



TOWN OF PELHAM NOTICE OF PUBLIC MEETING

TAKE NOTICE that the Council of the Corporation of the Town of Pelham will hold a public meeting to consider the proposed Town of Pelham Community Improvement Plan under section 28(4) of the Planning Act 1983 for the area outlined on the Key Map below.

The Public Meeting is scheduled for Tuesday, January 23rd, 1990 at 8:30 p.m. at the Town Municipal Building, Council Chambers, 20 Pelham Town Square.

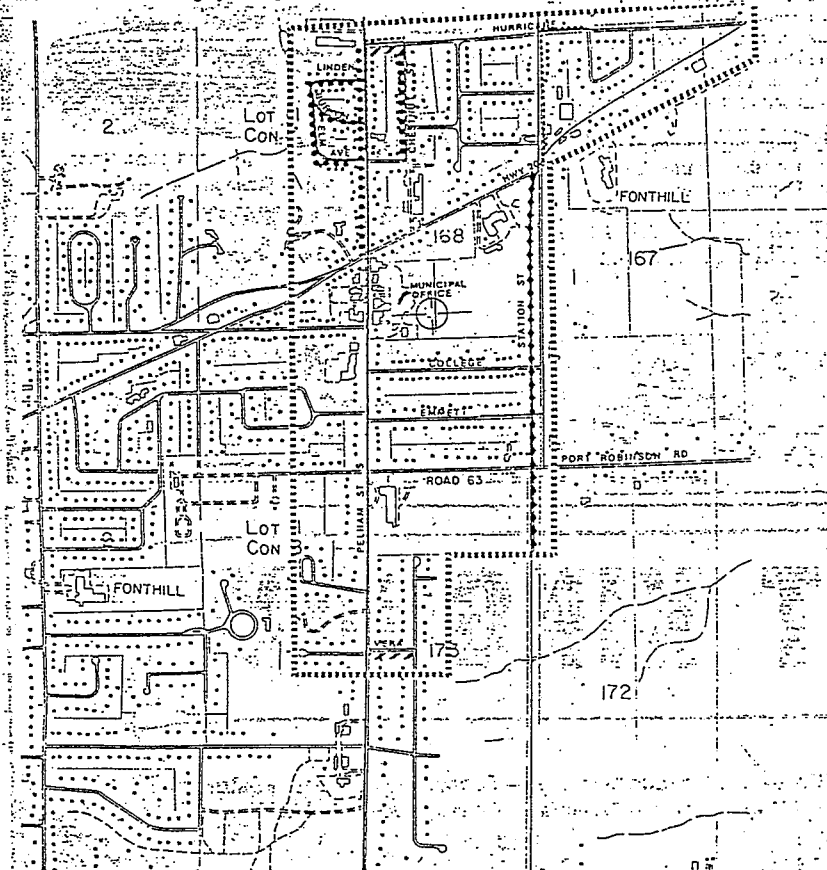
The proposed Community Improvement Plan recommends a variety of improvements within the Community Improvement project area which includes watermain extensions, fire hydrant replacement, railway land upgrading, sidewalk extensions and municipal parking lot upgrading.

The Pelham Town Square Extension to Station Street and sidewalk construction within the area were the subject of a previous public meeting held on September 20th, 1989 and will therefore not be the subject of discussion at the forthcoming Public Meeting.

The entire project outlined above totals \$200,000, of which \$100,000 is funded by the province under the Program for Renewal, Improvement, Development and Economic Revitalization (PRIDE) and \$100,000 funded by the municipality.

The Planning Act 1983 requires that prior to the Council adoption of the Town of Pelham Community Improvement Plan, at least one public meeting be held for the purpose of informing the public. Any person who attends the meeting shall be afforded an opportunity to make representation in respect of the proposed Community Improvement Plan.

Should you wish to express an opinion or obtain information about this Plan, you are encouraged to attend the public meeting. If you do not attend the public meeting and/or wish to receive written notice of the passage of a by-law with respect to this application, The Planning Act, 1983 requires that you notify the Town Clerk, in writing, setting out the name and address to which such notice should be forwarded. Written submissions may be made in advance of the meeting by mailing or delivering them to the Town Clerk.



