

THE OFFICIAL PLAN
OF THE
PELHAM PLANNING AREA
Amendment No. 1

The attached maps designated Schedule "A", "B" and "C",
and explanatory text, constituting Amendment No. 1 to the
Official Plan of the Pelham Planning Area, was adopted by the
Corporation of the Town of Pelham by By-law No. 143 (1972) in
accordance with sections 13 and 17 of the Planning Act on
the 17th day of JULY, 1972.

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Mayor

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CLERK
CORPORATE
SEAL OF THE
MUNICIPALITY

This amendment to the Official Plan of the Pelham
Planning Area, which has been adopted by the Council of the
Town of Pelham is hereby approved in accordance with sections
14 and 17 of the Planning Act, as Amendment No. 1 to the
Official Plan of the Pelham Planning Area.

Date.....
.....
Minister of Municipal Affairs

BY-LAW NO. 143 (1972)



The Council of the Corporation of the Town of Pelham, in accordance with the provisions of the Planning Act, hereby enacts as follows:

1. Amendment No. 1 to the Official Plan of the Pelham Planning Area, consisting of the attached Schedules "A", "B" and "C", and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Amendment No. 1 to the Official Plan of the Pelham Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Read a first and second time this 12th day of June, 1972


Mayor 
Clerk

Enacted and passed this 17th day of July, 1972


Mayor 
Clerk

SEAL OF THE
CORPORATION

Certified that the above is a true copy of By-law No. 143 (1972) as enacted and passed by the Council of the Corporation of the Town of Pelham on the day of July, 1972.

Signed 
Clerk of the Municipality.

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May 31, 1972.

PELHAM SECONDARY PLAN.

PART I BASIS OF THE PLAN.

Section 1 Objectives.

This secondary plan has been prepared to function as an amendment to the Official Plan for the Town of Pelham Planning Area, for that part of the Town south of Hillcrest Road to south of Quaker Road and west of Haist Street to the Canadian National Railway right-of-way and for an area south of Port Robinson Road and north of Merritt Road from South Pelham Road to the Canadian National Railway right-of-way.

The proposed Official Plan for the Town of Pelham is concerned with the establishment of the general pattern of development for various land uses in the municipality. This secondary plan is concerned with the more detailed aspects of planning for a more local area. The policies of the Pelham Official Plan and this secondary plan are to be considered complementary, together forming a guide for both public and private undertakings.

This Secondary Plan has the following functions:

- a) to interpret the more general policies of the Town's Official Plan at the local level;
- b) to expand on the general land use pattern in the Town's Official Plan by indicating more detailed land uses;
- c) to propose a development concept for the area covered;
- d) to indicate in greater detail road facilities for the area covered;
- e) to indicate the general location and extent of open space and school facilities and,
- f) to provide a staging programme for the development contemplated.

This plan recognizes the need for various kinds of housing and provides for single family, semi-detached and multiple units including town housing and low rise apartments. Care has been taken in the grouping of dwelling and neighbourhood facilities so that problems of incompatibility are minimized. The objective of this plan is to provide for the complete and orderly urbanization of the secondary planning area within a period of 10 to 15 years to accommodate some 4,500 - 5,000 persons.

PART II POLICIES.

Section 1 General Policies.

Urban development of land may be permitted in accordance with the policies of this plan and only when the following are or can be made available to the satisfaction of council:

- a) urban municipal water and services;
- b) public parks and open space;
- c) school facilities, and,
- d) roads.

Schedule A, the Land Use Plan, Schedule B, Development Plan and Schedule C, Servicing Plan, form part of this Secondary Plan. Schedule A indicates the general location and extent of permitted land uses, while Schedule B indicates the sequence of development in line with the provision of necessary community facilities.

Section 2 General Land Use.

The land use is designated on Schedule A under the following categories: Residential (Low and Medium Density), Commercial, Institutional, Parks and Open Space, and Development. It is intended that higher density residential uses will be grouped with park, commercial and institutional uses where possible to provide a core or focus for the community.

Residential Areas.

A variety of residential uses at varying densities will be permitted. The Low Density Residential designation would permit both single family detached and semi-detached residences up to a density of about 10 units per gross acre: The Medium Density Residential designation would permit multiple attached dwellings at about 14 units per gross acre and walk-up apartments at a density of about 12 units per gross acre. Higher density residential development may be permitted by amendment to this Plan provided proposals are acceptable to residents in the surrounding area and provided such proposals conform to the design policies of Section 2 of the Pelham Official Plan.

Public utility installations designed and constructed to harmonize with surrounding uses will be permitted.

Commercial Areas.

This designation will permit retail and office uses of a local personal service nature only. Such permitted uses will serve the day to day needs of residents in the area. This designation is not intended to permit commercial facilities which may have a detrimental effect on other established commercial areas in the municipality. Commercial development other than what is designated in this Plan will require an Official Plan amendment.

Institutional Areas.

Schools and churches normally associated with residential areas will be permitted in this designation. School buildings and grounds are also intended to serve a recreational function apart from their educational role.

Residential facilities associated with permitted uses will also be included in this designation.

Public Open Space and Park Areas.

This designation will permit conservation, park and recreational uses of land within the area covered by the Secondary Plan. Buildings, works and installations associated with a primary use will be permitted provided the open space or recreational character is maintained.

Park space should be provided for the Secondary Planning Area at a standard of about 5 acres per 1,000 population. School grounds may be used for purposes of calculating adequate park space.

