



THE REGIONAL MUNICIPALITY OF NIAGARA

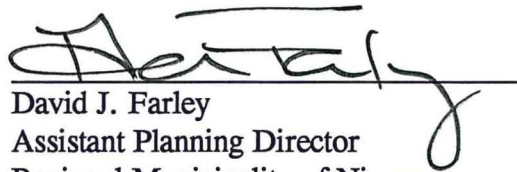
OFFICIAL PLAN AMENDMENT NO. 35

COMMERCIAL TO RESIDENTIAL

26 CANBORO RD.
TOWN OF PELHAM

Amendment No. 35 to the Official Plan of the Town of Pelham, which was adopted by the Council of the Town of Pelham, is hereby approved under Sections 17 and 22 of the Planning Act.

DATE: January 3, 2000


David J. Farley
Assistant Planning Director
Regional Municipality of Niagara

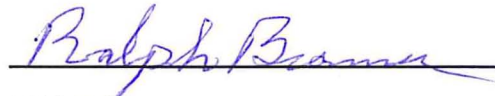



TOWN OF PELHAM

**AMENDMENT NO. 35
TO THE
OFFICIAL PLAN
OF THE
TOWN OF PELHAM**

TOWN OF PELHAM
CERTIFICATE
OFFICIAL PLAN OF THE
TOWN OF PELHAM
AMENDMENT NO. 35

The attached schedule constituting Amendment No. 35 to the Official Plan of the Town of Pelham, was prepared by the Pelham Planning Services Committee and was adopted by the Corporation of the Town of Pelham by By-law No. 2112 (1999) in accordance with Section 17 of the Planning Act, R.S.O. 1990, as amended, on the 4th day of October, 1999.


MAYOR


CLERK

This Amendment to the Official Plan of the Town of Pelham which has been adopted by the Council of the Corporation of the Town of Pelham, is hereby approved in accordance with Section 17 of the Planning Act, R.S.O. 1990, as amended, as Amendment No. 35 to the Official Plan for the Town of Pelham.

Date

Approval Authority

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2112 (1999)

Being a by-law to adopt Amendment No. 35 to the
Official Plan of the Town of Pelham.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM IN
ACCORDANCE WITH THE PROVISION OF THE PLANNING ACT, R.S.O. 1990, AS
AMENDED, HEREBY ENACTS AS FOLLOWS:

- (1) Amendment No. 35 to the Official Plan of the Town of Pelham, consisting of the attached Schedule A, is hereby adopted.
- (2) THAT the Clerk is hereby authorized and directed to make application to the Regional Municipality of Niagara for approval of the aforementioned Amendment No. 35 to the Official Plan of the Town of Pelham.
- (3) THAT this by-law shall come into force and take effect on the day of the final passing thereof.

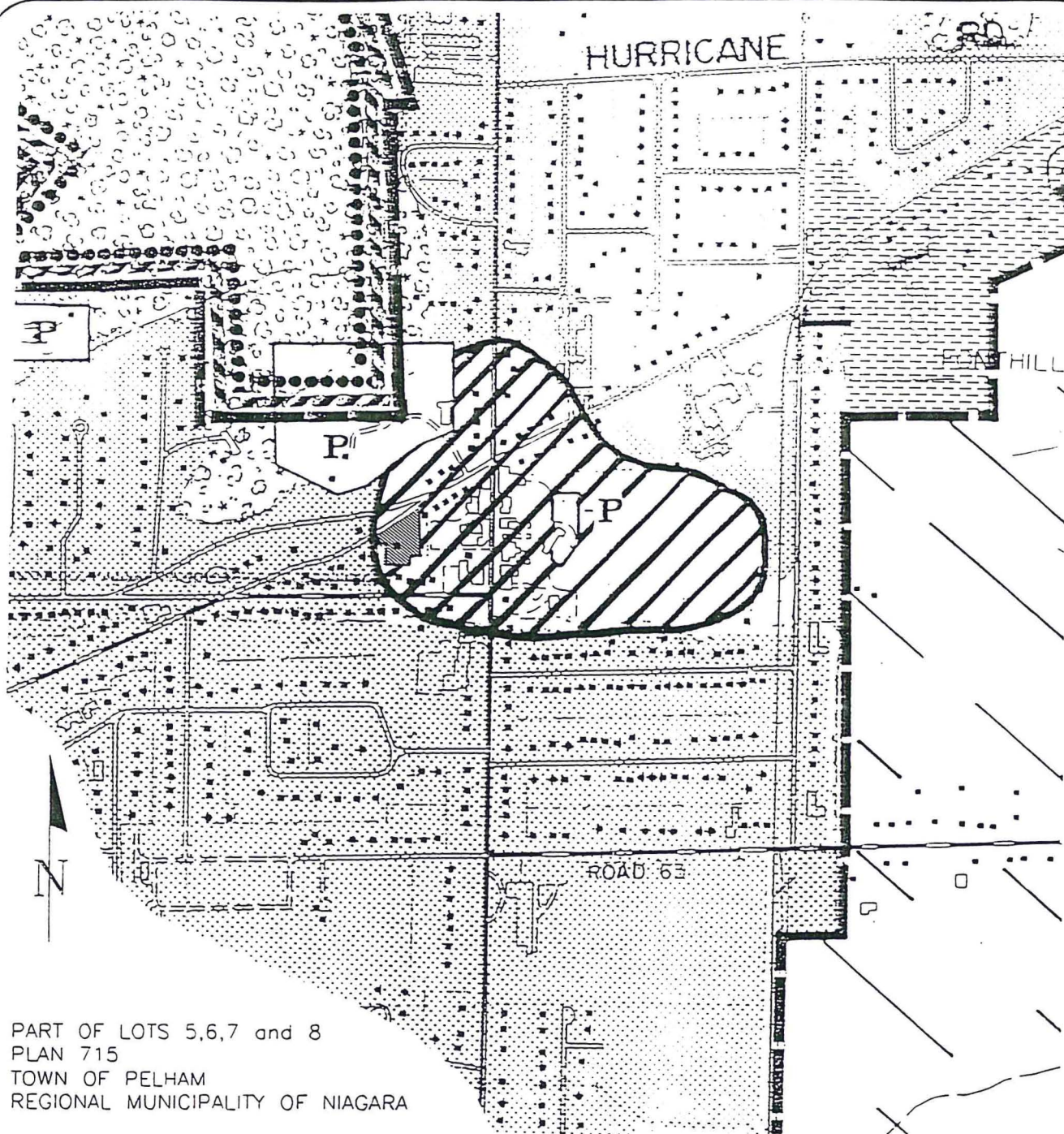
ENACTED AND PASSED THIS 4TH DAY OF OCTOBER, 1999 A.D.

Ralph Beaman
MAYOR

Sheryl M. Little
CLERK

TOWN OF PELHAM
CERTIFIED A TRUE COPY

Sheryl M. Little
CLERK



TOWN OF PELHAM

SCHEDULE A
TO OFFICIAL PLAN
AMENDMENT No. 35



CHANGE FROM COMMERCIAL TO URBAN RESIDENTIAL.

AMENDMENT NO. 35

TO THE OFFICIAL PLAN

FOR THE TOWN OF PELHAM

PLANNING AREA

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- i) Purpose
- ii) Location
- iii) Basis

PART B - THE AMENDMENT

The Amendment which will be incorporated into the Town of Pelham Official Plan.

PART C - BACKGROUND

Background material relevant to the Official Plan Amendment.

NOTE:

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

PART A

PREAMBLE

PART A

PURPOSE

The Purpose of this amendment is to:

1. Redesignate the subject lands to an "Urban Residential" designation

LOCATION

The lands that are the subject of this amendment are located on the south side of Canboro Road at the intersection of Regional Road #20. The legal description of the properties is Part Lots 5, 6, 7 and 8, Plan 715, in the Town of Pelham.

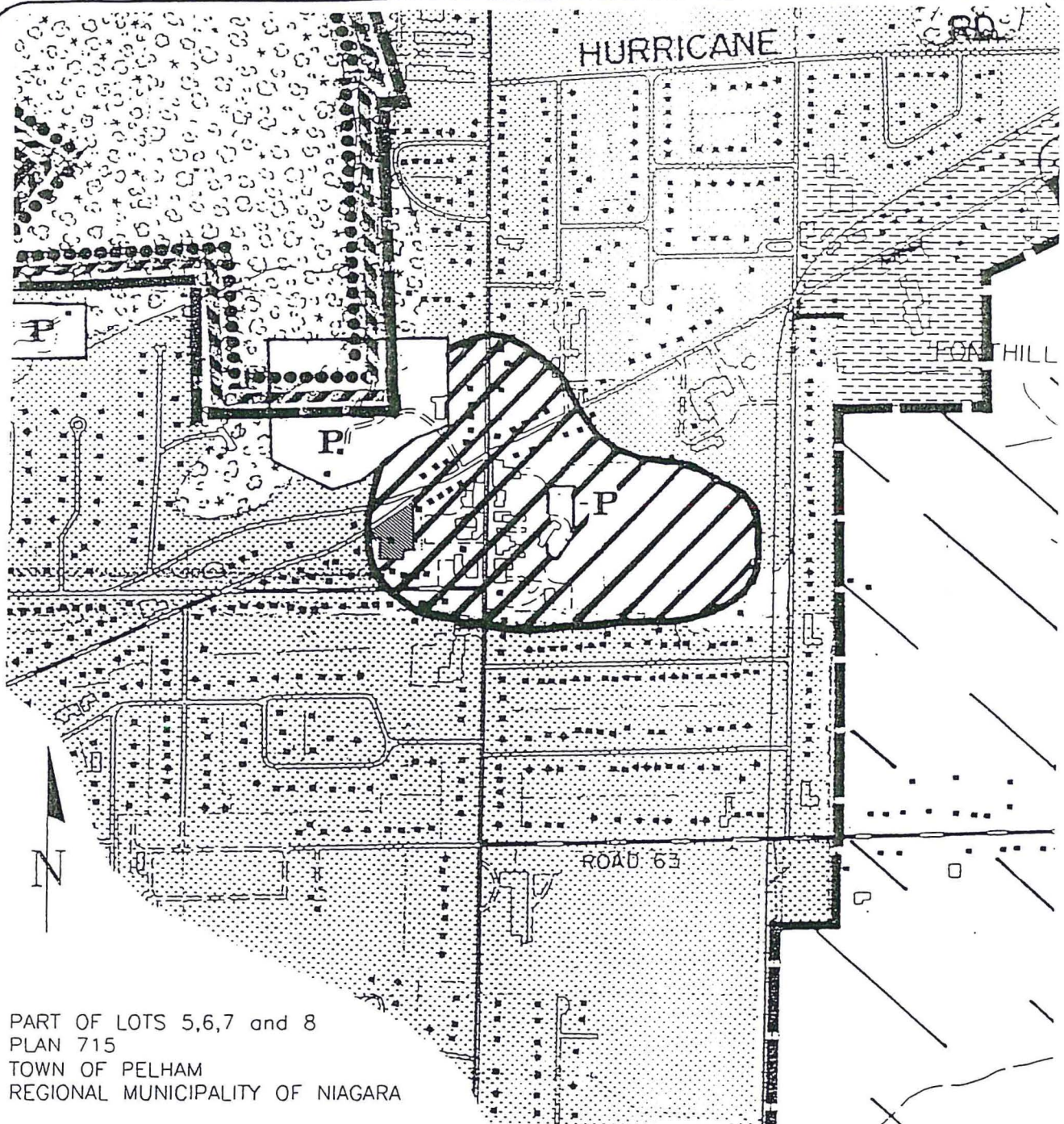
BASIS

The basis of this amendment is to:

- ▶ Permit the construction of a single detached dwelling on Part 1
- ▶ Recognize the existing single detached dwelling on Part 2

PART B

THE AMENDMENT



PART OF LOTS 5,6,7 and 8
 PLAN 715
 TOWN OF PELHAM
 REGIONAL MUNICIPALITY OF NIAGARA

TOWN OF PELHAM

SCHEDULE A
 TO OFFICIAL PLAN
 AMENDMENT No. 35

TOWN OF PELHAM
 CERTIFIED A TRUE COPY

Cheryl MacLette
 CLERK



CHANGE FROM COMMERCIAL TO URBAN RESIDENTIAL.