PROJECT COMPONENTS

- COMMUNITY IMPROVEMENT PROJECT AREA
- RAILWAY LANDS IMPROVEMENT (bikepath)
- WATERMAIN (completion of looping)
- FIRE HYDRANTS (replacement)
- SIDEWALKS
- ⊕ MUNICIPAL PARKING LOT IMPROVEMENTS

FOR ADDITIONAL INFORMATION CONTACT:
J. Bernardi, Deputy Clerk
Town of Pelham Municipal Office, 20 Pelham Town Square
P.O. Box 400, FORTHILL, Ontario L6S 1E0

TELEPHONE — 892-2607



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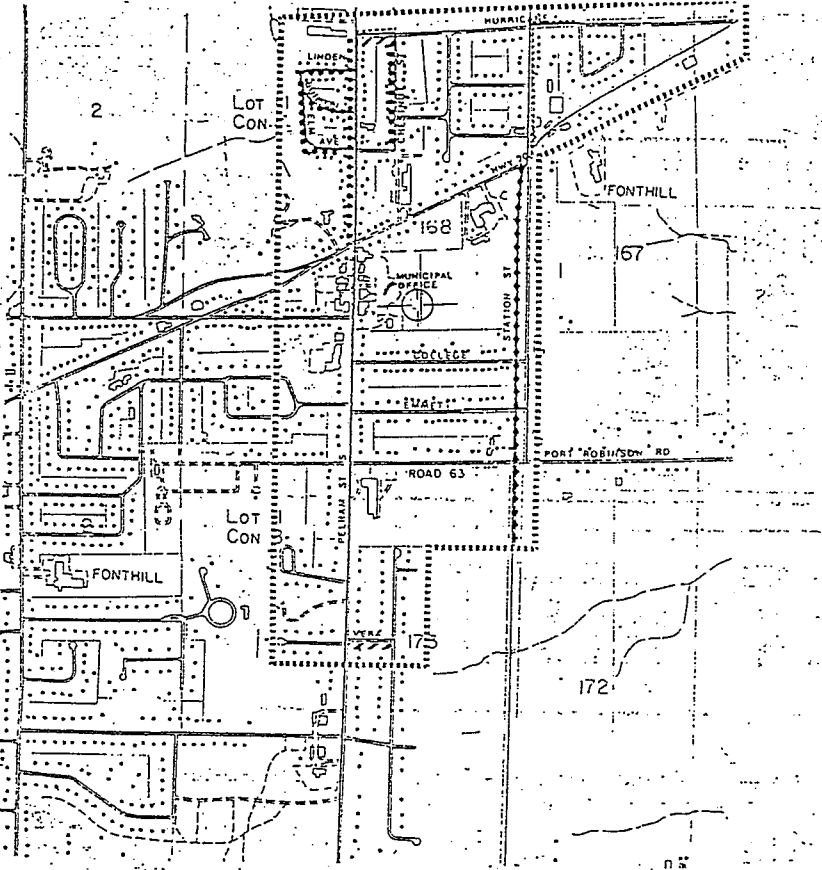
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Take out

PLANNING & DEVELOPMENT COMMITTEE

P&D-1/90

January 23rd, 1990

Minutes of a regular Planning & Development Committee meeting held on Tuesday, January 23rd, 1990 at 7:30 p.m. in the Municipal Council Chambers.

ATTENDANCE: Chairman, Alderman L. J. Tunnacliffe.
 Members of the Committee -
 Mayor Mardi Collins, Aldermen
 W. B. Walker & Larry Vasas
 Other Alderman in attendance -
 K. Williams
 Staff in attendance - Deputy Clerk/
 Planning Administrator J. Bernardi,
 Planning Consultant Glen Barker of
 Miller, O'Dell,
 Secretary, Karen Elliott.
 Also in attendance were applicants for rezoning,
 interested citizens and members of the press.

1. CALLED TO ORDER:

The meeting was called to order by Chairman, Alderman L. J. Tunnacliffe. He welcomed the Committee and also Alderman Ken Williams who was not a voting member of the Committee. He also welcomed the public who were in attendance for the public meetings.

