

1989-90 PRIDE PROGRAM

TOWN OF PELHAM

(REVISED)

**TOWN OF PELHAM
COMMUNITY IMPROVEMENT PLAN (FONTHILL)**

PRIDE PROGRAM 1989/90

(REVISED)

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1.0 INTRODUCTION AND BACKGROUND

In November of 1988 an application was submitted to the Community Planning Branch of the Ministry of Municipal Affairs for PRIDE (Program for Renewal, Improvement, Development and Economic Revitalization) funding to undertake community improvement work in the Fonthill urban area. In April of 1989, the Province allocated \$100,000. to Pelham for community improvement initiatives. The municipality must commit \$100,000. for a total project cost of \$200,000.

This community improvement plan has been prepared pursuant to the requirements of the PRIDE program. The basic intent of this Plan is to indicate where improvements will be made, as well as what these improvements will be and why, how, and when these improvements will be made.

The primary aim of this Plan is to upgrade the municipal servicing infrastructure of Fonthill to respond to increasing development pressures on the area, and to improve parking and traffic circulation in the core area. Certain improvements are specifically aimed at providing opportunities for housing intensification and affordable housing development.

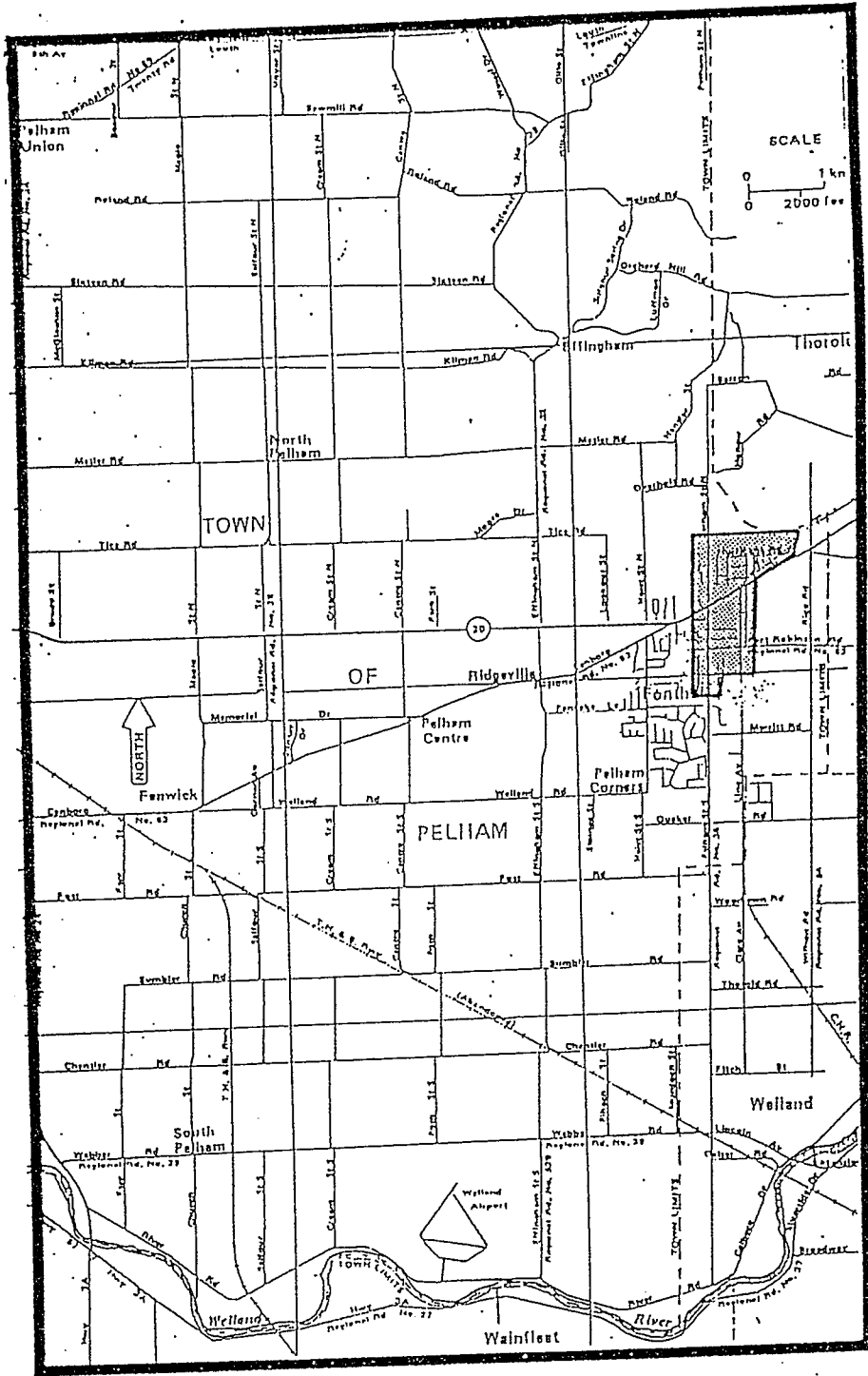
The community improvement project area is defined on the attached maps (schedules 'A' and 'B'). The enclaves targeted for community improvements represent the areas of greatest priority need. They are also the areas where residential upgrading and intensification measures have already been experienced or are expected to materialize in the near future.

Fonthill has been growing at a relatively rapid rate. Regional statistics indicate that the population of Pelham has been increasing by about 200 persons per year since 1971. The vast majority of this growth, 3400 people, has occurred in Fonthill. Virtually the entire urban area of Fonthill - as defined by the local and regional official plans - has been committed for development. The lack of developable land within the urban area boundary has increased pressures to intensify residential uses in existing residential areas.

Redevelopment pressures are being exerted on the older established areas of Fonthill. However, many services in these areas are old and require either major repair or replacement. The intensification of residential uses in the area will accelerate the deterioration of certain municipal services in the area. In some cases, the state of existing services may in fact prohibit housing intensification initiatives.

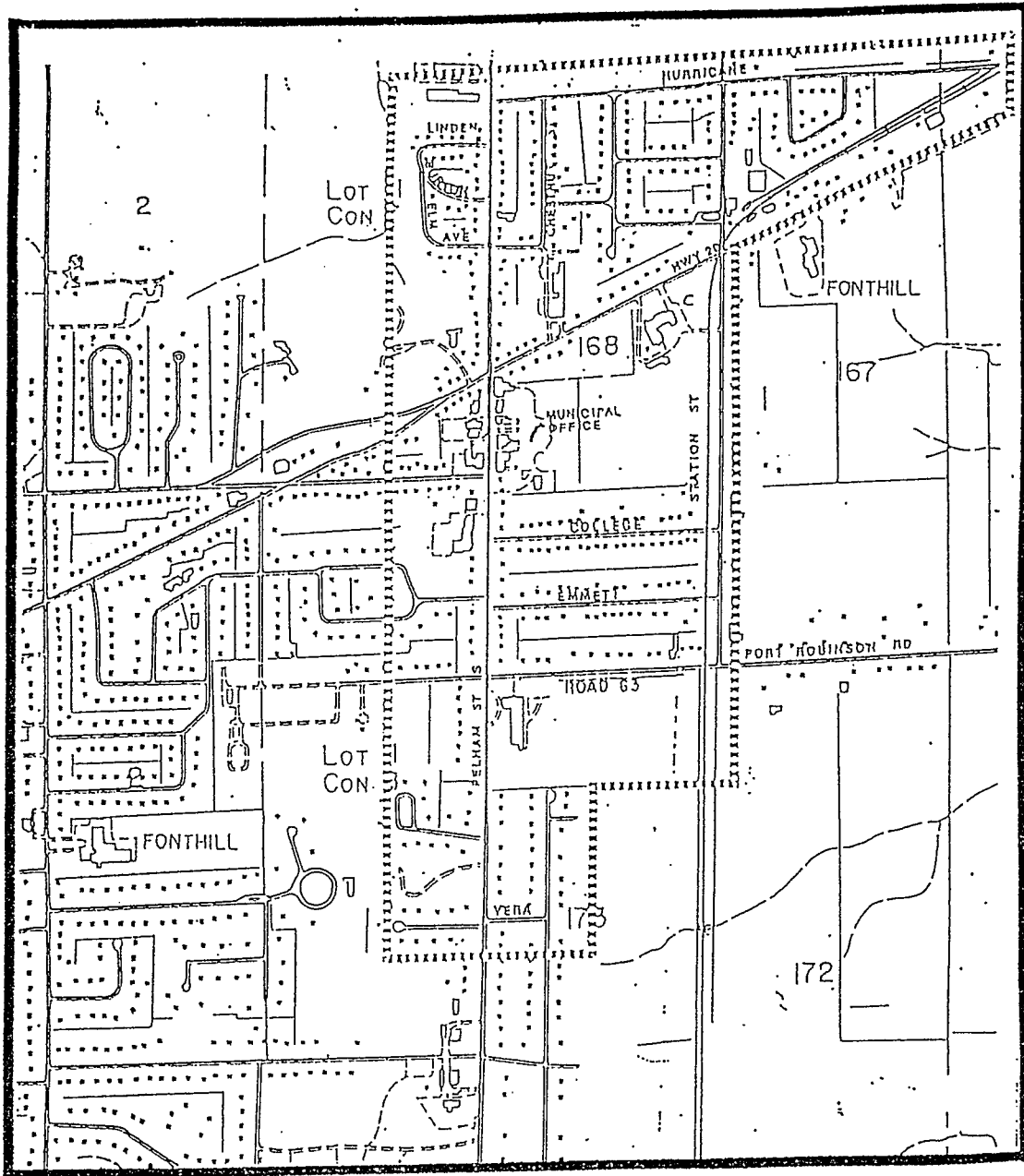
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TOWN OF PELHAM