PRELIMINARY SKETCH FOR LAND SEVERANCE OF

PART OF LOTS 5, 6, 7 AND 8,
(SOUTH SIDE OF WEST CANBOROUGH OR NORTH SIDE OF CHURCH STREET)

PLAN 715

(FORMERLY THE PLAN OF TEMPERANCEVILLE, VILLAGE OF Fonthill)

IN THE

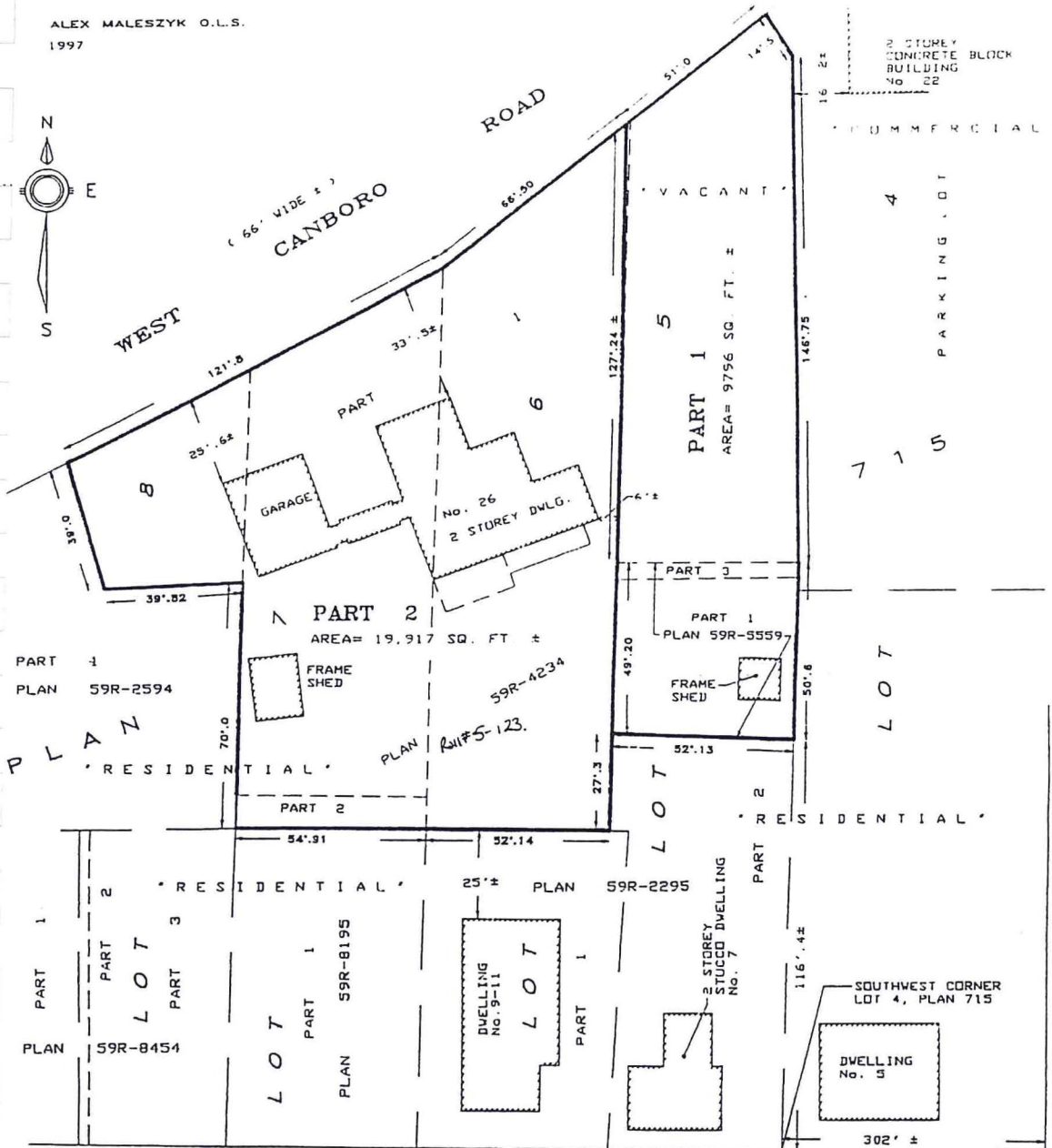
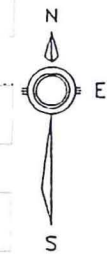
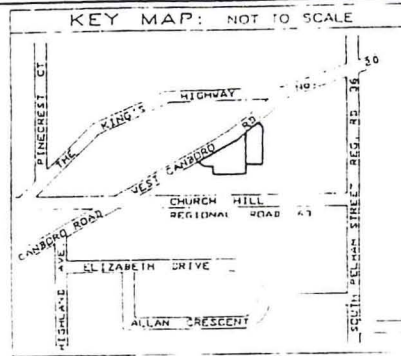
TOWN OF PELHAM

REGIONAL MUNICIPALITY OF NIAGARA

SCALE: 1" = 30'



ALEX MALESZYK O.L.S.
1997



CHURCH (66' WIDE) HILL (FORMERLY CHURCH STREET)
REGIONAL ROAD No. 63

Alex Maleszyk
ALEX MALESZYK O.L.S. DATE APR. 23, 1997

NOTE: THIS SKETCH IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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SUDA & MALESZYK SURVEYING INC.
ONTARIO LAND SURVEYORS
26 EAST MAIN STREET, SUITE 2
WELLAND, ONTARIO L3B 3W3
TEL: (905) 732-7651 FAX: (905) 732-7660
FILE: 97-36 JOB No: 1882

PART C

APPENDICES

LIST OF APPENDICES

- Appendix A-1 Notice of Public Meeting
A-2 Affidavit re
- Giving Notice of Public Meeting
- Giving Notice of Adoption
- Appendix B-1 Minutes of General Committee Meeting September 27, 1999
- Appendix C Written Submissions or Comments
C-1 Niagara Peninsula Conservation Authority
C-2 Regional Niagara Public Health Department
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- Appendix D-1 Affidavit re
- List re Oral Submissions at Public Meetings
- Appendix E-1 Planning Report dated July 8, 1999
E-2 Planning Report dated September 27, 1999
- Appendix F-1 Affidavit re
- Information under Section 6(2) of Ont. Reg. 198/96 is provided and is true
- Appendix G-1 List of Public Bodies Given Notice Which Did Not Respond
- Appendix H-1 Information re Applicant Initiating the Amendment

TOWN OF PELHAM
PUBLIC MEETING NOTICE CONCERNING
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS #AM-4/99

Appendix A-1

Caroline Flight
26 Canboro Road, Part Lots 5, 6, 7 and 8, Plan 715
Agent: Jack Berkhout, 19 Tennessee Ave., Port Colborne ON L3K 2R8

NOTICE is hereby given that the Council of the Corporation of the Town of Pelham will be holding a Public Meeting to consider the matter of a proposed Official Plan Amendment and Zoning By-law Amendment, pursuant to the provisions of Section 17(15) and Section 34(12) of the Planning Act, R.S.O. 1990, as amended, for the area shown on the **Key Map** on the reverse side.

The Public Meeting is scheduled for **Monday, September 27, 1999 at 7:00 P.M.** at the Town of Pelham Municipal Building, Council Chambers, 20 Pelham Town Square.

LOCATION:

The subject property is located on the south side of Canboro Road just west of Highway 20 West and shown on the said **Key Map** which may assist you in locating the site.

PROPERTY DESCRIPTION:

The subject land is formally described as being Part Lots 5, 6, 7 and 8, Plan No. 715, in the Town of Pelham and municipally known as 26 Canboro Road, having a total area of approximately 1,765 sq. metres (19,000 sq. ft.).

DEVELOPMENT PROPOSAL:

The applicant proposes to amend the Official Plan and Zoning By-law to permit the construction of a residential dwelling on Part 1 and to recognize the existing single family dwelling on Part 2. The subject lands were subject of a consent application under File B202/97 which received final certification on November 6, 1997.

OFFICIAL PLAN:

The Town's Official Plan designates the lands subject of the application as "Commercial". This category permits retail outlets, offices and personal and professional services; institutions, government offices and recreation facilities and dwelling units within commercial buildings.

OFFICIAL PLAN AMENDMENT:

The applicant proposes to amend the Official Plan to change the designation to "Urban Residential" to permit residential dwellings.

ZONING BY-LAW:

Currently the subject lands are zoned General Commercial "GC" Zone in accordance with the Town's Zoning By-Law No. 1136 (1987), as amended, which does not permit residential dwellings.

ZONING BY-LAW AMENDMENT:

The applicant proposes to amend the Zoning By-law to permit the construction of a residential dwelling on Part 1 and to recognize the existing residential dwelling on Part 2.

PUBLIC MEETING PROCESS:

The Planning Act, R.S.O. 1990, provides that, before amending the Official Plan or Zoning By-Law, at least one Public Meeting be held for the purpose of informing the public in respect of the proposed changes.

Council has not yet made a decision on these applications. Any person who attends the meeting shall be afforded an opportunity to make representation in respect of the proposed amendments. Comments and recommendations received will be taken into account by the Council in making a final decision on this matter at a future date.

If you wish to be notified of the adoption of the proposed Official Plan amendment and/or Zoning By-law amendment you must make a written request to the Town of Pelham.

If a person or public body that files an appeal of a decision of the Council in respect of the proposed official plan and/or zoning by-law amendments does not make oral submissions at a public meeting or make written submissions to the Town of Pelham before the proposed official plan or zoning by-law amendments are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

A copy of the proposed Official Plan amendment and background material related to the amendment will be available for inspection at the public meeting. Further information related to the proposed amendments may be obtained between 8:30 a.m. and 4:30 p.m., Monday to Friday, at my office (905) 892-2607, ext. 16.

This notice is dated at the Town of Pelham,
this 7th day of September, 1999.

J. Bernardi, Director of Planning Services
TOWN OF PELHAM
20 Pelham Town Square, P. O. Box 400
Fonthill, Ontario L0S 1E0
Telephone: (905) 892-2607, ext. 16

(KEY MAPS ON REVERSE)

SCHEDULE "A"

MAILING LIST OF PUBLIC BODIES FOR NOTICE OF PUBLIC MEETING

D MANICCIA ACT MGR OF OPERATIONS
NIAGARA CATHOLIC DIST. SCHOOL BOARD
427 RICE RD
WELLAND ON L3C 7C1

ATTN MANAGER PLANNING & TRANSPORTATION
DIST SCHOOL BOARD OF NIAGARA
191 CARLTON ST
ST CATHARINES ON L2R 7P4

ATTN SECRETARY
CONSUMERS GAS
P O BOX 1051
THOROLD ON L2V 5A8

MANAGER LAND DEPARTMENT
CONSUMERS GAS
BOX 650
SCARBOROUGH ON M1K 5E3

PRES OF AGRICULTURAL LANDS SOCIETY
BOX 1090
ST CATHARINES ON L2R 7A3

CHARLES UNHOLA SENIOR PLANNER
REAL ESTATE SERVICES
ONTARIO HYDRO SERVICES INC
7676 WOODBINE AVE SUITE 300
MARKHAM ON L3R 2N2

MR JOHN BLAKELY
RIGHT-OF-WAY AGENT
INTERPROVINCIAL PIPE LINE
P O BOX 128
SARNIA ON N7T 7H8

TECHNICIAN 1
RIGHT-OF-WAY DEPT
TRANSCANADA PIPELINES LTD
P O BOX 1000 STN M
CALGARY AB T2P 4K5

NIAGARA PENINSULA CONSERVATION AUTHORITY
250 THOROLD RD WEST 3RD FLOOR
WELLAND ON L3C 3W3

MAILING LIST OF PERSONS FOR NOTICE OF PUBLIC MEETING

2732 030 005 12300 0000
~~FLIGHT CAROLINE JOSEPHINE~~
 26 CANBORO RD
 FONTHILL ON
 LOS 1E0

JACK BERKHOUT
 19 TENNESSEE AVE
 PORT COLBORNE ON L3K 2R8

2732 030 005 12500 0000
~~SMYTH VIVIAN MARIE~~
 172 BECKETT CRES
 FONTHILL ON
 LOS 1E4

2732 020 002 00100 0000
~~CHIAVAROLI JOSEPH~~
 CONNORS CLAYTON
 10 VINEMOUNT DR
 FONTHILL ON
 LOS 1E0

2732 020 002 00300 0000
~~RYAN FRANKLIN GLEN~~
 RYAN JANICE ETHEL
 C/O FRONTIER GUN & SPORTS
 PO BOX 189
 FONTHILL ON
 LOS 1E0