2. ADOPTION OF AGENDA:

RECOMMENDATION - MOVED BY ALDERMAN L. VASAS, SECONDED BY MAYOR M. COLLINS - THAT the agenda for the January 23rd, 1990 Planning and Development Committee meeting be adopted. CARRIED, CHAIRMAN, ALDERMAN L. J. TUNNACLIFFE.

3. CONFLICT OF INTEREST:

There was no conflict of interest expressed by members of the Committee.

4. PUBLIC MEETING:

(a) Proposed Zoning By-Law Amendment Application #AM-16/89 - John & Barbara Donker, Lot 17, Concession 10 - Farr Road - 28 acres -

Chairman, Alderman L. J. Tunnacliffe announced that this part of the meeting had been set aside as a Public Meeting as required under the Planning Act. He outlined the purpose of the meeting and the procedure to be followed.

Planning Consultant Glen Barker outlined the proposal and reviewed the planning recommendation report dated January 18th, 1990.

The applicant, Mrs. Donker, had nothing further to add to the consultant's report to the Committee.

There were no questions from the public in attendance at the meeting.

There being no questions or comments from the public or Committee, Chairman, Alderman Tunnacliffe declared this public meeting closed and the Committee would then consider the recommendation report.

1. That the application to rezone Parts 1, 2, 3, and 4 of Lot 161 and 162, Town of Pelham (97 Hurricane Road) by providing for a reduced side yard be approved as follows:
 - o Building No. 1 providing a westerly side yard of 24.4m;
 - o Building No. 7 providing a westerly side yard of 15m;
 - o Building No. 4 providing an easterly side yard of 7.5m.
 2. That staff be directed to prepare the necessary amending by-law for consideration by Council.
 3. That staff be directed to prepare the necessary resolution for consideration by Council pursuant to Section 34(16) of the Planning Act that the changes to the proposed by-law do not require the giving of further notice.
 4. That the "Holding" provision be retained on the subject property until the storm water management report has been approved by the Ministry of Natural Resources and the Niagara Peninsula Conservation Authority.
 5. That staff be directed, in the preparation of the necessary site plan agreement, that encroachment of driveway and parking areas in the westerly side yard be minimized and appropriate landscaping treatments are provided for along the westerly side yard.
- CARRIED, CHAIRMAN, ALDERMAN L. TUNNACLIFFE.

(b) Proposed Zoning By-Law Amendment Application #AM-10/88 - Oakridge Estates - south side Canboro Road, Lot 3, Concession 8 - (Public Meeting held on February 28th, 1989 and reconvened on March 28th, 1989 and April 11th, 1989) -

Planning Consultant, Mr. Glen Barker, outlined the planning recommendation report of January 18th, 1990 regarding the Zoning By-Law Amendment and Red Line Revisions for the Plan of Subdivision.

Mr. Dick Hodge, representing the applicant, was present to answer any questions and stated they were anxious to proceed with the subdivision. He expressed concern about receiving Regional Planning acceptance of the plan and asked for support from Council and from the public abutting the subdivision.

Mr. Bruce Wilkerson, 4 Vinemount Drive, expressed concern about drainage behind his property.

Mr. Hodge stated he would meet with Mr. Wilkerson and investigate the drainage situation behind his home.

Mr. Sam Berkhout, 6 Vinemount Drive, stated that, as citizens of the community, they should receive definite assurance from Council that their concerns would be taken care of, and not just promises from the applicant.

Mr. Peeter Kupper, 172 Canboro Road, expressed his concern about drainage behind his property and the clean out problems that could be encountered in the future.

Alderman Walker stated that this Committee deals with Land Use and makes recommendations to the Region regarding Land Use for the Town of Pelham.

RECOMMENDATION:

MOVED BY MAYOR M. COLLINS, SECONDED BY ALDERMAN W. B. WALKER - THAT the Committee recommend to Council approval of Proposed Zoning By-Law Amendment Application #AM-10/88 - Oakridge Estates - south side Canboro Road, Lot 3, Concession 8 - (Public Meeting held on February 28th, 1989 and reconvened on March 28th, 1989 and April 11th, 1989) and that the recommendations contained in the report of Miller, O'Dell dated January 18th, 1990 be accepted. The recommendations read as follows:

1. That the application to rezone the Oakridge Estates plan of subdivision as previously revised by the Planning and Development Committee be approved.
2. That staff be directed to prepare the necessary amending by-law for consideration by Council.
3. That the Regional Municipality of Niagara be requested to undertake red line revisions to the draft approved Oakridge Estates plan of subdivision as illustrated on the revised plan of subdivision on file in the Deputy Clerk's office.