COMMUNITY IMPROVEMENT PROJECT AREA

COMMUNITY IMPROVEMENT PROJECT AREA



XXXXXXXXXXXX COMMUNITY IMPROVEMENT PROJECT AREA

The following problems are associated with municipal services in the area:

- i) Sanitary sewers within the community improvement project area exhibit storm drainage infiltration problems along Hurricane Road and Station Street. This infiltration reduces the effective capacity of the sewerage system, particularly at times of heavy rainfall or snow melt. Residential intensification measures are restricted accordingly.
- ii) Watermains are identified as deficient in two specific areas, Hurricane Road and Vera Street. The water servicing problems of these areas are associated with the "dead end" design of the system. The capacity and pressure of water in the system is severely restricted because the lines "dead end" at certain points. A "looped" design would allow for a greater flow of water at a higher pressure. Fire fighting capability is particularly hampered because of inadequate water pressure. Recent development applications have been turned down because of the safety factor associated with fire prevention.
- iii) In conjunction with the water system, a number of fire hydrants require replacement. The existing hydrants are so old that repairs become impossible because parts are no longer available. There is a demonstrated interest in upgrading private property in these areas; however, deteriorated or inoperable fire hydrants do not assure property owners that adequate fire protection facilities are available.
- iv) There is also a shortage of parking space in the commercial core of Fonthill. The lack of parking presents a threat to the viability of existing businesses in the core area. New businesses considering locating in the commercial core view available parking as a key factor in their location requirements. Furthermore, opportunities for affordable residential units being introduced into the commercial core (upper floor apartments for example) are hampered by the lack of space to accommodate vehicles associated with these units.
- v) The municipality's Sidewalk Study Update, completed in June 1986, identified a number of key areas where sidewalks pose a safety problem. In these areas the abrupt end of sidewalks forces pedestrians onto the road. These areas are located along collector and arterial roads that have been subject to increased traffic in recent years.

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The present traffic configuration in Pelham Town Square is not in the community's best interest. The recent growth in the Town has created considerable traffic congestion in and around the core area, particularly during peak hours. The municipal office, medical building, Fonthill Shopping Centre, and numerous commercial and institutional facilities in the immediate vicinity (library, post-office, seniors apartments, etc.) have only two access points out of the immediate area; the access to Fonthill Shopping Centre at Highway 20 and the access off of South Pelham Street. The future expansion of Fonthill Shopping Centre will further aggravate an already congested traffic situation.

The Town's municipal housing policy statement identifies the need for more medium to high density housing in the Municipality. The high percentage of seniors within the municipality and the future trends to a population with a significant seniors component, emphasizes the need for housing types other than single dwellings as part of the municipality's housing stock. The existing stock is almost exclusively single dwellings. Alternative housing types are desirable within the municipality to meet the varied needs of the community. Incentives to encourage affordable housing options in the community are required, particularly in light of the provincial policy statement addressing that issue.

2.0 COMMUNITY IMPROVEMENT PROJECT AREA

The Town of Pelham Official Plan designates the Fonthill urban area as a community improvement area; however, Section 28(2) of the Planning Act indicates that the area must be designated, by By-law, as "community improvement project area" before improvements to the area can be undertaken by the Town.

The boundaries of the "community improvement project area" are identified on Schedule "B" of this Plan.

Improvements will not be undertaken in the entire project area. The improvements that form part of this Plan are the most pressing. As funds become available further improvements will be made in the project area to upgrade services and facilities.

Appendix I to this plan contains the by-law designating the community improvement project area pursuant to Section 28(2) of the Planning Act.

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3.0 COMMUNITY IMPROVEMENT GOALS AND OBJECTIVES

Amendment No.13 to the Official Plan of the Town of Pelham provides direction regarding the location of community planning areas, the criteria used to define areas in need of community improvements, the goals and objectives of community improvement areas, and the means of implementing these goals and objectives.

The initiatives of this PRIDE Community Improvement Plan are in accordance with the Pelham Official Plan policies that are outlined below.

Community Improvement - Goals and Objectives

- i) To co-ordinate and guide public and private improvements in the community improvement areas.
- ii) To obtain government funding to act as a catalyst in community improvement projects.
- iii) To municipally sponsor community improvement projects.
- iv) To establish a comprehensive program of upgrading/rehabilitation/redevelopment so the quality of services and utilities and social and recreational facilities in community improvement areas is maintained at a high level.
- v) To identify, reduce and eliminate municipal infrastructure deficiencies that restrict private community improvement initiatives.

Criteria for the Selection of Community Improvement Areas

The Official Plan establishes the following criteria that are to be used to define areas in need of community improvement:

- i) Deficient storm sewers
- ii) Deficient sanitary sewers
- iii) Deficient watermains
- iv) Deteriorating or lack of sidewalks
- v) Deteriorating or lack of curbs
- vi) Deteriorating roads
- vii) Substandard street lighting

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- viii) Buildings in need of physical improvements and/or repairs
- ix) Social and recreational facilities in need of upgrading (arenas, swimming pools, etc.)
- x) Inadequate parking in commercial areas

Methods of Implementation

The official plan states that the goals and objectives of community improvement plans will be implemented through the establishment, by by-law, of community improvement project areas and community improvement plans. Council will also ensure that the benefits of community improvement are maximized by:

- i) Supporting the establishment of a business improvement area
- ii) Refining zoning controls to maximize business opportunities
- iii) Using site plan control to co-ordinate development
- iv) Enforcing of the Town's property standards by-law
- v) Maximizing the use of government funds and programs to effect community improvement
- vi) Encouraging rehabilitation and reuse of existing buildings
- vii) Assisting new development with land acquisition
- viii) Preserving historical structures
- ix) Encouraging the infilling of vacant lots

4.0 PROJECT ELEMENTS

Appendix III illustrates the improvement projects proposed in this plan.

4.1 Watermains

Improvements to the Hurricane Road watermain between Chestnut Street and Pelham Street and the Vera Street watermain running between Pelham Street and Stella Street are proposed. Specifically, the improvement proposed is a "looping" design on Vera Street and Hurricane Road that would alleviate inadequate waterflows and pressure. The proposed improvement of this system would also upgrade fire-fighting capability in the area and permit development in the area that is currently restricted due to inadequate water pressure in the area.

Revised

4.2 Fire Hydrants

The replacement of fire hydrants is proposed as identified in Appendix III.

As alluded to earlier, the replacement of these units will alleviate the concerns of area residents regarding the adequacy of fire protection services in their area.

4.3 Sidewalks

The provision of sidewalks is recommended for certain sections of Hurricane Road.

The provisions of these sidewalks will increase the level of safety on roads experiencing increasing levels of vehicular traffic. These sidewalks will reduce the need for pedestrians to use the roadway due to the abrupt end of sidewalks in these areas.

4.3 Pelham Town Square Extension to Station St.

The extension of Pelham Town Square to Station Street is one of the key elements of this plan. Road construction and street lighting are the key features of this component of the plan.