2732 020 002 04100 0000
~~ENS VILMA~~
 1502 PELHAM ST
 FONTHILL ON
 LOS 1E3

2732 030 005 11700 0000
~~HOWEY ALVIN~~
 HOWEY ALICE
 PO BOX 61
 FONTHILL ON
 LOS 1E0

2732 030 005 11800 0000
~~MAGRO DOMENIC~~
 28 ONTARIO ST
 GRIMSBY ON
 L3M 3H1

2732 030 004 14500 0000
~~MAUND LYNDA JEAN~~
 PO BOX 362
 FONTHILL ON
 LOS 1E0

2732 020 002 00600 0000
~~SMITH DOROTHY EILEEN~~
 PO BOX 165
 FONTHILL ON
 LOS 1E0

2732 020 002 00700 0000
~~HOLLINGSHEAD DILTS ELECTRIC~~
 LIMITED
 17 HWY 20 W
 PO BOX 1449
 FONTHILL ON
 LOS 1E0

2732 030 004 14100 0000
~~STRIFFOBOLAS PETER~~
 53 ARUNDEL AVE
 TORONTO ON
 M4K 3A3

2732 020 002 01100 0000
~~VINCE JOSEPH DANIEL~~
 618 FIRST AVENUE N
 WELLAND ON
 L3C 1Z3

2732 020 002 01200 0000
~~HUNTER MICHAEL ALEXANDER~~
 HUNTER ROSEMARY CATHERINE
 49 CANBORO RD
 PO BOX 1364
 FONTHILL ON
 LOS 1E0

2732 030 004 14600 0000
~~BEAMER CECIL LLOYD~~
 PO BOX 10
 FONTHILL ON
 LOS 1E0

2732 020 002 00400 0000
~~YOUNG STANLEY R~~
 11 HWY 20 W
 PO BOX 46
 FONTHILL ON
 LOS 1E0

2732 020 002 00500 0000
~~SMITH DOROTHY EILEEN~~
 PO BOX 165
 FONTHILL ON
 LOS 1E0

2732 030 005 12100 0000
~~LADOUCEUR THOMAS JAMES~~
 LADOUCEUR SUSAN GLADYS
 22 HIGHWAY 20 W
 GD
 FONTHILL ON
 LOS 1E0

2732 020 002 00800 0000
~~KILYK BOB~~
 KILYK KELLY ANNE
 21 HWY 20 WEST
 GD
 FONTHILL ON
 LOS 1E0

2732 020 002 00900 0000
~~PELHAM TOWN~~
 PO BOX 400
 FONTHILL ON
 LOS 1E0

2732 020 002 01300 0000
~~WALKER WILLIAM BRIAN~~
 WALKER SYLVIA JEAN
 57 CANBORO RD W
 PO BOX 55
 FONTHILL ON
 LOS 1E0

2732 030 005 11900 0000

~~TAYLOR RICHARD JAMES~~
C/O 15 HWY 20 E
PO BOX 740
FONTHILL ON
LOS 1E0

2732 030 004 14700 0000

~~HAYDON ROBERT~~
HAYDON DORIS
1423 PELHAM ST
GD
FONTHILL ON
LOS 1E0

2732 030 004 14800 0000

~~KWON HUN~~
KWON MYONG CHA
PO BOX 1290
FONTHILL ON
LOS 1E0

2732 030 005 02700 0000

~~FERRELL SYDNEY BERTRAM~~
FERRELL VELMA
PO BOX 196
FONTHILL ON
LOS 1E0

2732 030 005 02800 0000

~~VANDERZEE KARIN~~
MILLS LINDA
26 CHURCH HILL
GD
FONTHILL ON
LOS 1E0

2732 030 004 14300 0000

~~TORONTO DOMINION BANK THE~~
REAL ESTATE TD TOWER
19 FLOOR PO BOX 1
STN TORONTO DOM
TORONTO ON
M5K 1A2

2732 030 005 12600 0000

~~HUMPHRIES LISA~~
MUISE ALEXANDER
38 CANBORO RD
FONTHILL ON
LOS 1E0

2732 030 005 12700 0000

~~SCHULZ DAVID~~
PO BOX 545
FONTHILL ON
LOS 1E0

2732 030 004 14400 0000

~~TOWNSEND HELGA~~
92 RIDGE RD
WELLAND ON
L3B 5N7

2732 030 005 02500 0000

~~FAIRBAIRN SAMUEL JOHN~~
SMITH ELIZABETH JUNE
18 CHURCH HILL
GD
FONTHILL ON
LOS 1E0

2732 030 005 02600 0000

~~ELLIOTT DAVID DOUGLAS JR~~
ELLIOTT KAREN ELLA PAULINE
22 CHURCH HILL
GD
FONTHILL ON
LOS 1E0

2732 030 005 01300 0000

~~NUZIATO AGOSTINO~~
NUZIATO NANCY
11 CALLA TERRACE
WELLAND ON
L3C 5S6

2732 030 005 02900 0000

~~STEINGART KENNETH PETER~~
STEINGART VIOLET ELIZABETH
28 CHURCH HILL
GD
FONTHILL ON
LOS 1E0

2732 030 004 13900 0000

~~BATTAGLINI VIRGILIO~~
1455 PELHAM ST
GD
FONTHILL ON
LOS 1E0

2732 030 005 01600 0000

~~ROBINS DORIS LOTTA~~
PO BOX 376
FONTHILL ON
LOS 1E0

2732 030 004 13700 0000

~~759211-ONTARIO INC~~
C/O VICTOR FARAGO
133 NORTHGATE DR
WELLAND ON
L3C 5Y3

2732 030 004 13800 0000

~~NATIONAL TRUST COMPANY~~
LIMITED
CIBC DEVELOPMENT CORPORATIO
REALTY TAXATION
PO BOX 109 COMM CRT PSTL S
TORONTO ON
M5L 1E2

2732 030 005 02000 0000

~~DAVIS CHARLES FREDERICK~~
DAVIS YOLANDA VARGA
PO BOX 901
6 CHURCH HILL
FONTHILL ON
LOS 1E0

2732 030 005 01200 0000 DAINES LARRY ROBERT DAINES KATHRYN ANNE 7 CHURCH HILL GD FONTHILL ON LOS 1E0	2732 030 005 03700 0000 MEIE-MANAGEMENT INVESTMENT COMPANY 429 THOROLD RD WELLAND ON L3C 3W4	2732 030 005 03800 0000 SAWATZKY KENNETH JOHN 1428 PELHAM ST PO BOX 1149 FONTHILL ON LOS 1E0
2732 030 005 01502 0000 NEWBY MARSDEN JOHN NEWBY DORIS JOAN PO BOX 413 FONTHILL ON LOS 1E0	2732 030 005 04100 0000 BIRMINGHAM RAYMOND JOHN BIRMINGHAM NANCY LEE 4 HURRICANE RD FONTHILL ON LOS 1E3	2732 030 005 04200 0000 TRI WALAN INVESTMENTS IN 6 SHORTHILL PL FONTHILL ON LOS 1E3
2732 030 005 01900 0000 WITTEVEEN DARREN JOHN VAN GEEST SANDRA KATHY-LYNN 4 CHURCH HILL GD FONTHILL ON LOS 1E0	2732 030 005 03400 0000 1000580 ONTARIO LIMITED 585 SPRINGBANK DR SUITE 204 LONDON ON N6J 1H3	2732 030 005 03500 0000 WESTGARTH JAMES WESTGARTH BRENDA 18 WINNIFRED AVE ST CATHARINES ON L2M 5X1
2732 030 005 02300 0000 WRIGHT ROBERT JAMES WRIGHT SHARON RR 1 941 CANBORO RD FENWICK ON LOS 1C0	2732 030 005 03900 0000 BAPTIST CHURCH C/O A E BRIDGEMAN TRES PO BOX 976 FONTHILL ON LOS 1E0	2732 030 005 04000 0000 VERROCHE PAUL ALFRED 1412 PELHAM ST GD FONTHILL ON LOS 1E0
2732 030 005 01100 0000 ZAWALY KENNETH WILLIAM ZAWALY STARR MICHELLE 5 CHURCH HILL GD FONTHILL ON LOS 1E0	2732 030 005 01500 0000 DEHAAN ARIE 12 LONGSPUR CIR GD FONTHILL ON LOS 1E0	2732 030 005 02400 0000 MC INNIS MURIEL ANNE PO BOX 407 16 CHURCH HILL FONTHILL ON LOS 1E0
2732 030 005 02200 0000 METLER DONALD RAY METLER LORRAINE BURNETTE PO BOX 76 12 CHURCH HILL FONTHILL ON LOS 1E0	2732 030 005 01800 0000 O'NEAL JACK RR 3 FENWICK ON LOS 1C0	2732 030 005 01400 0000 STAGER DAVID STAGER NIKKI 13 CHURCH HILL GD FONTHILL ON LOS 1E0
2732 030 005 02100 0000 GLAVES ALICE NORMA GLAVES-SHIPSIDE MARGARET PO BOX 1479 8 CHURCH HILL FONTHILL ON LOS 1E0	2732 030 005 01700 0000 CAVDEK GORDON 25 CHURCH HILL GD FONTHILL ON LOS 1E0	2732 030 005 04300 0000 DISTRICT SCHOOL BOARD OF NIAGARA 191 CARLTON ST ST CATHARINES ON L2R 1S1
2732 030 005 12800 0000 MOORE ELWOOD LORNE MOORE JESSIE MARGARET 27 CHURCH HILL PO BOX 16 FONTHILL ON LOS 1E0	2732 030 005 12900 0000 KLAGER LAVERNE HAROLD KLAGER DONNA LILLIAN 50 CANBORO RD PO BOX 1413 FONTHILL ON LOS 1E0	

SCHEDULE "C"

REGIONAL COURIER LIST OF PUBLIC BODIES FOR NOTICE OF PUBLIC MEETING

ATTN CLERK (PLANNING)
REGIONAL NIAGARA
BOX 1042
THOROLD ON L2V 4T7

REGIONAL NIAGARA HEALTH SERVICES
573 GLENRIDGE AVE
ST CATHARINES ON L2T 4C2

SCHEDULE "D"

CAROLINE FLIGHT
26 CANBORO RD
FONTHILL ON LOS 1E0

JACK BERKHOUT
19 TENNESSEE AVE
PORT COLBORNE ON L3K 2R8

THE CORPORATION OF THE TOWN OF PELHAM

IN THE MATTER OF SECTION 17 OF THE
PLANNING ACT, R.S.O. 1990, AS AMENDED

TOWN OF PELHAM OFFICIAL PLAN AMENDMENT NO. 35

PART OF LOTS 5, 6, 7 AND 8, Plan 715

AFFIDAVIT

I, JACK BERNARDI, DIRECTOR OF PLANNING SERVICES OF THE TOWN
OF PELHAM, IN THE REGIONAL MUNICIPALITY OF NIAGARA, MAKE OATH AND SAY
AS FOLLOWS:

- (1) I am the Director of Planning Services of the Corporation of the Town of Pelham and as such I have knowledge of the matters herein set forth.
- (2) On the 7th day of September, 1999, I did cause to be sent by prepaid First Class Mail and in envelopes addressed to the respective public bodies whose names and addresses are shown on the list attached hereto and marked as Schedule "A" to this Affidavit, and to the respective persons whose names and addresses are shown on the list attached hereto and marked as Schedule "B" to this Affidavit, a notice of the public meeting.
- (3) On the 7th day of September, 1999, I did cause to be sent by Regional Courier in envelopes addressed to the respective public bodies whose names and addresses are shown on the list attached hereto and marked as Schedule "C" to this Affidavit, a notice of the public meeting.
- (4) On the 7th day of October, 1999, I did cause to be sent by prepaid First Class Mail and in envelopes addressed to the respective persons whose names and addresses are shown on the list attached hereto and marked as Schedule "D" to this Affidavit, a copy of the Notice of Adoption of Official Plan Amendment No. 35.

