

AMENDMENT NO. 03
TO THE
OFFICIAL PLAN (2014)
FOR THE
CORPORATION OF THE TOWN OF PELHAM

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PART “A” - THE PREAMBLE

SECTION 1

TITLE AND COMPONENTS

This document, when approved in accordance with Sections 17 and 21 of The Planning Act, R.S.O. 1990, as amended, shall be known as Amendment No. 03 to the Official Plan adopted by By-law No. 3259 (2012), and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Town of Pelham Planning Area.

Part “A”, the Preamble does not constitute part of this amendment.

Part “B”, the Amendment, consisting of the following text and map (designated Schedule ‘A’) constitutes Amendment No. 03 to the Official Plan adopted by By-law No. 3259 (2012), and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Town of Pelham Planning Area.

SECTION 2

PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the land use designation of certain Lands shown on Schedule ‘A’ (the “Lands”) attached hereto from Urban Highway Commercial to a site specific Downtown Transitional Area to permit the use of the Lands for a range of commercial uses, together with residential apartments, and townhouse dwellings.

SECTION 3

LOCATION OF THIS AMENDMENT

The Lands that are the subject of this amendment are located at the north-east corner of Highway 20 (Regional Road No. 20) and Station Street in the Village of Fonthill. The Lands comprise an area of 1.522 Hectares that occupies 126.648 metres on the north side of Highway 20 and 173.507 metres on the east side of Station Street, as shown on Schedule ‘A’, attached hereto.

SECTION 4

BASIS OF THE AMENDMENT

The Planning Act, R.S.O. 1990, as amended, provides that amendments may be made to the Official Plan. Policies of the Plan have been considered in the preparation of this amendment and the following factors:

1. The Lands are located within the Urban Area of the Village of Fonthill, in the Town of Pelham, and are proposed to be developed for commercial and residential uses.
2. The Lands are the former Fonthill Lumber site which is vacant. Fonthill Lumber was a long standing commercial/industrial operation which ceased operations in 2013.
3. The proposed use of the Lands is compatible with the existing and planned neighbourhood and represents an appropriate and compatible form of intensification by making effective use of urban land and infrastructure.
4. The amendment is consistent with the Provincial Policy Statement, and conforms to the Greenbelt Plan, the Growth Plan, the Regional Official Plan and the general intent and purpose of the Town Official Plan.
5. The development will provide for an appropriate range of commercial and residential uses for the community.
6. The proposed development shall be subject to further approval for a Plan of Condominium and Site Plan Control.

SECTION 5

IMPLEMENTATION AND INTERPRETATION

The relevant policies of the Official Plan adopted by By-law No. 3259 (2012), and confirmed by the Ontario Municipal Board decision of July 18, 2014, of the Town of Pelham Planning Area shall apply to the implementation and interpretation of this Amendment.

PART "B" - THE AMENDMENT

Part "B" – The Amendment consisting of the following policies and attached map designated as Schedule 'A', constitutes Amendment No. 03 to the Official Plan adopted by By-law 3259 (2012) for the Pelham Planning Area, and confirmed by the Ontario Municipal Board decision of July 18, 2014.

The Official Plan, adopted by By-law 3259 (2012), and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended as follows:

1. The Lands set out under Schedule 'A' is hereby re-designated from Urban Highway Commercial to a site specific Downtown Transitional Area.

2. The addition of the following Policy:

Policy B1.3.6: Exceptions

The following land uses do not conform to the permitted uses listed in Section B1.3. Notwithstanding, they are considered to be permitted uses under this Plan and expansions to these uses shall be permitted unless the expansion is proposed on Lands not previously owned and occupied by the use. In such cases, an Amendment to this Plan shall be required.

3. The addition of the following Policy:

Policy B1.3.6.1 105 Highway 20 East 1465 Station Street

The site-specific policies are:

That Policies B1.2.4 and B1.3.4.3 of the Official Plan shall not apply to the Lands; and,

Block townhouses, apartments and small scale commercial uses shall be permitted on the Lands subject to the following general requirements:

- A mixed use apartment and commercial building may be permitted along the Highway 20 East street frontage of the Lands, including pedestrian access and connections to the street and the Steve Bauer Trail;
- The maximum height of an apartment building shall be limited to six (6) storeys;
- Commercial floor space shall be limited to a maximum of 2 000 m²;
- Ground orientated commercial space should relate positively to the public and private streets and provide for pedestrian access, including glazing and active storefronts;
- Townhouses may be permitted in the north area of the Lands and limited to a maximum of 3 storeys in height;
- Apartment buildings, commercial uses and townhouses shall be designed to integrate with the Station Street frontage of the Lands; and, in a compatible relationship with the neighbouring residential area;

- The Station Street frontage of the Lands shall be designed to maintain a pedestrian sidewalk, boulevard trees and adjacent yard Landscaping to complement the streetscape;
- Adequate on-site and off-site parking shall be provided for all uses on the site;
- Design features such as roof pitches, parapets, awnings, architectural elements and front porches are encouraged; and,
- Building setbacks should be maintained but may be reduced to accommodate appropriate architectural elements, pedestrian connectivity, and good urban design.

The development's site plan and site plan agreement shall address appropriate urban design matters including accessibility provisions, exterior building design features, massing and relationship to adjacent properties; and, be generally consistent with the applicable guidelines contained in the Downtown Master Plan for Fenwick and Fonthill, December 2014.