There is a serious traffic congestion problem in the town square area that must be addressed to ensure the economic viability of the core area.

The extension of Station Street to Pelham Town Square will provide a much needed third access point to the square and will ameliorate the serious traffic congestion problem in the area by facilitating a more efficient flow of traffic through the square area.

The extension of Pelham Town Square will also provide an excellent opportunity for housing intensification by introducing a road into municipal lands that are currently not serviced by a public road. The area that would be serviced by this road extension is one of the few urban areas in Fonthill that is available for development.

4.5 Conclusions

The key objectives of this plan and its implementation is to maintain acceptable level of service within the community improvement project area so that existing developed areas continue to be a vital component of the community. The older established areas of Fonthill have a character and historic focus which are important to maintain in a small community experiencing intense development pressures.

Revised

The proposed improvements not only encourage upgrading of private properties, but also allow for housing intensification initiatives to proceed without servicing obstacles.

The retention of the commercial core as a vibrant segment of the community is crucial, particularly with increasing commercial development pressures outside the core area. The parking and traffic issues addressed in this plan are a key issue in keeping businesses in the core area.

The implementation of the community improvement initiatives proposed in this plan will demonstrate the municipality's commitment to maintaining the older established areas as vital components of the community.

5. PROJECT IMPLEMENTATION AND CASH FLOW

The maximum allocation from the Ministry of Municipal Affairs to implement this plan will be \$ 100,000, to be matched by the municipality, for a total program cost of \$200,000. The timing of expenditures will meet the program criteria of spending a minimum of one-third of the program costs in each of the three implementation years as follows:

\$67,000	prior to December 31, 1990
\$67,000	prior to December 31, 1991
\$66,000	prior to December 31, 1992

\$200,000	total	expenditure	by
	December 31,	1992	

6.0 PRELIMINARY COSTING ESTIMATES

The cost estimates for the proposed improvements are itemized in Appendix IV.

7.0 ALTERNATIVE PROJECTS

In the event that the projects proposed in this plan come in under budget and dollars remain available within the \$200,000 total program cost, other projects within the community improvement project area will be considered for implementation.

A recreational corridor developed from an abandoned railway was considered at the original PRIDE application stage; however, this project received low priority relative to other projects. If possible, this recreational corridor stretching south from Highway 20 along Station Street will be initiated if dollars permit. The inclusion of this project within the PRIDE program would be by amendment to his plan.

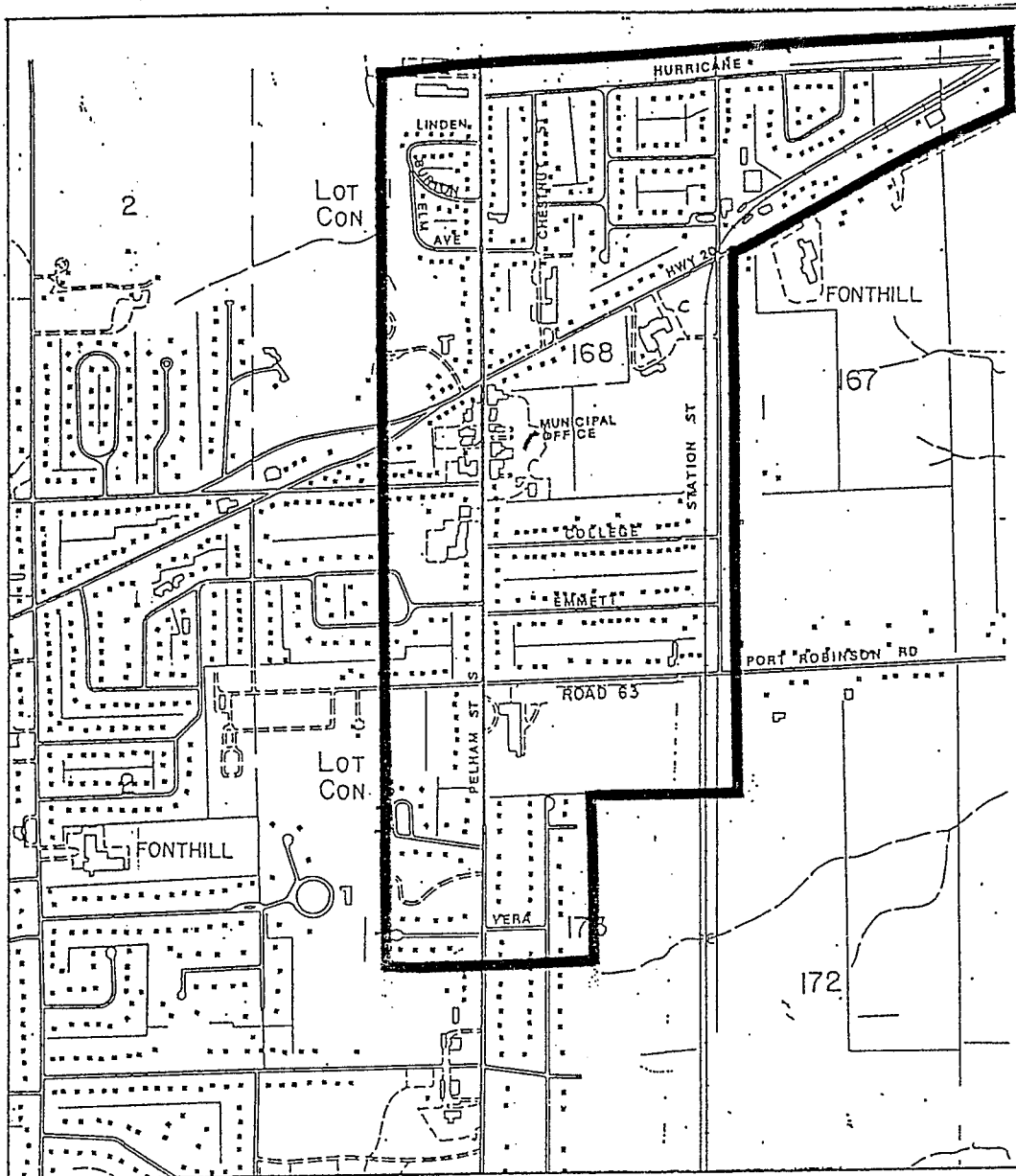
Revised

8.0 CHANGING THE PLAN

Minor changes may be made to the plan subject to the approval of the Ministry of Municipal Affairs without formally amending the document. Major changes, including the deletion or addition of projects and reallocation of funds accordingly, may require an amendment to the plan.

Revised

SCHEDULE 'A'



SCHEDULE A TO BY-LAW 1321
DESIGNATING A COMMUNITY
IMPROVEMENT PROJECT AREA
PURSUANT TO S.28(2) OF THE
PLANNING ACT 1983

COMMUNITY IMPROVEMENT
PROJECT AREA

M. May CLERK *R. B. B. B.* MAYOR

APPENDIX II

NOTICE OF MINUTES OF PUBLIC MEETINGS
SEPTEMBER 20, 1988 AND JANUARY 23, 1990

(8101081)

CERTIFICATE OF COMPLIANCE WITH
PUBLIC NOTIFICATION PROCEDURES

The Corporation of the
Town of Pelham

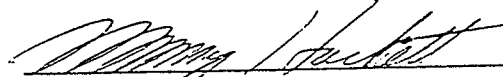
IN THE MATTER OF AN APPLICATION FOR APPROVAL OF THE FONTHILL COMMUNITY
IMPROVEMENT PLAN ADOPTED BY COUNCIL ON THE 19TH DAY OF JANUARY, 1990 BY
BY-LAW NO. 1322 (1990).

THE PLANNING ACT 1983, SECTION 17 (7) (b)

STATEMENT

I, MURRAY HACKETT, CLERK OF THE TOWN OF PELHAM certify as follows:

- (1) That I am an employee of the Town of Pelham.
- (2) The municipality has complied with Section 17 (2) of the Planning Act, and Ontario Regulation 402/83, by giving notice of a public meeting by prepaid first class mail to every owner of land within 120 metres of the area to which the proposed plan would apply as shown on the attached Exhibit "A" on August 22nd, 1989.
- (3) The municipality has complied with Sections 17 (2) and 17 (3) of the Planning Act and held a public meeting on January 23rd, 1990.