SWORN BEFORE ME AT THE TOWN OF PELHAM)
IN THE REGIONAL MUNICIPALITY OF NIAGARA)
THIS 15TH DAY OF OCTOBER, 1999 A.D.)

Cheryl Milette
CHERYL MILETTE, CLERK

) J. Bernardi
)
)
)
)
) JACK BERNARDI
)

GC-183/99

GENERAL COMMITTEE

GC-17/99

September 27, 1999

Minutes of a regular General Committee meeting held on Monday, September 27th, 1999 at 7:00 p.m. in the Municipal Council Chambers, 20 Pelham Town Square, Fonthill.

ATTENDANCE: Mayor R. Beamer;
Members of the Committee -
Councillors U. Brand, R. Hatt,
G. Berkhout, C. Kuckyt, S.
Matthews & W. B. Walker;
Staff in attendance - (Full Time)
C.A.O. G. Cherney,
Director of Operations L. J. Hodge,
Director of Planning Services
J. Bernardi, Director of Building
& Enforcement Services E. Cronier
& Recording Secretary (Deputy Clerk)
Cheryl Miclette;
Also in attendance were members
of the media, Planning Consultant
G. Barker of BLS Planning Associates,
delegates and interested citizens.

1. CALLED TO ORDER:
The meeting was called to order by Mayor R. Beamer.
2. ADOPTION OF AGENDA:
RECOMMENDATION - MOVED BY COUNCILLOR R. HATT, SECONDED BY
COUNCILLOR U. BRAND - THAT the agenda for the September 27th, 1999
regular General Committee meeting, be adopted, as amended.
CARRIED, CHAIR, MAYOR R. BEAMER
3. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE
THEREOF:
Councillor W. B. Walker disclosed an indirect pecuniary
interest with respect to the Public Meeting on Official Plan &
Zoning By-law Amendment Application #AM-4/99 - Caroline Flight, due
to the fact that his property is located within 120 metres of the
subject site.

Councillor G. Berkhout disclosed an indirect pecuniary
interest with respect to the Public Meeting on Official Plan &
Zoning By-law Amendment Application #AM-4/99 - Caroline Flight, due
to the fact that his brother was representing the applicant.

There were no other disclosures of pecuniary interest
noted by members of the Committee.

At this point in the meeting, Mayor Beamer vacated the
Chair and Councillor U. Brand resumed the chair as Chair for the
Planning Services Division.

4. PUBLIC MEETING UNDER PLANNING ACT:

(A) PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
APPLICATION #AM-4/99 - CAROLINE FLIGHT, 26 CANBORO
ROAD, PART OF LOTS 5, 6, 7 & 8, PLAN NO. 715:

At this point in the meeting, Councillors G. Berkhout and W. B. Walker left the meeting, due to the pecuniary interest noted earlier in the meeting.

(1) Recording Secretary (Deputy Clerk) C. Miellette read the required form of notice requirements under the Planning Act.

Chair, Councillor Brand introduced Planning Consultant, Mr. Glen Barker of BLS Planning Associates.

Mr. Barker informed those in attendance of his responsibility to the municipality with respect to the application on the agenda this evening.

Mr. Barker gave a brief overview of Planning Report P-39/99, as well as the background information contained therein. Mr. Barker noted the planning documents which were reviewed in the evaluation of the application: - Regional Policy Plan, Pelham Official Plan and the Provincial Policy Statement as well as the collective evaluation criteria categories: - efficient use of the lands, need, impact on surrounding land uses and adequate infrastructure and public service facilities. Mr. Barker noted that it was the opinion of Town Staff and himself that the application meet the criteria and therefore they were recommending approval from the Committee of the application.

Mr. Barker also mentioned the verbal comments received from the Regional Public Works Department requesting the addition of a condition to include a "hammerhead" on the subject lands.

Mr. Barker also noted that the Regional Public Works Department staff have indicated that, because of the proposal, the first parking stall adjacent to Pelham Printing & Promotions will be slated for removal.

Chair, Councillor Brand then called upon Mr. Jack Berkhout, who is representing the applicant, to make a presentation. Mr. Berkhout noted that the application was made in order to allow the current owner of the property to build a smaller residence, as the present residence is too large. In closing, he noted that they are not adverse to the moving of the driveway to the east and the provision of a turnaround on the property.

Chair, Councillor Brand then called upon the public for their input. No one was in attendance with respect to this application.

Chair, Councillor Brand then called upon the Committee for their input.

Councillor Matthews commented on the access onto Regional Road #20 and the removal of the parking stall in front of Pelham Printing & Promotions on Regional Road #20. Mr. Barker responded to the comments of Councillor Matthews indicating that it has been determined that the property actually faces Regional Road 20 and that that is the reason for the requested turnaround on the property in order to eliminate the possible dangers of ingress and egress onto Regional Road 20. With respect to the removal of the stall, he indicated that this is a Regional decision and not a municipal decision.

Chair, Councillor Brand declared the public meeting closed.

RECOMMENDATION - MOVED BY COUNCILLOR C. KUCKYT, SECONDED BY COUNCILLOR R. HATT - THAT the Committee recommend to Council that Report P-39/99 re Recommendation Report - Proposed Official Plan and Zoning By-law Amendment Application #AM-4/99 - Caroline Flight, 26 Canboro Road, Part of Lots 5, 6, 7 and 8, Plan No. 715 be received; AND THAT the recommendations contained therein be approved, as follows: - "THAT Official Plan and Zoning By-law Amendment Application #AM-4/99 be approved which would:

- (i) redesignate the subject lands to an "Urban Residential" designation; and,
- (ii) rezone Part 2 to a Residential "R2" Zone and Part 1 to a Special Exception "Residential R2" Zone requiring an easterly sideyard of 2 metres.

AND THAT staff be directed to prepare the necessary amending by-laws for consideration by Council. CARRIED, CHAIR, COUNCILLOR U. BRAND

5. BUSINESS SUBDIVISION:

(A) PLANNING SERVICES:

(i) Hearing of Delegations:

The hearing of the delegates scheduled was deferred until the staff report had been presented by staff with respect to the application of Blue Circle Canada.

(ii) Staff Reports:

Report P-40/99 re Recommendation Report - Proposed Zoning By-law Amendment Application #AM-8/98 & Proposed Regional Policy Plan Amendment No. 128 - License Application - Proposed Expansion of TCG Fonthill Pit - Blue Circle Canada Inc. - Regional Road 20 (North Side) and Effingham Street (West Side) - At this point, Chair, Councillor Brand turned the meeting over to the Town's Planning Consultant, Mr. Glen Barker.

Mr. Barker advised those in attendance that Planning Report P-40/99 evaluates the appropriateness of Application #AM-8/98, as well as the license application for a proposed pit expansion by Blue Circle Canada Inc. Mr. Barker reviewed the proposed expansion of the existing pit operation which will occur in a north easterly and southerly direction. He also noted that the proposed expansion will produce approximately 3.85 million tonnes of additional aggregate reserves.

Mr. Barker indicated that the proposal had been evaluated in relation to the policy requirements of the Provincial Policy Statement, Regional Policy Plan and the Pelham Official Plan and he stated that the principal assessment criteria used was, as follows:

- (a) demonstrated need;
- (b) compatibility with surrounding land uses - noise, dust, ground water interference, buffering and setback provisions
- (c) impact on the natural environment - area of natural and scientific interest, natural environment, surface water and archaeological resources
- (d) operation, site plan and rehabilitation

Mr. Barker also noted that the comments received at the public meeting held earlier, as well as the written submissions from affected area residents were considered in the preparation of the report.

In closing, Mr. Barker made mention of Clause (d) under the Recommendation portion of Planning Report P-40/99, as follows: - "THAT Council not adopt the necessary amending by-laws until such time as the Public Liaison Committee and Complaint Protocol undertaking has been filed with and approved by the Town of Pelham."

Chair, Councillor Brand then called on Mr. James Parkin, who is the planner representing Blue Circle Canada Inc. Mr. Parkin then introduced Mr. Kevin Mitchell, Plant Manager of the Fonthill Pit operation as well as Mr. Steve Hollingshead.

Mr. Parkin stated that they agree with the recommendation report prepared by BLS Planning Associates, with the exception of Item (f) which requests that the Final Rehabilitation Plan be amended to include the planting of specialty crop (i.e. tree fruits). Mr. Parkin also made note of the continuing use of the pit due to the fact that they are the only remaining aggregate producer on the Fonthill Kame. He also noted that Parcel A has been included in the Regional Policy Plan as an Aggregate Area. Mr. Parkin also noted that the comments received from various commenting agencies, which are attached to the planning report, in their opinion, address the concerns which were previously expressed at the public meeting.

Mr. Parkin noted their agreement and support of Item (d) with respect to the Public Liaison Committee and Complaint Protocol.

With respect to Item (f) - planting of specialty crops (tree fruits), Mr. Parkin noted that they were still speaking with the planning consultant and staff on this matter and that, to date, an agreement had not been reached on this matter and he stated that in their opinion the Resource Management Sequence for Progressive Rehabilitation was adequate. He also noted, in their opinion, this amendment should not be included as he feels it should not be mandated by the municipality and that it should be up to the new owner or former owner of the lands.

In closing, he asked that the Committee consider not include Item (f) as part of the recommendation for the reasons noted above.

Chair, Councillor Brand then called on members of the audience for comments.

Mr. Doug Andrey noted various issues, which he feels are not adequately addressed in the recommendation report, as follows:

- would like statement clarified as to shortage of sand and gravel
- statement "higher quality sand and gravel at this operation" - he noted that anyone can purchase sand and gravel from this pit operation and that no monitoring of who purchases same or for whom is carried out
- inquired as to how much of the extracted material is being used in Niagara
- feels that the pit operation has no conservation methods
- noted that the problem of noise is with the current operation and not with the proposed expansion - he noted that the backup alarms are causing the problems during the evening hours
- dust problem - noted that current watering equipment may not be suitable for the operation
- inquired as to tree planting and berm which is to take place along Highway #20 - he suggested that larger trees be planted in order to act as a wind block along this portion of Highway #20
- inquired as to periodic testing of abandoned industrial waste site located on the property

Mr. Mitchell responded to the concern of no conservation methods noting that they currently recycle concrete and asphalt at this location. He also noted that conservation plans are always changing for the mixing and blending for cement and asphalt only.

Mr. Parkin responded to the concern regarding noise stating that the expansion area will only be done during the daytime hours.

Mr. Mitchell responded to the concern of dust noting that a watering can is equipped to the watering truck which is operational on the site at all times.

Mr. Parkin responded to the concern about the size of the trees and the berm to be constructed along Highway #20 noting that the berm is being constructed to hide the operation from view along Highway #20 and that the tree planting will take place between the berm and the highway. He also responded that the size of the trees to be planted, in his opinion, will be adequate and will act as a block for ice and snow.

Mr. Parkin stated that Page 16 of Planning report P-40/99 addresses the concerns raised by Mr. Andrey with respect to the former waste site on the property. Mr. Hollingshead added that the wells are tested once per year and that water level readings are taken frequently. He also noted that 4 holes are located around the waste site.

Mr. Pristanski then addressed the Committee noting that the property owners in the area had not had an ample opportunity to review the report, as it was only made available to them late Friday afternoon. Other members, in the audience, agreed with the comments of Mr. Pristanski with respect to the time frame.

Mayor Beamer suggested that the matter be deferred to a later date and he presented the following motion: - RECOMMENDATION - MOVED BY MAYOR R. BEAMER, SECONDED BY COUNCILLOR R. HATT - THAT the Committee recommend to Council that Report P-40/99 - Proposed Zoning By-law Amendment Application #AM-8/98 - Proposed Expansion of TCG Fonthill Pit - Blue Circle Canada Inc. be deferred until Wednesday, October 13th., 1999. CARRIED, CHAIR, COUNCILLOR U. BRAND

(iii) Other & New Business:
There were no items listed and/or presented for consideration.