CARRIED, CHAIRMAN, ALDERMAN L. TUNNACLIFFE.

Mayor Collins stated she will attend the Regional Planning & Development Committee meeting to support the recommendation of the plan of subdivision as approved by the Town.

6. PUBLIC MEETING:

(b) PRIDE - Proposed Community Improvement Plan recommending a variety of improvements with the Community Improvement project area -

Chairman Tunnacliffe announced that this part of the meeting had been set aside as a Public Meeting as required under the Planning Act. He outlined the purpose of the meeting and the procedure to be followed.

Planning Consultant, Mr. Glen Barker, outlined the proposal and the recommendation report dated January 17th, 1990.

The Chairman asked for any questions or comments from the Committee and Mayor Collins responded that her only comment was a correction needed in the date on the first page of the report. It should read September 20, 1989.

There being no further questions or comments from the Committee or public, Chairman Tunnacliffe declared this public meeting closed and requested the Committee consider the recommendation report.

RECOMMENDATION:

MOVED BY ALDERMAN L. VASAS, SECONDED BY ALDERMAN W. B. WALKER - THAT the Committee recommend to Council approval of the report of Miller, O'Dell dated January 17th, 1990, as corrected, re PRIDE Program, Fonthill Community Improvement Plan and the recommendations contained therein. The recommendations read as follows:

1. Concerns raised at the public meeting of January 23, 1990 be referred to staff. (no concerns raised at January 23rd meeting)
2. Issues on the Municipal Town Square road extension to Station Street and all other outstanding matters be considered in a report to Committee at its February 13, 1990 meeting.
3. A recommendation report addressing the approval of the community improvement plan in its entirety be addressed at the February 27, 1990 meeting of Planning Committee.

CARRIED, CHAIRMAN, ALDERMAN L. TUNNACLIFFE.

RECOMMENDATION:

MOVED BY ALDERMAN L. VASAS, SECONDED BY ALDERMAN W. B. WALKER - THAT the Committee recommend to Council approval of Proposed Official Plan and Zoning By-Law Amendment #AM-4/89 - Supreme Central Group - 704 Canboro Road, Fenwick (former Pelham High School) and that the recommendations contained in the report of Miller, O'Dell dated January 19, 1990 be accepted as revised.

The recommendations read as follows:

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 RV1 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 be permitted.
 - o That a minimum front yard of 3.6m be provided.
 - o That a minimum exterior side yard of 1m be provided.
 - o That the by-law be tailored to meet height of present school.
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.

CARRIED, CHAIRMAN, ALDERMAN L. TUNNACLIFFE.

7. UNFINISHED BUSINESS:

Planning Report - P-2/90 - Consent Application #B702/89 - Removal of Condition - 851825 Ontario Inc. (Rosinski) -

Alderman Walker stated that since this request was the result of a condition of severance and that in the past when it has been requested that an applicant down zone land we have waived the application fee for the rezoning.

RECOMMENDATION:

MOVED BY ALDERMAN W. B. WALKER, SECONDED BY ALDERMAN L. VASAS - THAT the Committee recommend to Council that the applicant rezone to a Residential Multiple 2 - RM2 the lands referred to in the report of the Deputy Clerk P-2/90 dated January 18th, 1990 - Consent Application #B702/89 - Removal of Condition - 851825 Ontario Inc. (Rosinski) and that the rezoning fee be waived.

CARRIED, CHAIRMAN, ALDERMAN L. TUNNACLIFFE.

8. NEW BUSINESS:

Planning Report P-1/90 - 1990-91 PRIDE Program Application -

Alderman Walker stated that he believed that this application for the Fenwick Area was an excellent presentation by staff.

The Deputy Clerk also reported that the Region was requesting an alderman representative from the Town to sit on a Housing Advisory Committee. The Deputy Clerk would be the staff representative. He stated that he had spoken with Mr. Cambray who stated that the first meeting would be in the afternoon but at that meeting a request could be made for the future meetings to be held in the evening.