SIGNATURE

March 15th, 1990
DATE

CLERK OF THE TOWN OF PELHAM

PUBLIC MEETING NOTICE CONCERNING THE PROGRAM

FOR RENEWAL, IMPROVEMENT, DEVELOPMENT AND ECONOMIC REVITALIZATION (PRIDE)

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 improvement projects, pursuant to the provisions of Section 17(2) of the Planning Act 1983, for the area shown on the Key Map appended hereto.

The Public Meeting is scheduled for WEDNESDAY, SEPTEMBER 20th, 1989 at 7:30 P.M. at the Town Municipal Building, Council Chambers, 20 Pelham Town Square.

LOCATION:

The area which is the subject of this project is shown and described on the attached Key Map.

PROPOSAL:

The proposed project intends to extend Pelham Town Square to Station Street and construct sidewalks along the north side of Emmett Street to Station Street and along the east side of Station Street from just north of College Street to Port Robinson Road.

PURPOSE:

On July 12th, 1989 the Town of Pelham received approval from the Provincial Government to get involved in the Program for Renewal, Improvement, Development and Economic Revitalization (PRIDE) for the Community Improvement Area illustrated on the attached Key Map. The Town is presently preparing a plan and implementation program for undertaking certain works within the improvement area which will be presented to the public at a later date.

One of the principle improvement projects contemplated by the Town involves the extension of Town Square to Station Street as well as sidewalk improvements on the east side of Station Street and the north side of Emmett Street. The municipality has been fortunate in receiving pre-implementation approval for this project so that work can commence this year.

The purpose of convening a public meeting is to present the proposed improvements and obtain public input.

Further information related to the proposed project may be obtained between 8:30 a.m. and 4:30 p.m. - Monday to Friday - at my office (telephone 892-2607).

This notice is dated at Town of Pelham, this 22nd day of AUGUST, 1989.



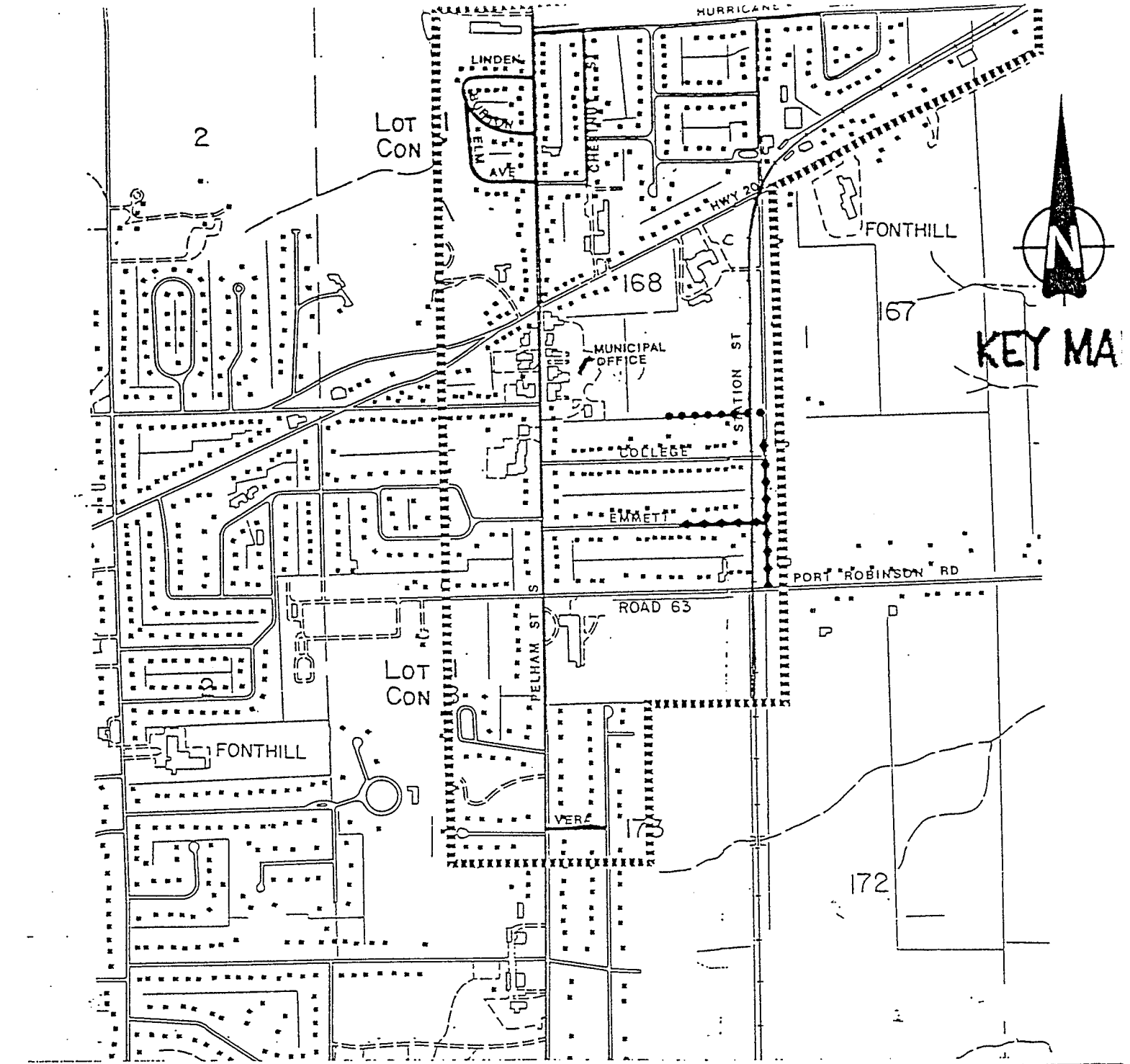
J. Bernardi, Deputy Clerk

TOWN OF PELHAM

20 Pelham Town Square

P. O. Box 400

FONTHILL, Ontario L0S 1E0



PROJECT COMPONENTS

..... COMMUNITY IMPROVEMENT PROJECT AREA

--- SIDEWALKS

..... PELHAM TOWN SQUARE EXTENSION TO STATION ST.

P.R.I.D.E. CIRCULATION LIST
to be sent out August 22, 1989

4-009	THE VINCENTIAN SISTERS OF CHARITY 24 Hwy. #20 E. FONTHILL, Ontario LOS 1E0	4-10	WELLAND COUNTY SEPARATE SCHOOL BOARD 300 Fitch Street WELLAND, Ontario L3C 4W6
4-10-01	ROMAN CATHOLIC EPISCOPAL CORPORATION c/o St. Alexander's Parish P. O. Box 773 FONTHILL, Ontario LOS 1E0	4-24	MANUEL & JANDIRA GLORIA MARTINS 1419 Station Street FONTHILL, Ontario LOS 1E0
4-25	MICHAEL & BERYL GEORGIEV 1415 Station Street FONTHILL, Ontario LOS 1E0	4-26	DEBORAH CIENIK 1413 Station St. FONTHILL, Ontario LOS 1E0
4-27	ALICE ADELIA GULLETT 1411 Station Street FONTHILL, Ontario LOS 1E0	4-28	ALEXANDER & HEIDI MARIE GECSE P. O. Box 363 1409 Station Street FONTHILL, Ont. LOS 1E0
4-29	RANDY & VICKI ZWIERSCHKE P. O. Box 1478 1405 Station Street FONTHILL, Ont. LOS 1E0	4-30	HENRY & NELLIE SCHOLMAN 1401 Station Street FONTHILL, Ontario LOS 1E0
4-30-01	CATHERINE ELIZABETH BROOKS DAVID ROSS KUCHYT 1403 Station St., Gen. Del. FONTHILL, Ontario LOS 1E0	4-31	HAROLD & MYRTLE KLAGER P. O. Box 82 1399 Station Street FONTHILL, Ontario LOS 1E0
4-32	FRAZER W. ZWIERSCHKE P. O. Box 128 1397 Station Street FONTHILL, Ontario LOS 1E0	4-34	FONTHILL FUEL AND BUILDERS SUPPLIES LTD. 1395 Station St. P. O. Box 23 FONTHILL, Ont. LOS 1E0
4-35	RICHARD KOUDYS & MARIANNE RUITER 94 1st St. Louth, R. R. # 3 ST. CATHARINES, Ontario L2R 6P9	4-60-01	PATRICIA ANTONIOU P. O. Box 1125 59 Pt. Robinson Road FONTHILL, Ontario LOS 1E0
4-107	LILLIAN MARY FRASER P. O. Box 144 27 College Street FONTHILL, Ontario LOS 1E0	4-108	GREEBA ANN BIRCH & DANIEL C. VAN VELZEN 31 College Street FONTHILL, Ontario LOS 1E0
4-109	ELMER F. & LORETTA SULLIVAN P. O. Box 37 33 College Street FONTHILL, Ontario LOS 1E0	4-110	PAUL & JOAN RYAN P. O. Box 1082 35 College Street FONTHILL, Ontario LOS 1E0
4-111	RONALD & DONNA GILBERT 37 College Street FONTHILL, Ontario LOS 1E0	4-112	THOMAS & CYNTHIA KERR 39 College Street FONTHILL, Ontario LOS 1E0
4-171	TOWN OF PELHAM NON-PROFIT HOUSING CORPORATION P. O. Box 162 FONTHILL, Ontario LOS 1E0	4-172	REGION OF NIAGARA
		4-173	TOWN OF PELHAM