(iv) Communications Received to September 23rd. 1999:
(A) Information Items #1 to #6 - RECOMMENDATION - MOVED BY COUNCILLOR G. BERKHOUT, SECONDED BY COUNCILLOR S. MATTHEWS - THAT Planning Services communications received to September 23rd. 1999, Items #1 to #4, be received for the information of the Committee. CARRIED, CHAIR, COUNCILLOR U. BRAND

(B) OPERATIONS:
At this point in the meeting, Councillor U. Brand vacated the Chair and Councillor G. Berkhout, Chair for the Operations portion resumed the Chair.

(i) Hearing of Delegations:
There were no delegations listed or in attendance to be heard.

(ii) Staff Reports:
Report MOR-49/99 re Proposed Reconstruction and Beautification of Pelham Town Square - RECOMMENDATION - MOVED BY COUNCILLOR W. B. WALKER, SECONDED BY COUNCILLOR C. KUCKYT - THAT the Committee recommend to Council that Report MOR-49/99 re Proposed Reconstruction & Beautification of Pelham Town Square be received; AND THAT the recommendation contained therein be approved, as follows: - "THAT the Committee recommend to Council that the reconstruction of Pelham Town Square from Pelham Street to the Municipal Building be included as a capital improvement in the 2000 budget." CARRIED, CHAIR, COUNCILLOR G. BERKHOUT

(iii) Other & New Business:
There were no items listed and/or added to this portion of the agenda.

(iv) Communications Received to September 23rdth., 1999:

(a) Information Item (All Members; #1 - RECOMMENDATION - MOVED BY COUNCILLOR U. BRAND, SECONDED BY COUNCILLOR C. KUCKYT - THAT Operations Division communications received to September 23rd., 1999, Item #1 be received for the information of the Committee. CARRIED, CHAIR, COUNCILLOR G. BERKHOUT

(C) CORPORATE SERVICES:

At this point in the meeting, Councillor G. Berkhout vacated the Chair and Councillor R. Hatt resumed the chair as Chair of the Corporate Services Division.

(i) Hearing of Delegations:

There were no letters of request received and/or no one in attendance to be heard.

(ii) Staff Reports:

No staff reports were listed and/or presented for consideration.

(iii) Other & New Business:

Approval of Accounts - RECOMMENDATION - MOVED BY COUNCILLOR S. MATTHEWS, SECONDED BY COUNCILLOR G. BERKHOUT - THAT the Committee recommend to Council that the accounts as per Cheque Register dated September 27th., 1999 in the amount of \$1,440,570.26 be approved and ordered paid. CARRIED, CHAIR, COUNCILLOR R. HATT

(iv) Communications received to September 23rd., 1999:

(a) Action Item #1 - RECOMMENDATION - MOVED BY COUNCILLOR C. KUCKYT, SECONDED BY COUNCILLOR W. B. WALKER - THAT the Committee recommend to Council that the correspondence received from Mrs. Franz Tauss with respect to 3 Daleview Crescent be referred to the Director of Building & By-law Enforcement Services for a report and recommendation. CARRIED, CHAIR, COUNCILLOR R. HATT

7. COMMITTEE OF THE WHOLE:

RECOMMENDATION - MOVED BY COUNCILLOR U. BRAND, SECONDED BY COUNCILLOR S. MATTHEWS - THAT the General Committee enter into Committee of the Whole with Mayor R. Beamer as Chair. CARRIED, CHAIR, MAYOR R. BEAMER

RECOMMENDATION - MOVED BY COUNCILLOR R. HATT, SECONDED BY COUNCILLOR C. KUCKYT - THAT the General Committee adjourn the Committee of the Whole session and resume the balance of the agenda. CARRIED, CHAIR, MAYOR R. BEAMER

8. REPORT ON COMMITTEE OF THE WHOLE:

Report FD-13/99 re Resignation of Mike Finamore, Pelham Station #2 - RECOMMENDATION - MOVED BY COUNCILLOR S. MATTHEWS, SECONDED BY COUNCILLOR G. BERKHOUT - THAT the Committee recommend

to Council that Report FD-13/99 re Resignation of Mike Finamore, Pelham Station #2 be received; AND THAT the recommendation contained therein be approved, as follows: - "THAT the Committee recommend to Council that Council accept the resignation of Firefighter Mike Finamore and remove him from the rolls of the Pelham Fire Department, Station #2, effective immediately." CARRIED, CHAIR, MAYOR R. BEAMER

Report MOR-50/99 re Retirement - Don Metler -
RECOMMENDATION - MOVED BY COUNCILLOR U. BRAND, SECONDED BY COUNCILLOR W. B. WALKER - THAT the Committee recommend to Council that Report MOR-50/99 re Retirement - Don Metler be received. CARRIED, CHAIR, MAYOR R. BEAMER

Report CAO-6/99 re Salary Adjustment for Deputy Treasurer
- RECOMMENDATION - MOVED BY COUNCILLOR C. KUCKYT, SECONDED BY COUNCILLOR W. B. WALKER - THAT the Committee recommend to Council that Report CAO-6/99 re Salary Adjustment for Deputy Treasurer be received; AND THAT the recommendation contained therein be approved. CARRIED, CHAIR, MAYOR R. BEAMER

Report CAO-6/99 - Vacation Entitlement Adjustment for Director of Operations - RECOMMENDATION - MOVED BY COUNCILLOR C. KUCKYT, SECONDED BY COUNCILLOR W. B. WALKER - THAT the Committee recommend to Council that Report CAO-6/99 re Vacation Entitlement Adjustment for Director of Operations be received; AND THAT the recommendation contained therein be approved. CARRIED, CHAIR, MAYOR R. BEAMER

Recorded Vote:

In Favour - Mayor R. Beamer; Councillors C. Kuckyt, R. Hatt, W. B. Walker & S. Matthews

Opposed - Councillors G. Berkhout and U. Brand

Report CAO-7/99 re Creation of the Position of Town Clerk and Appointment of Clerk - RECOMMENDATION - MOVED BY COUNCILLOR G. BERKHOUT, SECONDED BY COUNCILLOR S. MATTHEWS - THAT the Committee recommend to Council that Report CAO-7/99 re Creation of the Position of Town Clerk and ~~Appointment~~ ^{Appointment} of Clerk be received; AND THAT the recommendations contained therein be approved. CARRIED, CHAIR, MAYOR R. BEAMER

Report CAO-8/99 re Request to Waive Committee of Adjustment Fee - 17 Moote Drive - RECOMMENDATION - MOVED BY COUNCILLOR W. B. WALKER, SECONDED BY COUNCILLOR C. KUCKYT - THAT the Committee recommend to Council that Report CAO-8/99 re Request to Waive Committee of Adjustment Fee - 17 Moote Drive be received; AND THAT the recommendation contained therein be approved, as follows: - "THAT the Committee recommend to Council that Council waive the \$300.00 Minor Variance Application fee as requested by the firm of Flett, Beccario for the property known as 17 Moote Drive." CARRIED, CHAIR, MAYOR R. BEAMER

9.

ADJOURNMENT:

RECOMMENDATION - MOVED BY COUNCILLOR W. B. WALKER,
SECONDED BY COUNCILLOR C. KUCKYT - THAT this regular meeting of the
General Committee be adjourned until the next regular meeting
scheduled for TUESDAY, OCTOBER 12TH, 1999, unless sooner called by
the Chair. CARRIED, CHAIR, MAYOR R. BEAMER

Ralph Beamer
CHAIR

W. B. Walker
SECRETARY

☒ Verbal Approval ☐ Cons. Assess
☐ Comm/NPCF ☐ Tech. Serv.
SEP 10 1999

TOWN OF PELHAM
PUBLIC MEETING NOTICE CONCERNING
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

Appendix C-1

Caroline Flight
26 Canboro Road, Part Lots 5, 6, 7 and 8, Plan 715
Agent: Jack Berkhout, 19 Tennessee Ave., Port Colborne ON L3K 2R8

NOTICE is hereby given that the Council of the Corporation of the Town of Pelham will be holding a Public Meeting to consider the matter of a proposed Official Plan Amendment and Zoning By-law Amendment pursuant to the provisions of Section 17(15) and Section 34(12) of the Planning Act, R.S.O. 1990, as amended, for the area shown on the Key Map on the reverse side.

The Public Meeting is scheduled for Monday, September 27, 1999 at 7:00 P.M. at the Town of Pelham Municipal Building, Council Chambers, 20 Pelham Town Square.

LOCATION:

The subject property is located on the south side of Canboro Road just west of Highway 20 West and shown on the said Key Map which may assist you in locating the site.

PROPERTY DESCRIPTION:

The subject land is formally described as being Part Lots 5, 6, 7 and 8, Plan No. 715, in the Town of Pelham and municipally known as 26 Canboro Road, having a total area of approximately 1,765 sq. metres (19,000 sq. ft.).

DEVELOPMENT PROPOSAL:

The applicant proposes to amend the Official Plan and Zoning By-law to permit the construction of a residential dwelling on Part 1 and to recognize the existing single family dwelling on Part 2. The subject lands were subject of a consent application under File B202/97 which received final certification on November 6, 1997.

OFFICIAL PLAN:

The Town's Official Plan designates the lands subject of the application as "Commercial". This category permits retail outlets, offices and personal and professional services; institutions, government offices and recreation facilities and dwelling units within commercial buildings.

OFFICIAL PLAN AMENDMENT:

The applicant proposes to amend the Official Plan to change the designation to "Urban Residential" to permit residential dwellings.

ZONING BY-LAW:

Currently the subject lands are zoned General Commercial "GC" Zone in accordance with the Town's Zoning By-Law No. 1136 (1987), as amended, which does not permit residential dwellings.

ZONING BY-LAW AMENDMENT:

The applicant proposes to amend the Zoning By-law to permit the construction of a residential dwelling on Part 1 and to recognize the existing residential dwelling on Part 2.

PUBLIC MEETING PROCESS:

The Planning Act, R.S.O. 1990, provides that, before amending the Official Plan or Zoning By-Law, at least one Public Meeting be held for the purpose of informing the public in respect of the proposed changes.

Council has not yet made a decision on these applications. Any person who attends the meeting shall be afforded an opportunity to make representation in respect of the proposed amendments. Comments and recommendations received will be taken into account by the Council in making a final decision on this matter at a future date.

If you wish to be notified of the adoption of the proposed Official Plan amendment and/or Zoning By-law amendment you must make a written request to the Town of Pelham.

If a person or public body that files an appeal of a decision of the Council in respect of the proposed official plan and/or zoning by-law amendments does not make oral submissions at a public meeting or make written submissions to the Town of Pelham before the proposed official plan or zoning by-law amendments are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

A copy of the proposed Official Plan amendment and background material related to the amendment will be available for inspection at the public meeting. Further information related to the proposed amendments may be obtained between 8:30 a.m. and 4:30 p.m., Monday to Friday, at my office (905) 892-2607, ext. 16.

This notice is dated at the Town of Pelham,
this 7th day of September, 1999.

J. Bernardi, Director of Planning Services
TOWN OF PELHAM

NIAGARA PENINSULA CONSERVATION AUTHORITY
(KEY MAPS ON REVERSE)
NO OBJECTION

20 Pelham Town Square, P. O. Box 400
Fonthill, Ontario L0S 1E0
Telephone: (905) 892-2607, ext. 16

FILE MPB 9-24-B DATE 99/09/14



Public Health Department

The Regional Municipality of Niagara

573 Glenridge Avenue

St. Catharines, Ontario L2T 4C2

Telephone: 905-688-3762, Toll Free: 1-800-263-7248

Fax: 905-682-3901

E-mail address: williams@regional.niagara.on.ca

Appendix C-2

September 15, 1999

Town of Pelham
Office of The Committee of Adjustment
20 Pelham Town Sq.,
P.O. Box 400
Fonthill, Ontario
L0S 1E0

Attention: J. Bernardi

RE: Application for Consent:

ZONING BY-LAW AMENDMENTS APPLICATION AM-4/99

RECEIVED

SEP 20 1999

TOWN OF PELHAM
CAO'S DEPT

RECEIVED

SEP 20 1999

TOWN OF PELHAM
PLANNING DEPT.

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

Name of Owner/Applicant: Caroline Flight

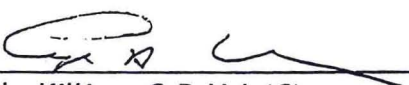
Location: 26 Canboro Road, Part Lots 5, 6, 7 and 8, Plan 715

In the City, Town or Township of: Town of Pelham

COMMENTS:

No objections to the application as proposed.