Alderman Vasas believed Alderman Williams should be contacted to sit on the Committee since he is retired and available in the afternoons even though he is not on the Planning and Development Committee.

Alderman Walker stated if the meetings were held around 3 o'clock, he could attend.

The Committee directed that Alderman Williams be asked before the end of the week if he would sit on the Committee.

Mayor Collins stated she would be willing to sit on the Committee if all else fails.

9. PRESENTATION AND CONSIDERATION OF CORRESPONDENCE RECEIVED TO JANUARY 18TH, 1990:

Item #12 - Letter from Landrex Homes (Paul Simpson) re Block 18, Plan 59M-128 - Notifying of the closing of sale of Units 1, 2, 3, and 4 of Block 18, in order that the by-law removing part lot control can be repealed. Alderman Walker questioned if this was an Action Item and the Deputy Clerk stated it would be going directly to Council.

RECOMMENDATION:

MOVED BY MAYOR M. COLLINS, SECONDED BY ALDERMAN L. VASAS - THAT the correspondence items #1 to 15 be received and filed.
CARRIED, CHAIRMAN, ALDERMAN L. TUNNACLIFFE.

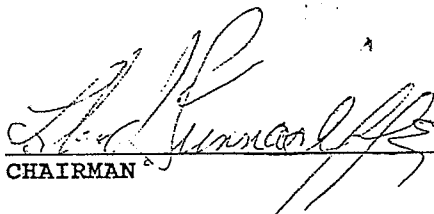
10. COMMITTEE OF THE WHOLE:

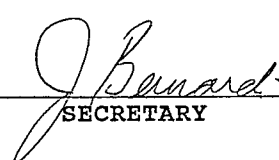
There were no items for Committee of the Whole discussion.

11. ADJOURNMENT:

RECOMMENDATION:

MOVED BY MAYOR M. COLLINS, SECONDED BY ALDERMAN L. VASAS - THAT this meeting of the Planning and Development Committee be adjourned.
CARRIED, CHAIRMAN, ALDERMAN L. TUNNACLIFFE.


CHAIRMAN


SECRETARY

RESOLUTION NO. 2

MOVED BY ALDERMAN L. J. TUNNACLIFFE, SECONDED BY ALDERMAN L. VASAS

WHEREAS continuous and extensive discussions have been ongoing by the Planning & Development Committee of the Town of Pelham in recent months concerning the issue of non-farm development in Agricultural areas;

AND WHEREAS a need exists to undertake a review of the Agricultural policies of the Town of Pelham Official Plan;

BE IT THEREFORE RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM hereby supports a review of the Agricultural Policies of the Official Plan and further directs that the Town's Planning Consultants prepare and present a requisite report addressing the following study objectives:

- To explore alternate means for assessing non-farm development applications in the Agricultural area;
- To pursue discussions on the appropriateness of land division in the Agricultural area with other government agencies (e.g. Ministry of Municipal Affairs and the Ministry of Agriculture & Food), especially in light of recent Regional reports advocating the abolition of lot creation in the Agricultural area;
- To explore the opportunities for "infill" development in the Agricultural area;
- To undertake an analysis of the Ontario Institute of Pedology mapping to determine if parcels of land exist of low agricultural capability in the Agricultural area that are appropriate for non-farm development;
- To establish development standards for lot creation and development in the Agricultural area;
- To provide recommendations on policy revision to the Official Plan.

CARRIED

5. PRESENTATION AND CONSIDERATION OF REPORTS:

Planning & Development Committee Report, P&D-1/90 - Being the minutes of the January 23rd., 1990 meeting of the Committee.

RESOLUTION NO. 3

MOVED BY ALDERMAN L. J. TUNNACLIFFE, SECONDED BY ALDERMAN W. B. WALKER

THAT the minutes of the Planning & Development Committee (P&D-1/90) held on January 23rd., 1990 be received for the information of the Council and the following recommendations be approved:

- (1) THAT Council approve the Proposed Zoning By-Law Amendment Application #AM-16/89 - John and Barbara Donker, Lot 17, Concession 10 - Farr Road - 28 acres and that the recommendations contained in the report of Miller, O'Dell dated January 18th, 1990 be accepted.

