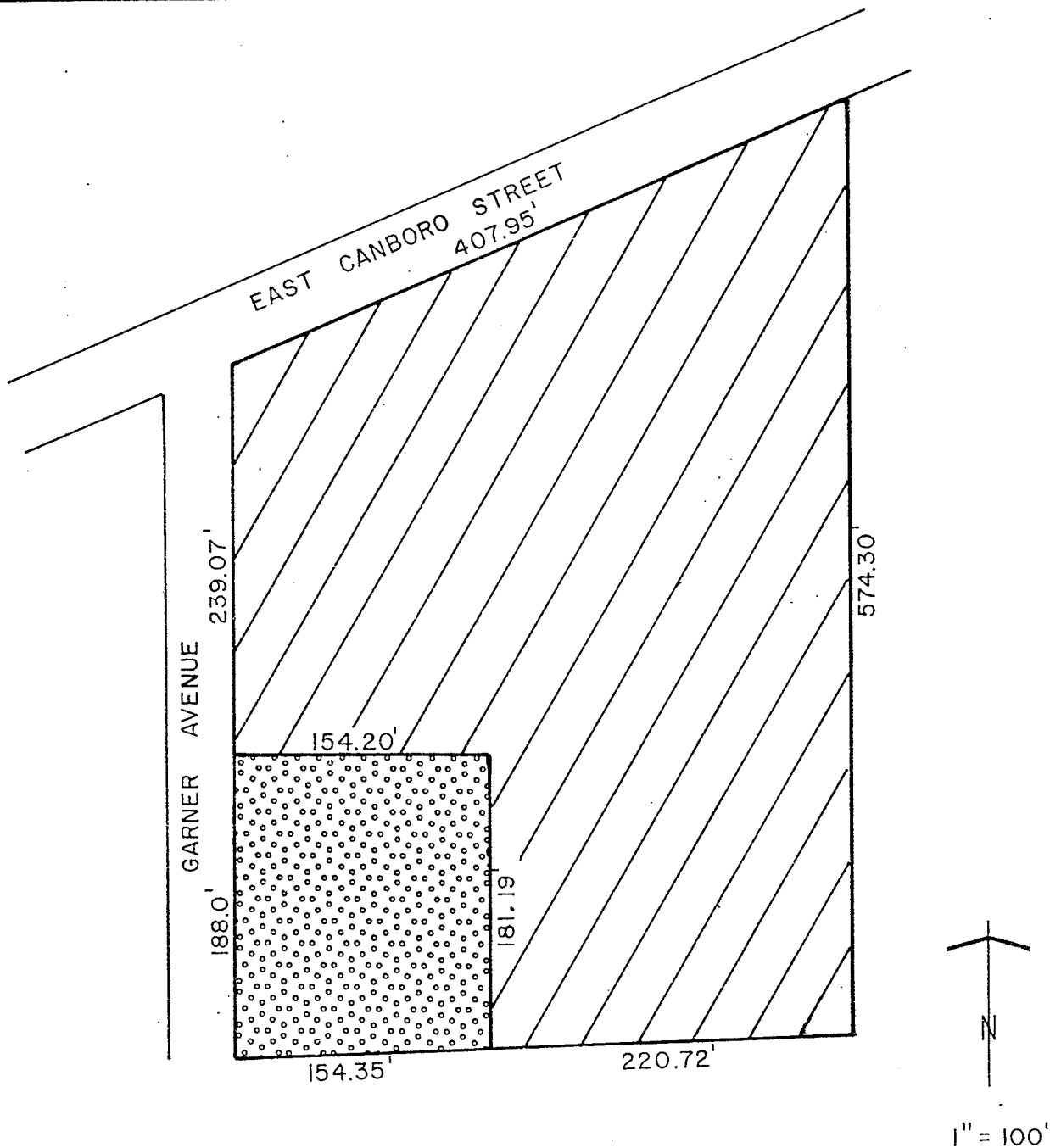
READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
27th. DAY OF FEBRUARY, 1990 A.D.



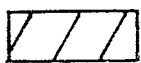
MAYOR



CLERK

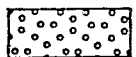


TOWN OF PELHAM



CHANGE FROM INSTITUTIONAL
I ZONE TO RESIDENTIAL
MULTIPLE VILLAGE 2 RMV2 ZONE

THIS IS SCHEDULE A TO BY-LAW No. 1325 (90)
PASSED THIS 27 DAY OF FEBRUARY, 1990.



CHANGE FROM INSTITUTIONAL
I ZONE TO RESIDENTIAL
VILLAGE 1 RVI ZONE

MAYOR *Ed Collins*

CLERK *Mary White*