Yours truly,



Lyle Killins, C.P.H.I. (C)
For: Robin Williams, M.D., D.P.H., F.R.C.P. (C)
Medical Officer of Health
LK/jc

LKAM499FLIGHT.doc



REGIONAL MUNICIPALITY OF NIAGARA
PLANNING AND DEVELOPMENT DEPARTMENT

Appendix C-3

REGIONAL AND PROVINCIAL REVIEW
COMMENTS

RECEIVED

JUN 24 1999

Date: June 24, 1999

To: Mr. J. Bernardi, Director of Planning Services
Town of Pelham

TOWN OF PELHAM
CAO'S DEPT

Re: Applications to Amend the Official Plan and Zoning Bylaw
Caroline Flight
26 Canboro Rd.

Proposal: Commercial to Residential for an existing dwelling and a proposed
dwelling on a vacant lot created by severance

REGIONAL REVIEW

RECEIVED

JUN 29 1999

TOWN OF PELHAM
PLANNING DEPT.

Regional Policy Plan: Urban Area

Regional Public Works: Refer to Public Works Comments

Regional Public Health: Not Applicable

Additional Comments: Regional Planning staff consider this a minor application and accordingly our Official Plan Amendment fee is \$1300.00. A partial refund of the approval portion of the fee is possible once we have reviewed the amendment for complexity and the applicant has requested such a refund. We request the Town to inform the applicant of the need to submit our fee.

PROVINCIAL REVIEW

Based on available information, this proposal affects/does not appear to affect the interests of the following Provincial Ministries:

	INTERESTS AFFECTED	INTERESTS NOT AFFECTED
Ministry of Agriculture, Food & Rural Affairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Citizenship, Culture & Recreation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Additional Comments:

SUMMARY

☒ Based on our review, Regional Planning Staff have no objection to the approval of this application.

☐ The following are additional comments or conditions of approval:

Please note that these are our initial preliminary comments based on the information available. We may have further comments after reviewing the actual amendments and receiving additional information.

Prepared by: Vince Goldsworthy
Vince Goldsworthy Planner II
Development Implementation Services

A copy of the decision on this application is requested.

Copy to:
Mr. D. Cherrington, Regional Public Works

THE CORPORATION OF THE TOWN OF PELHAM

IN THE MATTER OF SECTION 17 OF THE
PLANNING ACT, R.S.O. 1990, AS AMENDED

TOWN OF PELHAM OFFICIAL PLAN AMENDMENT NO. 35

PART OF LOTS 5, 6, 7 AND 8, PLAN 715

A F F I D A V I T

I, **JACK BERNARDI**, DIRECTOR OF PLANNING SERVICES OF THE TOWN
OF PELHAM, IN THE REGIONAL MUNICIPALITY OF NIAGARA, MAKE OATH AND
SAY AS FOLLOWS:

- (1) I am the Director of Planning Services of the Corporation of the Town of Pelham
and as such I have knowledge of the matters herein set forth.
- (2) The following persons or public body made oral submissions at the public meeting
held on September 27, 1999:

Jack Berkhout, agent for Caroline Flight

SWORN BEFORE ME AT THE
TOWN OF PELHAM IN THE
REGIONAL MUNICIPALITY OF NIAGARA
THIS 15TH DAY OF OCTOBER, 1999 A.D.


CHERYL MICLETTE, CLERK

)
)
)
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)

JACK BERNARDI

PLANNING SERVICES REPORT

Appendix E-1

P-33/99

TO: Chair, Councillor Uwe Brand and Members of the General Committee,
Planning Services Division

DATE OF REPORT: July 8, 1999

DATE OF MEETING: July 12, 1999

FROM: J. Bernardi, Director of Planning Services

SUBJECT: TECHNICAL INFORMATION REPORT
Proposed Official Plan and Zoning By-law Amendment Application #AM-4/99 - Caroline Flight, 26 Canboro Road
Part of Lots 5, 6, 7 and 8, Plan No. 715

=====

RECOMMENDATION:

THAT the General Committee, Planning Services Division, receive Planning Services Report P-33/99 re Technical Information Report - Proposed Official Plan and Zoning By-law Amendment Application #AM-4/99, Caroline Flight, 26 Canboro Road, Part of Lots 5, 6, 7 and 8, Plan No. 715; and

THAT a public meeting be targeted for September 13, 1999, pursuant to the provisions of the Planning Act.

Background and Proposal:

The Town is in receipt of an application from Caroline Flight to amend the Town's Official Plan and Zoning By-law to permit the construction of a residential dwelling on Part 1 and to recognize the existing single family dwelling on Part 2. The attached survey plan will assist Committee in the location of the subject properties.

The subject lands were the subject of a consent application under File No. B202/97 which was granted on June 10, 1997, and received final certification on November 6, 1997. The intent of the application was to create a commercial lot (Part 1) and retain a commercial lot (Part 2) with an existing 2 storey single family dwelling.

Location:

The subject lands are located on the south side of Canboro. The legal description is Part of Lots 5, 6, 7 and 8, Plan 715.

Property Description and Surrounding Land Use:

The subject lands are irregular in shape and having a total area of approximately 19,000 sq. ft. The subject lands presently contain an existing 2 storey, single family dwelling and frame shed on Part 2 and Part 1 contains a frame shed. The land uses abutting the said lands are residential to the south and west; commercial to the east and Canboro Road to the north.

Cont.../2

PLANNING REVIEW

Provincial Policy Statement:

Efficient, Cost-effective Development and Land Use Patterns.

Subject to the provisions of policy 1. 1.2, cost-effective development patterns will be promoted, in part as follows:

- 1.1.1 a) Urban areas and rural settlement areas (cities, towns, villages and hamlets) will be the focus of growth;
- 1.1.2 Land requirements and land use patterns will be based on:
 - a) the provision of sufficient land for industrial, commercial, residential, recreational, open space and institutional uses to promote employment opportunities, and for an appropriate range and mix of housing, to accommodate growth projected for a time horizon of up to 20 years.
 - b) densities which:
 - 1. efficiently use land, resources, infrastructure and public service facilities;
 - 2. avoid the need for unnecessary and/or uneconomical expansion of
 - 3. support the use of public transit, in areas where it exists or is to be developed;
 - 4. are appropriate to the type of sewage and water systems which are planned or available; and
 - 5. take into account the applicable policies of Section 2: Resources, and Section 3: Public Health and Safety;
 - c) the provision of a range of uses in areas which have existing or planned infrastructure to accommodate them;
 - d) development standards which are cost effective and which will minimize land consumption and reduce servicing costs; and
 - e) providing opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure.

Regional Niagara Policy Plan:

The subject land is located within the urban area of the Regional Policy Plan. The policies for urban areas, relative to this proposal, state in part the following:

- Policy 5.4 Individual urban development proposals within urban areas will be dependent on the availability of adequate municipal water, sewer, stormwater and road

Cont..../3

services to meet the anticipated increased requirements resulting from the development. Individual development projects without the full range of urban services will only be permitted in special cases and under special circumstances where the lack of complete services will not be a detriment to the environment, the private development, the municipality or to the efficient use of land.

Policy 5.5 The primary responsibility for regulating the types, locations and densities of land uses within the defined urban areas rests with the local municipalities, through their official plans and zoning regulations. Each municipality is expected to prepare these plans with supporting information to regulate the development within their urban areas.

Town of Pelham Official Plan:

The subject lands are located within the Fonthill Urban Area and are designated Commercial within the Town's Official Plan. The major uses permitted in the Commercial Areas are:

1.21.1 Retail outlets, offices and personal and professional services;

1.21.2 Institutions, government offices and recreation facilities; and

1.21.3 Dwelling units within commercial buildings provided that these are designed with sufficient amenity for access, parking and private open space.

1.21.3.1 The provision of dwelling units within commercial buildings may occur by:

(a) Encouraging the introduction and/or maintenance of dwelling units on the upper floors of existing commercial buildings in the central business districts of Fonthill and Fenwick; or

(b) Encouraging mixed commercial - residential development projects, defined as a development project containing both commercial and residential uses designed as a single complex in which both commercial and residential facilities are provided, subject to:

(i) Residential units being located on second and/or third floors.

(ii) Access to residential units being separate and distinct from access to commercial units. Common access to residential and commercial units will be discouraged.

- (iii) Commercial parking, storage, loading and unloading areas being screened, landscaped and buffered to avoid an adverse impact upon neighbouring residential uses.
- (iv) On-site amenities being provided for the residents.
- (v) Off-site impacts such as shadow and overlook being minimized.

1.22 Ancillary uses that may be permitted in the Commercial Areas are:

1.22.1 Residences separate from commercial buildings provided that these will not hamper the commercial growth of the area.

Town of Pelham Zoning By-law No. 1136 (1987), as amended:

The subject lands are zoned General Commercial 'GC' Zone in accordance with Zoning By-law No. 1136 (1987), as amended. The General Commercial Zone permits the following:

20.1 Permitted Uses

- (a) Ambulance service, motor fuel retail outlet, veterinarian's clinic, automobile service stations, car wash, bakeries, banks, barber shops, beauty salons, clinics, commercial clubs, custom workshops, day nursery, hotels, motels and refreshment rooms, L.C.B.O. and Brewer's Retail store, laundry, laundromat or dry cleaning outlet or dry cleaning establishments, nurseries, greenhouses and open air markets, professional and business offices, public and private parking areas, public halls, restaurants, retail stores, services shops, tourist homes, undertaking establishments, vehicle sales or rental establishment, shopping centre.
- (b) Uses, buildings and structures accessory to the foregoing uses.
- (c) Dwelling units above ground floor.

20.2 REGULATIONS FOR PERMITTED USES IN CLAUSE (a) OF SUBSECTION 20.1

- | | | |
|-----|--------------------------|--|
| (a) | Minimum Lot Frontage | 15.5 m (50.85 ft) |
| (b) | Minimum Lot Area | 465 m ² (5,005.38 ft ²) |
| (c) | Maximum Lot Coverage | 40 percent |
| (d) | Maximum Gross Floor Area | 50 percent of lot area |
| (e) | Minimum Front Yard | 6 m (19.69 ft) |

(f) Minimum Side Yard

- (i) where the yard abuts a Commercial Zone and access is available to the rear yard by a public or private lane, minimum nil.
- (ii) where the yard abuts a Commercial Zone and no access is available to the rear yard except by means of the said yard, one yard shall have a minimum width of 0.4 m (1.31 ft), the other yard shall have a minimum width of nil.
- (iii) where the yard abuts a street, minimum 3.0 m (9.84 ft).
- (iv) where the yard abuts any Residential Zone, minimum 4.5 m (14.76 ft).

(g) Minimum Rear Yard

- (i) where the yard abuts a Commercial or Industrial Zone and access is available to the rear of the building on the said lot by means of a public or private lane, minimum nil.
- (ii) where the yard abuts a Commercial or Industrial Zone and no access is available to the rear of the said building except by means of a yard, minimum 6.0 m (19.69 ft).
- (iii) where the building contains residential accommodation of one or more storeys in height, minimum 10.5 m (34.45 ft).
- (iv) where the yard abuts any Residential Zone, minimum 10.5 m (34.45 ft).

(h) Maximum Building Height 10.5 m (34.45 ft)

20.3 CENTRAL BUSINESS AREA REGULATIONS

Notwithstanding the provisions of Clauses (d) and (e) of Subsection 6.15, and Clauses (a), (b), (e), (f) and (g) of Subsection 20.2, on any lot abutting Pelham Street from a point 60.9 m (199.80 ft) south of Church Hill to a point 60.9 m (199.80 ft) south of Elm Avenue, on any lot abutting the north side of Church Hill from Pelham Street to a point 152.4 m (500 ft) west of Pelham Street, and on any lot abutting Canboro Road from 182.8 m (599.74 ft) west of Pelham Street to a point 137.1 m (449.80 ft) east of Pelham Street:

- (a) the minimum frontage shall be the lesser of 9.0 m (29.53 ft) or as existing at the date of passing of this By-law;
- (b) the minimum lot area shall be the lesser of 280.0 m² (3,014.0 ft²) or as existing at the date of passing of this By-law;
- (c) no front yard or side yard shall be required except that when a front yard or exterior side yard abuts Highway 20 a minimum yard of 3 m shall be provided.
- (d) the minimum rear yard depth shall be 4.0 m (13.12 ft).