Development Areas.

This designation is comprised of those lands located in Development Stage III as shown on Schedule B.

It is anticipated that these areas will be developed residentially at approximately the same average density as in the balance of the Secondary Planning Area. The exact land use in these areas, however, is yet to be determined.

When development in Stage II has proceeded to a point where development in Stage III lands is to be considered, council shall determine the adequacies of community facilities and match these against any development proposals received. If additional

community facilities are required, then these should be provided when development proceeds. At this point, it is anticipated that at least additional park area and open space will be required and such open space areas should connect with the open space proposed to the north.

Development in Stage III lands will require an amendment to this Secondary Plan.

Roads and Access Corridors.

a) Roads.

Schedule A, the Land Use Plan shows the system of roads within the Secondary Planning Area, designated as collector roads and local roads.

Collector roads are intended to facilitate traffic movement within the community and to provide a connection to higher order roads. These roads may vary in width from 66 feet to 86 feet.

Local roads are intended to provide access to adjacent land uses and will be 66 feet maximum in width.

b) Access Corridors.

Access corridors or walkways are to be provided to allow for safe and convenient pedestrian access between land uses wherever possible by the shortest route. Such corridors should be located along roads and water courses or between roads. The width of such corridors will normally be about 10 feet.

Municipal Services.

The area will be served with water and sewer facilities and public works to accommodate the development proposed in the Land Use Plan. The servicing of all areas with sanitary, storm and water facilities together with road improvements and the construction of sidewalks where considered necessary and other public works is to be undertaken for any development proposed.

Schedule C shows the location of water and sewer facilities for the planning area.

Development Stages.

It is intended that the areas covered by this Secondary Plan be developed in three stages as indicated on Schedule B.

The basis for staging is the timing of the provision of adequate community facilities apart from water and sewers which will be available to the entire planning area. School facilities are generally adequate except for the Kunda Park Area where an additional school site will be required. Existing and proposed commercial facilities in the central Fonhill area are expected to serve the needs of this community for the most part. Development in subsequent stages should proceed in sequence when the preceding stage has been substantially developed and when council is satisfied that adequate community facilities will be provided.

a) Stage I.

The areas included in this stage are shown on Schedule B.

The area is already adequately supplied with or will be supplied with park and school facilities so that proposed residential development can take place. Adequate commercial facilities in the business district of Fonhill will serve the residential development in this stage.

b) Stage II.

The areas included in this stage are shown on Schedule B.

This area has or will have adequate school facilities but inadequate park space. Neighbourhood commercial facilities will also be required in this development stage. Development should therefore, await the provision of such facilities.

c) Stage III.

The areas included in this stage are shown on Schedule B.

There are no development proposals for these areas. It is anticipated that additional park space will be required for any residential development in this stage and possible additions to school facilities may be required. Before any development proceeds in this stage, council should be satisfied that each of parks, school and commercial facilities are adequate and that any proposed development fits into the road pattern as shown on Schedule A.

It is the intention of the Town of Pelham to ultimately link Welland Street to Quaker Road at South Pelham Road by a curved south-easterly running connecting roadway; and that no development of lands south of the present unopened road allowance of Welland Street will be permitted by the Council until appropriate arrangements have been made with the owners of such lands proposed for development for the provision of the said curved south-easterly running roadway and for the closing of the resulting inappropriate parts of the existing road allowance.

Development in this stage will require an amendment to this plan.

PART III ADMINISTRATION

Section I Implementation.

This area plan will be implemented and reviewed in accordance with the provisions and procedures set forth in the Planning Act and such other statutes as may be applicable.

Interpretation of the intent of this Plan or any part thereof will be made by council on the advice of the Planning Committee.

This Plan is to be implemented by the separate or combined action of public and private agencies associated with the development of the Secondary Planning Area.

The Plan is to be implemented by the municipality through the processing of plans of subdivision and the granting of consents to land divisions, only where plans of subdivision are not feasible to achieve the appropriate street pattern and the desired lot and block arrangement.

The land use provisions of this Plan will be implemented by the municipality through building and zoning by-laws according to the following policies:

- a) While this Plan designates the use of land in the area, the zoning by-law will not necessarily be amended immediately to establish such designation and permit uses in accordance therewith.
- b) Where immediate development in accordance with the Land Use Plan is not anticipated, the existing zoning may be retained until such development is imminent.

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c) When development of the land in accordance with the land use designated by this Plan is imminent, rezoning of the lands will be considered on the basis of standards considered suitable by council for the type of development proposed.

d) Zoning by-laws implementing this Plan will generally incorporate provisions regulating the type of construction, the height, bulk, location, size, floor area, spacing, use of building or structures to be erected, yards to be provided, parking areas, landscaping and other similar items.

Section 2. Interpretation.

On the implementation of this Plan, the designations and the boundaries thereof will be established by zoning by-laws and subdivision controls which will have regard to, amongst other things, existing or proposed physical limitations such as railways, roads and land ownership. These designations and their boundaries may thus be established, however, in a case where designations are not separated by physical barriers minor adjustments may be made without amendment to this Plan provided the intent of the Plan is maintained. A major change in a land designation can only be effected by an amendment to this Plan.

This Secondary Plan will be reviewed before development is permitted in stage III. Amendments, however, may be proposed at more frequent intervals if found necessary or desirable to meet changing conditions or to permit the realization of specific municipal objectives.