The recommendations read as follows:

1. That the subject property be rezoned from Agricultural A-50 to A-Agricultural.

2. That staff be directed to prepare the necessary amending by-law for consideration of Council.

(2) THAT Council approve the Proposed Zoning By-Law Amendment Application #AM-13/89 - 841964 Ontario Ltd. (Landrex Homes) - 95-97 Hurricane Road and that the recommendations contained in the report of Miller, O'Dell dated January 18th, 1990 be accepted.

The recommendations read as follows:

1. That the application to rezone Parts 1, 2, 3, and 4 of Lot 161 and 162, Town of Pelham (97 Hurricane Road) by providing for a reduced side yard be approved as follows:

oBuilding No. 1 providing a westerly side yard of 24.4m;

oBuilding No. 7 providing a westerly side yard of 15m;

oBuilding No. 4 providing an easterly side yard of 7.5m.

2. That staff be directed to prepare the necessary amending by-law for consideration by Council.

3. That staff be directed to prepare the necessary resolution for consideration by Council pursuant to Section 34(16) of the Planning Act that the changes to the proposed by-law do not require the giving of further notice.

4. That the "Holding" provision be retained on the subject property until the storm water management report has been approved by the Ministry of Natural Resources and the Niagara Peninsula Conservation Authority.

5. That staff be directed, in the preparation of the necessary site plan agreement, that encroachment of driveway and parking areas in the westerly side yard be minimized and appropriate landscaping treatments are provided for along the westerly side yard.

(3) THAT Council approve the Proposed Zoning By-Law Amendment Application #AM-10/88 - Oakridge Estates - south side of Canboro Road, Lot 3, Concession 8 - (Public Meeting held on February 28th, 1989 and reconvened on March 28th, 1989 and April 11th, 1989) and that the recommendations contained in the report of Miller, O'Dell dated January 18th, 1990 be accepted.

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3. That the Regional Municipality of Niagara be requested to undertake red line revisions to the draft approved Oakridge Estates plan of subdivision as illustrated on the revised plan of subdivision on file in the Deputy Clerk's office.

(4) THAT Council approve the report of Miller, O'Dell dated January 17th, 1990, as corrected, re PRIDE Program, Fonthill Community Improvement Plan and the recommendations contained therein.

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3. A recommendation report addressing the approval of the community improvement plan in its entirety be addressed at the February 27, 1990 meeting of the Planning & Development Committee.

(5) THAT Council approve Proposed Official Plan and Zoning By-Law Amendment #AM-4/89 - Supreme Central Group - 704 Canboro Road, Fenwick (former Pelham High School) and that the recommendations contained in the report of Miller, O'Dell dated January 19, 1990 be accepted as revised.