20.4 REGULATIONS FOR RESIDENTIAL USES

The provisions of Subsection 19.3 shall apply to all accessory residential uses with the General Commercial GC Zone.

The General Commercial 'GC' Zone does not permit free standing residential buildings.

Servicing:

This area is serviced by municipal water, sanitary sewer and storm sewers. Sidewalks exist on the south side of Canboro Road. Any proposed driveway access to the newly created lot (Part 1) will require discussion with and satisfaction by the Town and possibly the Region.

Conclusion:

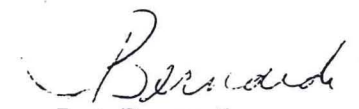
The proposed official plan and zoning by-law amendment would permit the construction of a single family detached dwelling on Part 1 and recognize the existing 2 storey dwelling on Part 2.


A public meeting is being targeted for September 13, 1999.

This report is for information only and serves to make the Committee aware of its submission and to advise of a future public meeting date. It is intended to present a recommendation report for Committee's consideration at the same meeting after the close of the public meeting. It is not intended to discuss or debate the merits of the proposal at tonight's meeting as such discussion must occur during a public meeting.

Prepared by,

Reviewed by,


Jack Bernardi
Director of Planning Services


Gordon Cherney
Director of Financial Services

JB/her
Encl.

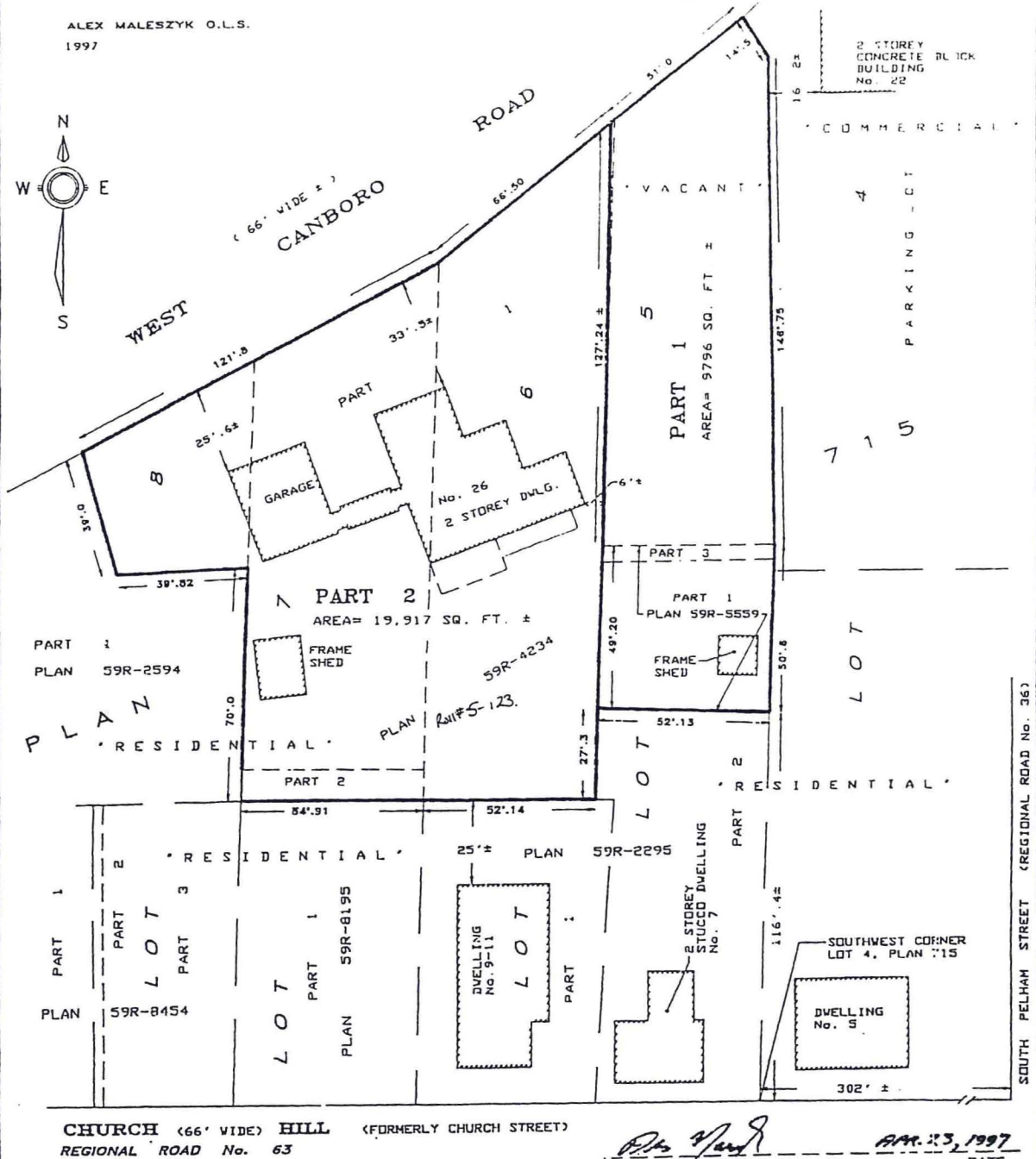
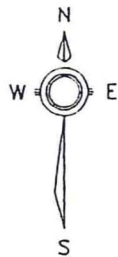
PRELIMINARY SKETCH FOR LAND SEVERANCE OF

PART OF LOTS 5, 6, 7 AND 8,
(SOUTH SIDE OF WEST CANBOROUGH OR NORTH SIDE OF CHURCH STREET)
PLAN 715
(FORMERLY THE PLAN OF TEMPERANCEVILLE, VILLAGE OF Fonthill)
IN THE

TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
SCALE: 1" = 30'



ALEX MALESZYK O.L.S.
1997



CHURCH (66' WIDE) HILL (FORMERLY CHURCH STREET)
REGIONAL ROAD No. 63

Alex Maleszyk
ALEX MALESZYK O.L.S. DATE APR. 23, 1997

NOTE: THIS SKETCH IS NOT VALID UNLESS EMBOSSED BY A
SURVEYOR'S SEAL.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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SUDA & MALESZYK SURVEYING INC.
ONTARIO LAND SURVEYORS

26 EAST MAIN STREET, SUITE 2,
WELLAND, ONTARIO L3B 3W3

TEL: (905) 732-7651 FAX: (905) 732-7660

FILE: 97-36 JOB No: 1882

PLANNING REPORT

Appendix E-2

P-39/99

TO: Chair, Councillor Uwe Brand and Members of the General Committee, Planning Services Division

DATE OF REPORT: September 20, 1999

DATE OF MEETING: September 27, 1999

FROM: G. Barker, BLS Planning Associates

SUBJECT: Recommendation Report
Proposed Official Plan and Zoning By-law Amendment
Application AM-4/99 – Caroline Flight, 26 Canboro Road, Part
of Lots 5, 6, 7, and 8, Plan No.715.

1 RECOMMENDATION

- a) THAT the General Committee, Planning Services Division, receive Planning Report P-39/99 regarding Official Plan and Zoning By-law Amendment Application AM-4/99, Caroline Flight, 26 Canboro Road.
- b) THAT Official Plan and Zoning By-law Amendment Application AM-4/99 be approved which would:
 - i) redesignate the subject lands to an "Urban Residential" designation, and
 - ii) rezone Part 2 to a Residential "R2" Zone and Part 1 to a Special Exception "Residential R2" Zone requiring an easterly side yard of 2 metres.
- c) THAT staff be directed to prepare the necessary amending by-laws for consideration by Council.

2 BACKGROUND

Planning Services Report P-33/99 was presented to the Planning Services Division of General Committee held on July 12, 1999. The report provided technical information relative to Official Plan and Zoning By-law Amendment Application AM-4/99. A copy of said report is appended hereto.

A consent application creating two separate commercial lots was given final approval by the Regional Land Division Committee on November 6, 1997. Part 1 is a vacant lot and Part 2 contains an existing two-storey dwelling, which is used for residential purposes. Previously, a doctor's office occupied part of the dwelling. The Zoning By-law and Official Plan amendment application is required to permit the construction of a single detached dwelling on the vacant Part 1 lot and to recognize the existing two storey dwelling (Part 2) which will be used for continued residential use.

The Regional Policy Plan, Pelham Official Plan and the Provincial Policy Statement establish criteria to evaluate development within an urban area boundary. The collective evaluation criteria can be generally categorized as:

- a) Efficient use of the lands,
- b) Need,
- c) Impact on surrounding land uses, and
- d) Adequate infrastructure and public service facilities.

3 ANALYSIS

The subject application was examined according to the above noted criteria to determine the appropriateness of the subject amendment application of which the following is noted.

A. *Efficient Use of the Lands*

The subject lands are located within the Urban Area of Fonthill. The lands are designated and zoned for commercial use, which does not permit residential uses. Currently, Part 2 contains a two storey residential dwelling, which, because of its commercial designation and zone, is a legal non-conforming use. The applicant is requesting that the two-storey dwelling (Part 2) be redesignated and rezoned for continued residential use. Part 1 is the result of a severance application that was finalized in November 1997. At that time the subject lot was severed under the assumption that it would be used for commercial purposes. However, over the past 2 years no interest has been shown in developing the subject Part 1 for Commercial purposes. The applicant now wishes to develop the lands for residential use.

The Part 1 lot, having dimensions of 51 feet by 147 feet, is a lot more readily suited for residential purposes than commercial purposes. Furthermore, development of Part 1 for residential purposes will be consistent with the historical use of the site and site character.

B. Need

The subject lands (Part 1 and 2) have been designated and zoned for commercial purposes since the 1970's and the only commercial usage associated with the site has been a doctor's office (with ancillary residence). The subject lands are located at the periphery of the Fonthill core with only partial frontage onto Regional Road 20. Removal of the subject lands from the commercial inventory, particularly vacant Part 1, will not have a negative impact on supply/demand market issues. It is also noted that the lot size and dimensions of Part 1 is not consistent with contemporary requirements for commercial development.

C. Impact on Surrounding Land Uses

The surrounding land uses consist of existing residential lots to the south and west. To the east there is an existing commercial operation and the core area of Fonthill. To the north of the subject lands is West Canboro Road and Regional Road 20 and Fonthill Park. The proposed residential use of the subject lands is compatible with and similar to the existing surrounding land uses with the exception of the commercial operation to the east. Appropriate buffering will be required by the applicant to provide adequate screening from the commercial lands to the east.

Land use to the west and south of the subject lands consists of residential dwellings and the proposed residential designation and zoning would not be out of character and would not adversely affect the streetscape of West Canboro Road.

D. Adequate Infrastructure and Public Service Facilities

The existing lot fronts and has suitable access onto West Canboro Road. The new residential lot, however appears to front onto Regional Road 20 and care must be taken in siting driveway access for the lands. In this regard, driveway access should be located as far east as possible, preferably contiguous with the Pelham Printing driveway. Municipal water, sanitary sewer and storm sewers service the subject lands. The subject lands are located within the urban area of Fonthill and therefore within close proximity to the necessary infrastructure and related amenities such as schools, churches, police, fire protection, arenas and recreational facilities.

4 REGIONAL POLICY PLAN

The subject lands are located within the designated Urban Area of the Regional Policy Plan, which permits various residential, industrial, institutional, recreational and commercial uses. The proposed rezoning and Official Plan amendment complies with the general intent and purpose of the Regional Policy Plan.

5 PELHAM OFFICIAL PLAN

The Pelham Official Plan designates the subject lands Commercial. The predominant use of lands so designated is intended to be for commercial use and institutional use. The commercial designation also permits dwelling units within commercial buildings subject to specified criteria. The Town's Official Plan does not permit dwellings designated for commercial use to be used solely for residential purposes, therefore the need for Official Plan amendment.

The preamble to the Commercial Areas Policy Section of the Pelham Official Plan states:

"The centre of Fonthill is expected to remain the principle focus of commercial activity during the period covered by this plan. The use of vacant lots and the conversion of a few dwelling units will cater to any necessary expansion in the vicinity. Other smaller commercial areas are located elsewhere and provision for some expansion of these has been made. It is the general intent of the Plan to maintain these commercial areas in a compact form and to prevent their scattering or developing in a ribbon like fashion."