4-132	GLADYS MILLAR P. O. Box 404 40 College Street FONTHILL, Ontario LOS 1EO	4-131	HELEN GRACE SNOW P. O. Box 1415 38 College Street FONTHILL, Ontario LOS 1EO
4-130	JOHN & LORETTA KARPENKO P. O. Box 1025 36 College Street FONTHILL, Ontario LOS 1EO	4-129	GLENNA IRENE & ANTHONY R. REYNOLDS 34 College Street FONTHILL, Ontario LOS 1EO
4-128	CLIFFORD & KATHRYN WARDELL P. O. Box 896 32 College Street FONTHILL, Ont. LOS 1EO	4-127	KELLIE L. LYNCH 30 College Street FONTHILL, Ontario LOS 1EO
4-74	ROBERT & SUSAN RITTENHOUSE 31 Emmett Street FONTHILL, Ontario LOS 1EO	4-75	AUDREY FRANCES REID P. O. Box 108 33 Emmett Street FONTHILL, Ont. LOS 1EO
4-76	RUTH MAUDE TOOR P. O. Box 96 37 Emmett St. FONTHILL, Ont. LOS 1EO	4-77	NELLIE TERESA ELLIOTT 39 Emmett Street FONTHILL, Ontario LOS 1EO
4-78	WILLIAM & FLORENCE HERING 41 Emmett Street FONTHILL, Ontario LOS 1EO	4-91	BRIAN & LINDA URIAS 32 Emmett Street FONTHILL, Ontario LOS 1EO
4-92	THOMAS & JOAN SPOWART P. O. Box 581 34 Emmett Street FONTHILL, Ontario LOS 1EO	4-93	GEORGE & PHYLLIS REPAR P. O. Box 506 36 Emmett Street FONTHILL, Ontario LOS 1EO
4-94	GORDON & DIANNE WOODLAND P. O. Box 302 40 Emmett Street FONTHILL, Ont. LOS 1EO	4-95	MICHAEL & CAROL JONES 44 Emmett Street FONTHILL, Ontario LOS 1EO
4-53	DOROTHY HARE 33 Port Robinson Road FONTHILL, Ontario LOS 1EO	4-54	FREDERICK & LINDA GRAHAM 37 Port Robinson Road FONTHILL, Ontario LOS 1EO
4-55	JAMES & BEVERLY MARCOV 39 Port Robinson Road FONTHILL, Ontario LOS 1EO	4-56	JUDITH ANN CORFIELD 41 Port Robinson Road FONTHILL, Ontario LOS 1EO
4-57	PATRICIA CANE P. O. Box 576 43 Port Robinson Road FONTHILL, Ontario LOS 1EO	4-36	TIMOTHY & VERNA COLEMAN General Delivery 1389 Station Street FONTHILL, Ontario LOS 1EO
4-37	JERRY VAN BEEK 1385 Station Street FONTHILL, Ontario LOS 1EO	4-38	ROSILDA DIXON 1383 Station Street FONTHILL, Ontario LOS 1EO
4-38-01	DOMINIQUE & JENNIE FOTI 1381 Station Street FONTHILL, Ontario LOS 1EO	4-38-02	THOMAS STRAWFORD 1373 Station Street FONTHILL, Ontario LOS 1EO
4-38-03	GILLES & JANICE ST. PIERRE 1375 Station Street FONTHILL, Ontario LOS 1EO	4-39	GLEN & LEWIS WURFEL P. O. Box 1496 1371 Station Street FONTHILL, Ont. LOS 1EO

4-40	VIRGILIO BATTAGLINI 1369 Station Street FONTHILL, Ontario LOS 1E0	4-41	714718 ONTARIO LIMITED c/o Heda Investments Ltd. 67 Holton Ave. South HAMILTON, Ontario L8M 2L4
4-41-01	DAVID BAKER 1361 Station St. P. O. Box 1167 FONTHILL, Ontario LOS 1E0	4-41-02	ANNA SPRUYT 1359 Station Street FONTHILL, Ontario LOS 1E0
4-57-05	REGION OF NIAGARA	4-78-05	REGION OF NIAGARA
4-60	APRIL LUSKA 61 Port Robinson Rd. R. R. # 2 WELLAND, Ontario L3B 5N5	4-61	WILFRED & IVA BOWMAN 63 Port Robinson Road R. R. # 2 WELLAND, Ontario L3B 5N5
4-62	GUS & HELEN DIMOPOULOS NICK, GREG, & FLORA KARAN 118 Port Robinson Road FONTHILL, Ontario LOS 1E0	20-82	AGOSTINO & MARGHERITA ZUCCO 104 Port Robinson Road R. R. # 2 WELLAND, Ont. L3B 5N5
20-83	LYLE & LORRAINE ADAMS 108 Port Robinson Road R. R. # 2 WELLAND, Ontario L3B 5N5	20-84-01	ARCHIBALD BEVAN & DOROTHY JOSEPHINE GILES 110 Port Robinson Road R. R. # 2 WELLAND, Ont. L3B 5N5
20-120	NIAGARA SOUTH BOARD OF EDUCATION 250 Thorold Road West WELLAND, Ont. L3C 3W3	20-93	FONTHILL DOWNS Box 522 FONTHILL, Ontario LOS 1E0
4-67	GORDON & JEANETTE LOUNSBURY 9 Emmett Street FONTHILL, Ontario LOS 1E0	4-68	OSCAR & MARJORIE JENTER P. O. Box 218 11 Emmett Street FONTHILL, Ont. LOS 1E0
4-69	JOHN ANDREW P. O. Box 678 15 Emmett Street FONTHILL, Ontario LOS 1E0	4-70	RANDALL JOHN MOMOT & MARY T. WIGGLESWORTH 17 Emmett Street FONTHILL, Ontario LOS 1E0
4-71	MILDRED ELIZABETH ALLEN P. O. Box 115 19 Emmett Street FONTHILL, Ontario LOS 1E0	4-72	BRIAN E. FERDINANDI P. O. Box 1094 23 Emmett Street FONTHILL, Ontario LOS 1E0
4-73	LUCAS & MARTHA SIKKENS 25 Emmett Street FONTHILL, Ontario LOS 1E0	4-73-01	LUCIEN & CHERYL BASTIEN P. O.Box 204 27 Emmett Street FONTHILL, Ont. LOS 1E0
4-82	RONALD GRAHAM 12 Emmett Street FONTHILL, Ontario LOS 1E0	4-83	JOSEPH WILSON P. O. Box 83 1379 Pelham Street FONTHILL, Ont. LOS 1E0
4-84	MALCOLM & MARY OLIVER 18 Emmett Street FONTHILL, Ontario LOS 1E0	4-85	DAVID & PEGGY CHALMERS 20 Emmett Street FONTHILL, Ontario LOS 1E0