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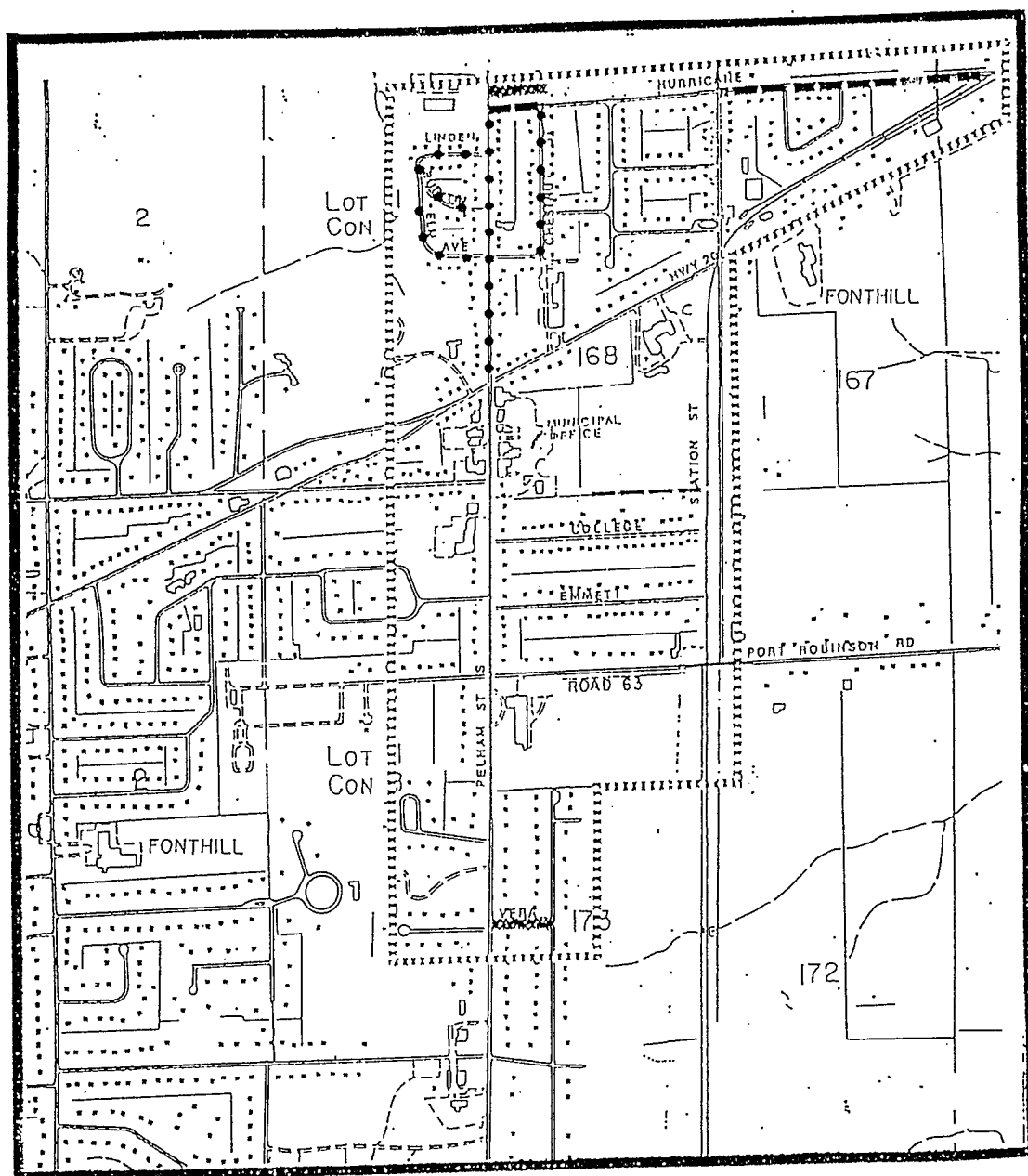
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(6) THAT Council request the applicant rezone to a Residential Multiple 2 - RM2 the lands referred to in the report of the Deputy Clerk P-2/90 dated January 18th, 1990 - Consent Application #B702/89 - Removal of Condition - 851825 Ontario Inc. (Rosinski) and that the rezoning fee be waived.

PROJECT COMPONENTS



- PELHAM TOWN SQUARE EXTENSION TO STATION ST.
- COMMUNITY IMPROVEMENT PROJECT AREA
- ~~~~~ WATERMAIN (COMPLETION OF LOOPING)
- FIRE HYDRANTS (REPLACEMENT)
- SIDEWALKS

Revised

APPENDIX IV
TOWN OF PELHAM
FONTHILL COMMUNITY IMPROVEMENT AREA

PROJECT COST ESTIMATES

<u>PROJECT COMPONENTS</u>	<u>COST ESTIMATE</u>	<u>MUNICIPAL SHARE \$</u>	<u>PROVINCIAL SHARE \$</u>
1. <u>Pelham Town Square</u> (road extension to Station Street) road construction, street- lighting, sidewalks, library parking lot lighting	80,000	40,000	40,000
2. <u>Watermains</u> - Hurricane Road from Chestnut St. to Pelham Street - Vera St. from South Pelham St. to Stella St.	19,550	9,775	9,775
3. <u>Fire Hydrants</u> - Chestnut St., Pelham St., Linden Ave., Burton Ave., Elm Ave.	62,200	31,000	31,100
4. <u>Sidewalks</u> - Hurricane Road, east of Station St. (approx. 1250 feet) - Hurricane Road between Chestnut and North Pelham Street	30,000	15,000	15,000
5. <u>Administration</u> (Max. of 5% of total project costs)	8,250	4,125	4,125
Total	\$200,000	\$100,000	\$100,000