The subject lands have, for the most part, frontage on a residential street within the centre of Fonthill at the periphery of the existing Commercial Core area. The principal orientation of existing and potential commercial development is along Regional Road 20 and South Pelham Street. The use of the existing home to continue as residential and the proposed residential lot will not adversely affect the commercial area.

6 ZONING BY-LAW

The subject lands are presently zoned General Commercial "GC" Zone, which permits various commercial uses but does not permit residential dwelling units. To accommodate the applicant's proposal the land must be rezoned to permit residential dwellings. Due to the lot size of Part 1 it is recommended that the lands be rezoned to an "Residential 2 R2 Zone" which permits a minimum lot frontage of 12m. The R2 designation requires a side yard setback of 1.5m. Due to the abutting commercial operation it is recommended that the side yard setback requirement be increased to 2m

By increasing the side yard setback, an increased area of land is available for landscaping purposes. This increased setback coupled with the opportunity for landscaping will ensure the commercial operation is adequately buffered from the proposed dwelling unit.


7 CONCLUSION

The proposed Official Plan and Zoning By-law Amendment will result in recognition of a long standing use and also the creation of a new single detached dwelling unit which is consistent in character to the residential uses to the south and west. No negative impacts are anticipated with the removal of the lands from the commercial inventory and no land use conflicts are anticipated.

Reviewed by,


Jack Bernardi
Director of Planning Services

Respectfully submitted by,


Gordon Cherney
Acting C.A.O.

Prepared by:

BLS PLANNING ASSOCIATES


Kira Perry
Planner


Glen Barker
Director

THE CORPORATION OF THE TOWN OF PELHAM

IN THE MATTER OF SECTION 17 OF THE
PLANNING ACT, R.S.O. 1990, AS AMENDED

TOWN OF PELHAM OFFICIAL PLAN AMENDMENT NO. 35

PART OF LOTS 5, 6, 7 & 8, PLAN NO. 715

AFFIDAVIT

I, **JACK BERNARDI**, DIRECTOR OF PLANNING SERVICES OF THE
TOWN OF PELHAM, IN THE REGIONAL MUNICIPALITY OF NIAGARA, MAKE
OATH AND SAY AS FOLLOWS:

- (1) I am the Director of Planning Services of the Corporation of the Town of Pelham and as such I have knowledge of the matters herein set forth.
- (2) The information required under Section 6(2) of Ontario Regulation 198/96 attached as Schedule "A" is provided and is true.

SWORN BEFORE ME AT THE
TOWN OF PELHAM IN THE
REGIONAL MUNICIPALITY OF NIAGARA
THIS 15TH DAY OF OCTOBER, 1999 A.D.


CHERYL MICLETTE, CLERK

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)
)

JACK BERNARDI

SCHEDULE "A"

1. Pelham Council is submitting an Official Plan Amendment.
2. The lands are described as Part of Lots 5, 6, 7 & 8, Plan 715 in the Town of Pelham.
3. The approximate area covered by the amendment is approximately 1,765.1 sq. metres (19,000 sq. ft).
4. The proposed amendment redesignates the subject lands to Urban Residential.
5. The current designation of the subject land is Commercial.
6. The purpose of the amendment is to redesignate the subject lands to permit the construction of a residential dwelling on Part 1 and to recognize an existing residential dwelling on Part 2.
7. The subject lands are the subject of a rezoning application under application number AM-4/99. The Town recently approved By-law No. 2113 (1999) rezoning the lands from a General Commercial "GC" Zone to a Residential 2 "R2-147" Special Exception Zone for Part 1 and Residential 2 "R2" Zone for Part 2. The by-law implements the intent of the Official Plan Amendment and it is currently proceeding through the appeal period.

Appendix G-1

LIST OF PUBLIC BODIES GIVEN NOTICE OF PROPOSED PLAN OR AMENDMENT BUT WHICH DID NOT RESPOND

Niagara Catholic District School Board

District School Board of Niagara

Consumers Gas, Thorold

Consumers Gas, Scarborough

Preservation of Agricultural Lands Society

Ontario Hydro

Interprovincial Pipe Line

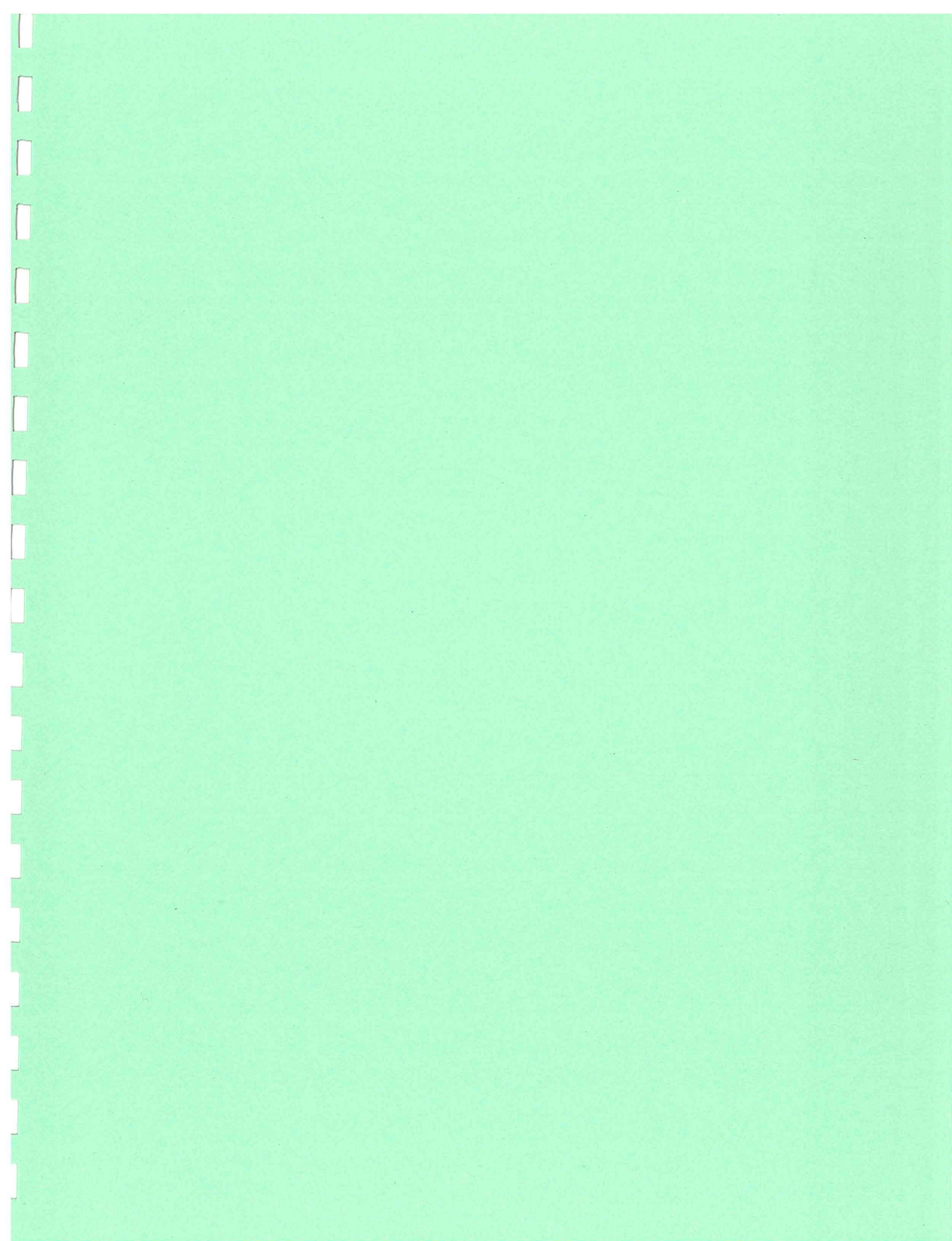
TransCanada Pipelines Ltd.

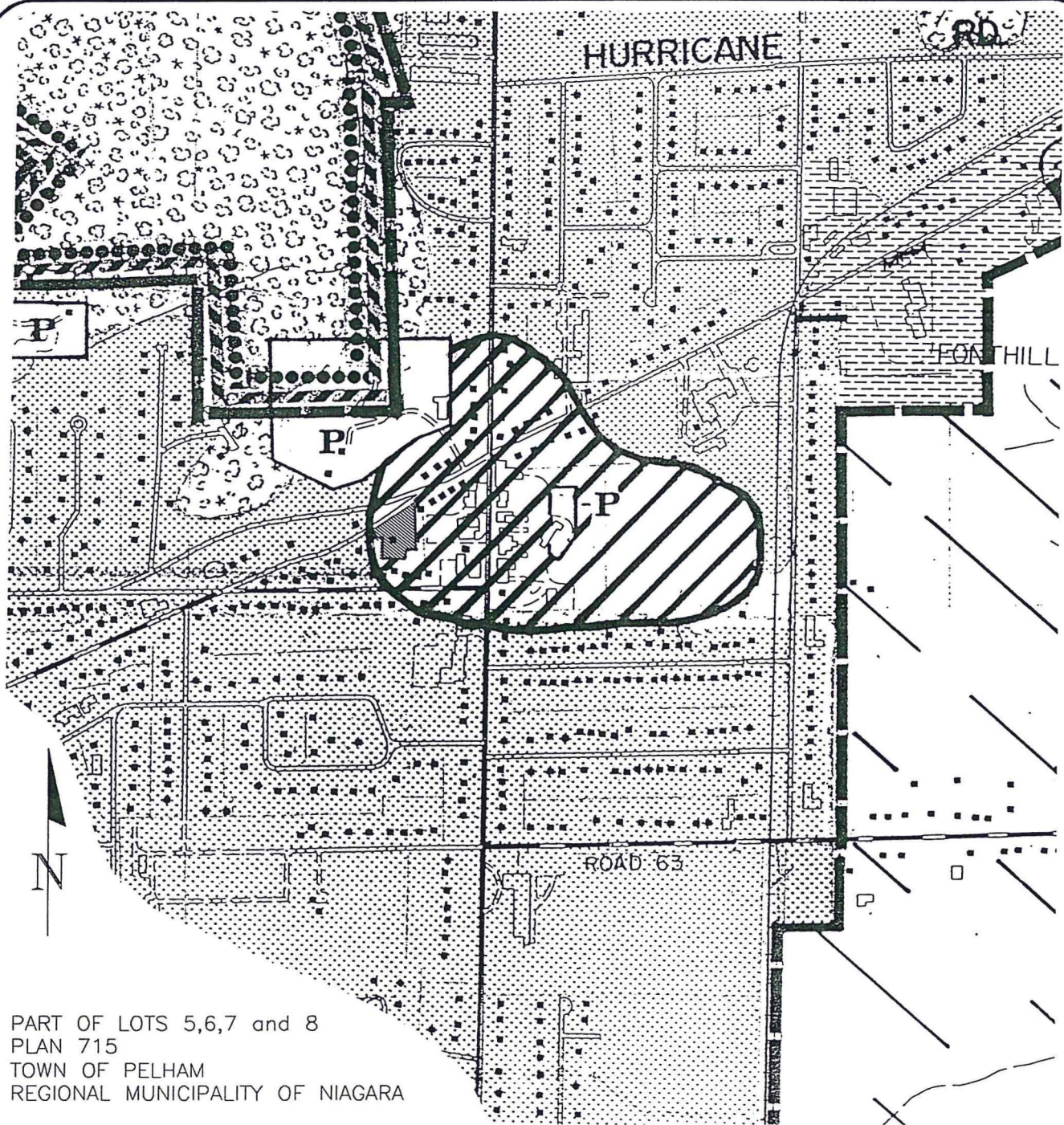
Appendix H-1

AMENDMENT BEING INITIATED BY:

APPLICANT - Caroline Flight
 26 Canboro Road
 Fonthill ON L0S 1E0

REGIONAL PROCESSING FEE TO BE PAID BY APPLICANT





TOWN OF PELHAM

SCHEDULE A
TO OFFICIAL PLAN
AMENDMENT No. 35



CHANGE FROM COMMERCIAL TO URBAN RESIDENTIAL.