4-86	OLGA & HENRY KOPP P. O. Box 365 22 Emmett Street FONTHILL, Ontario LOS 1EO	4-87	PIETER & LINDA BAREND P. O. Box 1299 24 Emmett Street FONTHILL, Ontario LOS 1EO
4-88	KENNETH & JEAN MACLEOD P. O. Box 664 26 Emmett Street FONTHILL, Ontario LOS 1EO	4-89	JOSEPHINE MURPHY P. O. Box 1063 28 Emmett Street FONTHILL, Ontario LOS 1EO
4-90	WILFRED & MARY TULK P. O. Box 984 30 Emmett Street FONTHILL, Ont. LOS 1EO	4-104	PATRICK & MARY KEHOE 21 College Street FONTHILL, Ontario LOS 1EO
4-105	EDWARD & ANN RUSSELL P. O. Box 7 23 College Street FONTHILL, Ontario LOS 1EO	4-106	JOSEPH & DONNA SENIUK P. O. Box 1087 25 College Street FONTHILL, Ontario LOS 1EO
4-118	WILLIAM & SUSAN GRIMWOOD 12 College Street FONTHILL, Ontario LOS 1EO	4-119	JAMES & MARY CLEAT P. O. Box 553 14 College Street FONTHILL, Ont. LOS 1EO
4-120	HAROLD & MARION SAYLOR 16 College Street FONTHILL, Ontario LOS 1EO	4-121	GARY REECE 18 College Street FONTHILL, Ontario LOS 1EO
4-122	ALAN STEMPE P. O. Box 212 20 College Street FONTHILL, Ont. LOS 1EO	4-123	JEFFREY & GAIL TUFTS 22 College Street FONTHILL, Ontario LOS 1EO
4-124	RONALD GIESBRECHT & KATHLEEN STEINGART 24 College Street FONTHILL, Ont. LOS 1EO	4-125	JILL ANTHONY 26 College Street FONTHILL, Ontario LOS 1EO
4-126	GREGORY LAUGHTON 28 College Street FONTHILL, Ontario LOS 1EO	4-47	PATRICK & CATHERINE DURNFORD P. O. Box 841 15 Port Robinson Road FONTHILL, Ont. LOS 1EO
4-48	THERESA & MARTIN CRYSLER 17 Port Robinson Road FONTHILL, Ontario LOS 1EO	4-49	JEHOVAH'S WITNESSES FONTHILL CONGREGATION P. O. Box 137 FONTHILL, Ont. LOS 1EO
4-50	SHIRLEY LEVAY P. O. Box 52 23 Port Robinson Road FONTHILL, Ont. LOS 1EO	4-51	PHILLIP & JILL HUNTLEY 27 Port Robinson Road FONTHILL, Ontario LOS 1EO
4-51-01	BENJAMIN & GLADYS WEBB 29 Port Robinson Road FONTHILL, Ontario LOS 1EO	4-52	SUZANNE JOHNSON P. O. Box 542 31 Port Robinson Road FONTHILL, Ont. LOS 1EO



TOWN OF PELHAM

NOTICE OF PUBLIC MEETING

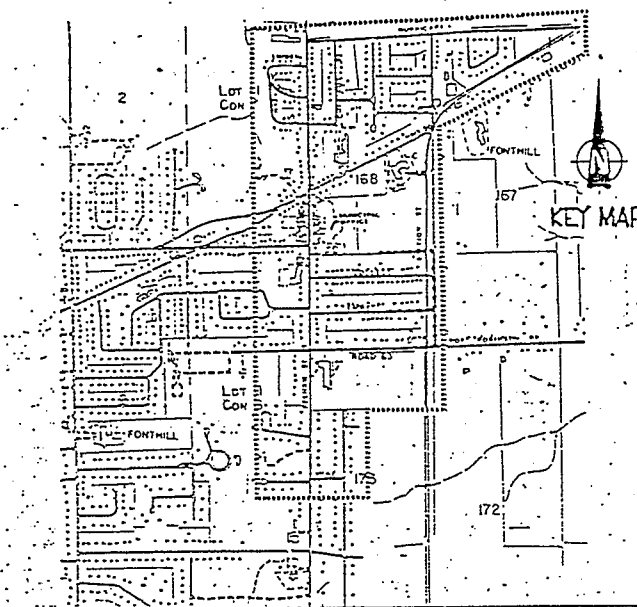
PURPOSE:

On July 12, 1989 the Town of Pelham received approval from the Provincial Government to get involved in the Program for Renewal, Improvement, Development and Economic Revitalization (PRIDE) for the Community Improvement Area illustrated below. The Town is presently preparing a plan and implementation program for undertaking certain works within the improvement area which will be presented to the public at a later date.

One of the principle improvement projects contemplated by the Town involves the extension of Town Square to Station Street as well as sidewalk improvements on the east side of Station Street and the north side of Emmett Street. The municipality has been fortunate in receiving pre-implementation approval for this project so that work can commence this year.

The area affected is highlighted on the Key Map below.

The purpose of convening a public meeting is to present the proposed improvements and obtain public input.



PROJECT COMPONENTS:

- Community Improvements Project Area
- Sidewalks
- Pelham Town Square Extension to Station St.

MEETING DATE: WEDNESDAY, SEPTEMBER 20TH, 1989 — 7:30 P.M.

PLACE: Municipal Council Chambers, Pelham Municipal Building
20 Pelham Town Square, FONTHILL, Ontario.

FOR ADDITIONAL INFORMATION CONTACT:

J. Bernardi, Deputy Clerk
Town of Pelham Municipal office, 20 Pelham Town Square
P.O. Box 400, FONTHILL, Ontario, L0S 1E0

TELEPHONE — 892-2607

PLANNING & DEVELOPMENT COMMITTEE

P&D-12/89

September 20th, 1989

Minutes of a special Planning & Development Committee meeting held on Wednesday, September 20th, 1989 at 7:30 p.m. in the Municipal Council Chambers.

ATTENDANCE: Chairman, Alderman W. B. Walker.
 Members of the Committee -
 Mayor Mardi Collins, Aldermen
 L. J. Tunnacliffe & Larry Vasas
 Alderman K. Williams &
 Alderman G. Shields
 Staff in attendance - Deputy Clerk/
 Planning Administrator J. Bernardi,
 Clerk Administrator M. Hackett
 Secretary, Karen Elliott
 Town Planning Consultant -
 Glen Barker of Miller, O'Dell & Paul
 Town Engineering Consultant -
 Dave Lampman of Proctor & Redfern
 Also in attendance were interested citizens
 and members of the press.

1. CALLED TO ORDER:

The meeting was called to order by Chairman, Alderman W. B. Walker.

2. PUBLIC MEETING:

Chairman Walker announced that this Public Meeting had been called to satisfy the recommendation of the Ministry of Municipal Affairs to keep the public informed of proposed improvements. He explained that although not required for this exercise, notice of this meeting had been given in accordance with the Planning Act at Section 17, Subsection 2. Notice had been given by first class mail to every owner of land within 120 metres of the proposed improvements and, as well, publication in a newspaper for the past two weeks. He stated that in addition to providing information we will also receive any comments which any member of the public may wish to offer. The minutes of this meeting will be forwarded to the Ministry of Municipal Affairs for their information. He also gave a brief summary of the PRIDE Program and called on Mr. Lampman for the Town Engineering Consultant's presentation.

Dave Lampman, Town Engineering Consultant, outlined the history of the Municipal Square access route and cul-de-sac. He outlined some of the present problems resulting from growth in the Town and the need to extend access out to Station Street. He outlined the works proposed to be done i.e. the road extension and the additional sidewalks to be installed as part of the improvement project. He explained that right now the access out onto Pelham Street is somewhat dangerous during peak periods and some of the traffic could be relieved by access out onto Station Street. There would be an increase in traffic on Station Street.

An area resident asked if this would alleviate all the problems we have in the Town block. The intersection at Hwy. #20 and Station Street needs something done - it's hard to get out onto Hwy. #20 now - we have to wait 15 minutes during peak time to get out onto Hwy. #20. He asked if a stoplight could be installed at that site.

Chairman Walker stated that it has been contemplated by Council for approximately five years.

Chairman Walker stated that some of the people who would be using it would be those coming home from work if they were going to the Post Office.

A resident asked why not leave it for a nice quiet cul-de-sac for the seniors.

Chairman Walker stated that the Fire Department has not been happy with the cul-de-sac from the beginning and welcome the extension to Station Street from a fire fighting point of view.

Chairman Walker also stated that it would enhance the ultimate potential for a possible senior citizen's extension of facilities. He stated that the land uses in that section of the core have to be for government uses according to the agreement with the diocese when the property was purchased from them.

Mr. Kuckyt stated that if the cul-de-sac was left as is, more space would be available for affordable housing or senior's building.

Chairman Walker said that this would not be alleviating the Fire Department's concerns.

It was asked how long we have to go ahead with the project and still receive some funding from the PRIDE Program.

Mrs. Kuckyt said she spoke to the Principal at St. Alexander's School and to the President of the P.T.A. regarding the extension proposal. She wanted to know if the Town had considered fencing and a crossing guard for that school area. Crosswalks and crossing guards would be necessary.

A resident asked if any study had been done to see how many children use that green belt to go to school, the library, etc. and how many people use the Town Square for a drive through. He questioned the traffic count being done only once and the fact that it was done in May.

Chairman Walker responded that the count will be done again in October and that these are the times that the Ministry of Transportation advises they be done.

Alderman Vasas stated that he used the Town Square as a shortcut during the Hwy. #20 construction and then he resumed his usual route along Hwy. #20.

A resident wanted to know if a three-way stoplight had ever been requested at Town Square and Pelham Street.

Mr. Hackett, Clerk Administrator, responded that he had spoke with the Region just recently about this and they will not permit it that close to the stoplight at the corner of Hwy. #20 and Pelham Street.

Mr. Kuckyt stated that any break up in the flow of traffic would provide intervals so that people can get out of the square.

Mr. Scholman mentioned that there is presently a pickup truck and car parked near his house every day. There is no visibility and this is a very dangerous situation with the children on the street. He asked that if a three-way stop is placed, how far back would they go. Since his house is located directly opposite the extension, he wanted to know if he could get out of his driveway.

Mr. Kuchyk wanted to know if this extension was being considered for the plaza's benefit. She stated that the businesses have created the problem - they should solve it.

Mrs. Jones mentioned that trucks turning onto Station Street from Port Robinson Road have great difficulty now because it is not wide enough for the turn.

A resident did not believe Station Street was strong enough to carry extra traffic and also mentioned the over-mature maple trees which would be dangerous to traffic if limbs fell down.

Mr. Bob Rittenhouse, Emmett St., stated he had no objection to the sidewalks being extended on Emmett St. He did object to the rest because of drainage - weeds in the ditch, fallen limbs from the ice storm still there and the fact that it is not maintained. This is what bothers him the most. He suggested that the Committee look into investigating the ditch across from the old machine shop. There have been pipes exposed in the ditch for years and wanted to know what they contained.

Mr. Barghoorn, 1443 Station St., asked how the Town intends to keep going in the future with all the expansion. A By-Pass for Hwy. #20 was talked about in the 1970's and this would have solved the problem we have now because Hwy. #20 traffic is the problem. He believed we should look at what area we plan to expand and ensure adequate access routes at that time.

Chairman Walker stated that a Plan of Subdivision is on every piece of vacant land within the Urban Boundary. In the new year, Council will have to look at which way the Urban Boundary will be expanded considering we have two main arteries, Pelham Street and Hwy. #20.

Mr. Barghoorn asked how we will handle traffic then.

Mrs. Alice Gullett, 1411 Station St., asked when the new drain pipe would be installed in the area of the hydro substation and why they don't cut the weeds along the ditch.

Chairman Walker stated that the tender had been let to Mr. Paul Ryan.

The Chairman also stated that this area could possibly be incorporated in the Recreation Master Plan's walkway system.

Mrs. Sharon Jung, 5 College St., expressed concern with the number of trucks and vehicles using College Street now and for the safety of the children if it is increased because of the extension. She wanted to know if Council had looked at any other options.

A Station Street resident asked if they would consider the option of providing turning lanes on Pelham Street and also no parking in front of some of the businesses on Pelham Street.

A question was raised about the ditch on the west side and who is to maintain it. Also the ditch running behind Fonthill Concrete is half filled in from Fonthill Concrete expansion.

Mr. Barghoorn also stated that a large culvert in the area was 2/3 silted in.

Mrs. Jung asked if there would be another Public Meeting on this Extension to Station Street proposal.

Chairman Walker stated there would be another Public Meeting on the whole improvement project but not specifically on this particular project.

Mrs. Kuckyt asked where they would find out Council's decision.

The Deputy Clerk responded that the minutes of this meeting would be going to Council for ratification.

Mrs. Kuckyt asked if they could attend the Council Meeting and asked when it would be.

The Deputy Clerk stated that Council would be meeting again on October 2nd, 1989.

Chairman Walker questioned if staff anticipates that some of the questions raised tonight can be answered by that date.

Mr. Scholman questioned if Council weren't to go through with this project would they have something to replace it.

Chairman Walker responded that they would have other projects to replace this one.

Alderman Shields stated that it seems we are lacking in information on what traffic flows will be as a result of this extension.

Dave Lampman mentioned that Station Street would be adequate for 1500 vehicles per day minimum.

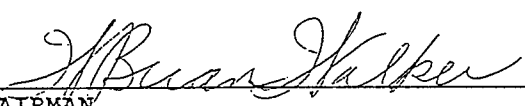
Alderman Shields stated that the reason for the extension is, of course, because of increase in traffic flows in the downtown area and that any needs resulting from an increase in growth is a valid project for impost funds. He also believes we will definitely need some improvements to Station Street.


Alderman Williams expressed his appreciation to Chairman Walker for the way he presided over this meeting and also stated that he believes we need some projections for traffic needs in the future.

There being no further questions or comments this Public Meeting was declared closed.

RECOMMENDATION:

MOVED BY ALDERMAN L. VASAS, SECONDED BY MAYOR COLLINS THAT - this meeting of the Planning and Development Committee of the Town of Pelham be adjourned. CARRIED, CHAIRMAN, ALDERMAN W. B. WALKER.


CHAIRMAN


SECRETARY

RESOLUTION NO. 9

MOVED BY ALDERMAN D. BEAMER, SECONDED BY ALDERMAN L. J. TUNNACLIFFE

THAT Council of the Town of Pelham proclaim October 16th., 1989 as "WORLD FOOD DAY" in the Town of Pelham;

AND THAT the cost of publication be borne by the municipality.

MOTION LOST

Item #9 - Regional Niagara, Public Works Department to which is attached a copy of a resolution from the Township of Front of Yonge RE: Deposits on Beverage Cans, requesting Council action on same -
RESOLUTION NO. 10

MOVED BY ALDERMAN D. BEAMER, SECONDED BY ALDERMAN W. B. WALKER

THAT Council of the Town of Pelham endorse and support the resolution from the Township of Front of Yonge RE: Deposits on Beverage Cans;

AND THAT a copy of the resolution be forwarded to the Minister of the Environment, local member of the Legislative Assembly and the Waste Management Branch, Waste Reduction Section.

CARRIED

7. PRESENTATION AND CONSIDERATION OF REPORTS:

(A) COMMITTEE REPORTS:

Planning & Development Committee Report, P&D-12/89 -
Being the minutes of the special meeting of the Planning & Development Committee held on September 20th., 1989.

RESOLUTION NO. 11

MOVED BY ALDERMAN W. B. WALKER, SECONDED BY ALDERMAN L. VASAS

THAT the minutes of the Planning & Development Committee held on September 20th., 1989 be received for the information of the Council and the following recommendation be approved:

(1) THAT Council receive the petition of the area residents expressing their opposition to the proposed extension of Pelham Town Square to Station Street.

CARRIED

Planning & Development Committee Report, P&D-13/89 -
Being the minutes of the September 26th., 1989 meeting of the Committee.

With regard to the Provincial Policy Statement - Land Use Planning for Housing - Aldermen G. Shields and D. Beamer requested that a copy of this document be forwarded to them for their perusal.

CERTIFICATE OF COMPLIANCE WITH
PUBLIC NOTIFICATION PROCEDURES

The Corporation of the
Town of Pelham

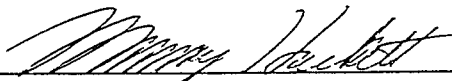
IN THE MATTER OF AN APPLICATION FOR APPROVAL OF THE FONTHILL COMMUNITY
IMPROVEMENT PLAN ADOPTED BY COUNCIL ON THE 19TH DAY OF JANUARY, 1990 BY
BY-LAW NO. 1322 (1990).

THE PLANNING ACT 1983, SECTION 17 (7) (b)

STATEMENT

I, MURRAY HACKETT, CLERK OF THE TOWN OF PELHAM certify as follows:

- (1) That I am an employee of the Town of Pelham.
- (2) The municipality has complied with Section 17 (2) of the Planning Act, and Ontario Regulation 402/83, by giving notice of a public meeting by publishing a notice in a local newspaper as shown on the attached Exhibit "A" dated December 26th, 1989 and circulated on December 22nd, 1989 as confirmed in the attached Exhibit "B."
- (3) The municipality has complied with Sections 17 (2) and 17 (3) of the Planning Act and held a public meeting on January 23rd, 1990.


SIGNATURE

March 13th, 1990
DATE

CLERK OF THE TOWN OF PELHAM



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.

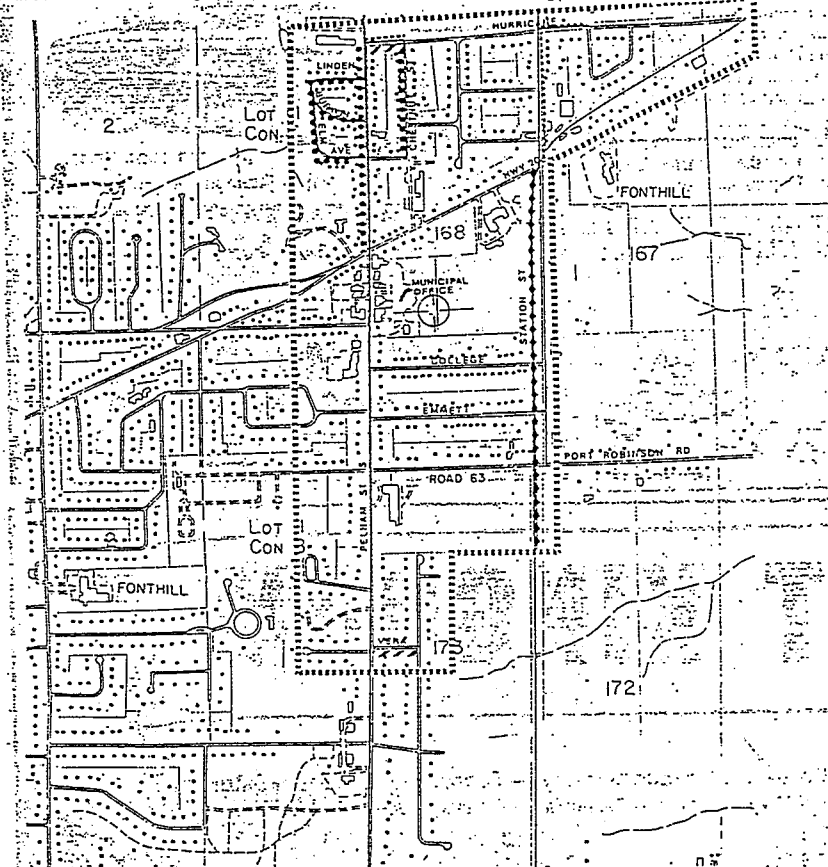
The proposed Community Improvement Plan recommends a variety of improvements within the Community Improvement project area which includes watermain extensions, fire hydrant replacement, railway land upgrading, sidewalk extensions and municipal parking lot upgrading.

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, FONTHILL, Ontario L6S 1E0

TELEPHONE — 892-2607



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Town of Pelham
Mr. Murray Hackett
Town Clerk

Dear Mr. Hackett,

The December 26, 1989 issue of the Pelham Herald was delivered to carriers on December 22nd, 1989 for distribution.

All mail copies were delivered to the Post office on Friday December 22nd for immediate distribution.

I hope this is the information you require.

Sincerely,

David Settle for DS.

David Settle
Circulation Director
Pelham Herald

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.

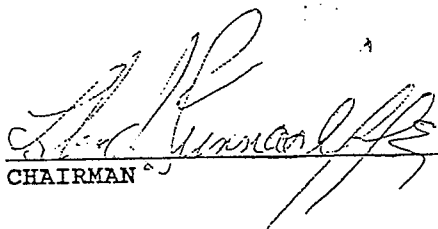
10. COMMITTEE OF THE WHOLE:

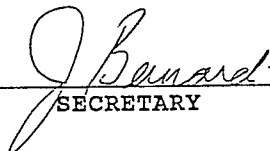
There were no items for Committee of the Whole discussion.

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.

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.

(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.

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 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.

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.

oThat a maximum density of 37 dwelling units per hectare be permitted.

oThat a minimum front yard of 3.6m be provided.

oThat a minimum exterior side yard of 1m be provided.

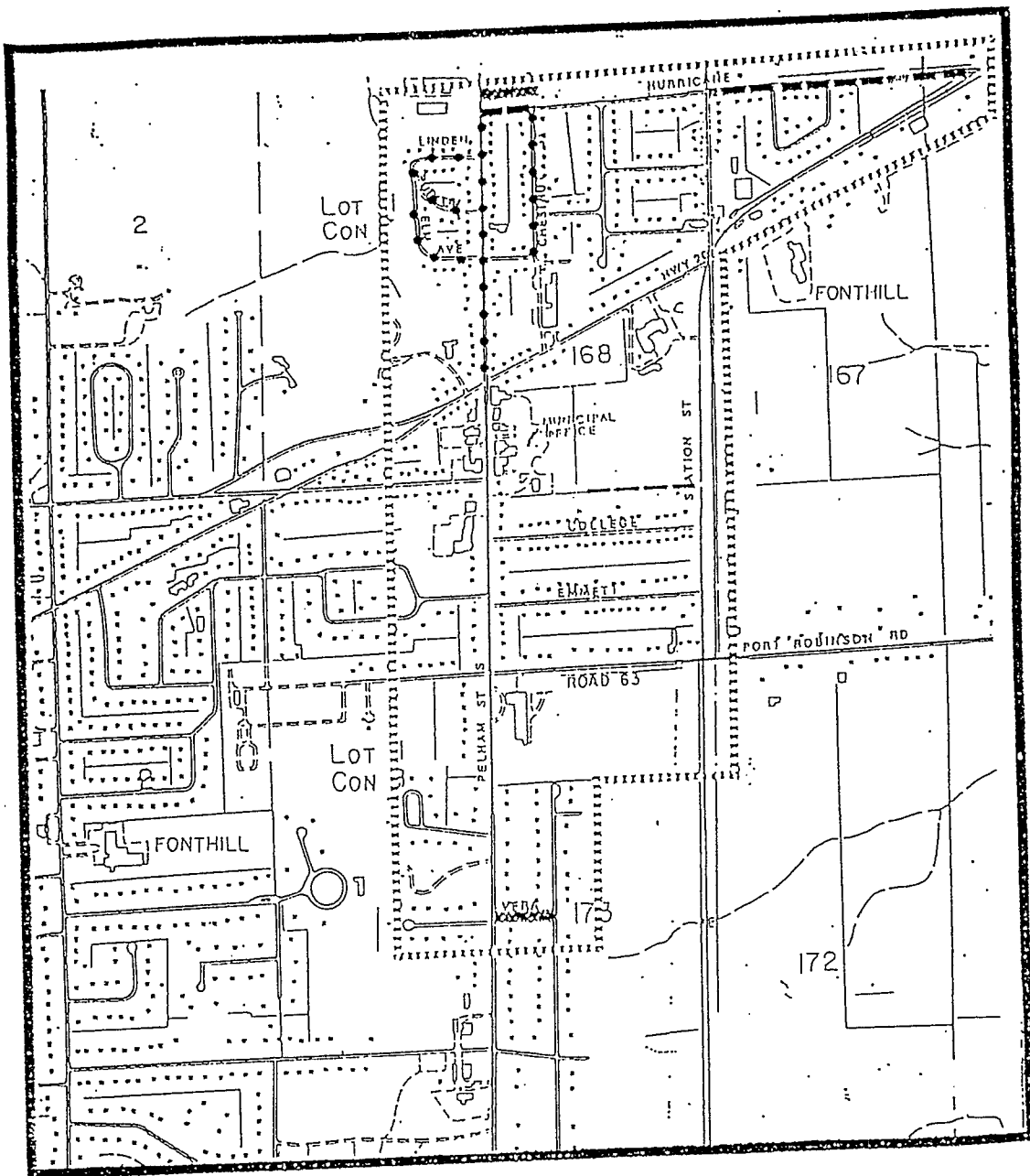
oThat the by-law be tailored to meet height of present school.

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.

(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