

AMENDMENT NO. 06
TO THE
OFFICIAL PLAN (2014)
FOR THE
CORPORATION OF THE TOWN OF PELHAM

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PART “A” – THE PREAMBE

SECTION 1

TITLE AND COMPONENTS

This document was approved in accordance with Section 17 and 21 of the Planning Act, R.S.O. 1990, as amended and shall be known as Amendment No. 0X 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 constitutes Amendment No. 06 to the Official Plan adopted by By-law 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 amend Official Plan Schedule A1 – to redesignate lands from Open Space to 1120 Haist Street Special Policy Area, add Schedule A7 – Town of Pelham – 1120 Haist Street Special Policy Area and to add policies which will implement urban design guidelines for the area.

SECTION 3

LOCATION OF THE AMENDMENT

The lands that are subject to this Amendment are municipally known as 1120 Haist Street, located on the west side of Haist Street within the Fonthill Settlement Area.

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 Official Plan have been considered in the preparation of this Amendment and the following factors:

1. The subject lands are located within the Urban Area of Fonthill and the use of the land that is currently used for open space will continue and the remainder will be for residential uses.
2. The subject lands are located in the Open Space designation.
3. The amendment is to establish future use of the lands in keeping with the preferred plan that was developed as a result of the community design charrette process.
4. The policies relating to urban design will address the public realm, circulation and built form and ensure compatibility with the surrounding residential neighbourhood.
5. This Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Niagara Official Plan.

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

1. Schedule A1 to the Town of Pelham Official Plan “Town of Pelham Fonthill Settlement Area” is hereby deleted and replaced with the revised Schedule A1 “Town of Pelham – Fonthill Settlement Area”, attached as Appendix A.
2. Schedule A7 “Town of Pelham – 1120 Haist Street Special Policy Area”, attached as Appendix B, is hereby added to the Schedules at the back of the Official Plan.
3. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by adding the following sections:

B.1.1.13 1120 Haist Street Special Policy Area

B.1.1.13.1 Public Realm

- a) Rows of trees on the north and south edges of the park shall be preserved.
- b) The wooded area shall be maintained as an important community feature, be highly visible from future development and made accessible via new trail connections. In addition:
 - Drainage and vegetation within the wooded area should be enhanced to function as a sustainable public asset requiring little future maintenance. This may include selective tree removal, re-naturalization and new planting, grading and drainage works.
 - Existing private property encroachments on public land must be addressed.
 - Trails within the wooded area should be located on the easterly edge, to minimize disruption on the area’s habitat function.
- c) Evergreen plant material will be provided to screen headlight glare from the ends of the street and laneway to the rear yards of homes along Rhodes Court.
- d) Direct street and park lighting from poles shall be directed away from existing residents and wooded area. Fixtures shall direct light downward and not create light pollution.

- e) Open space shall be maintained as passive, flexible green space with seating and other amenities to be determined.
- f) Wide zones shall be maintained without buildings that provide views and access to the green space from within the new development.
- g) A median will be provided in the entrance boulevard with a minimum width to sustain plant material including trees and low vegetation such as grasses, forbes and shrubs.
- h) A variety of street trees shall be provided on both sides of all streets, spaced approximately 6 -10 metres on centre. Species must:
 - be large canopy trees with wide spreading crowns at maturity;
 - have measurable annual growth (not slow to establish or grow);
 - perform an infrastructural role including attenuating stormwater and enhancing ecological function;
 - have seasonal appeal such as flowers and vivid leaf colours;
 - promote biodiversity and avoid monoculture.

B.1.1.13.2 Circulation

- a) Pedestrian movement shall be promoted through street network design with linkages to surrounding streets.
- b) Sidewalks, walkways and trails are to be paved in hard surface, accessible and a minimum of 2.1 metres in width.
- c) A window shall be provided to the wooded area from the internal street network that facilitate direct trail connections.
- d) The connection that links the laneway and the street shall be designed to laneway standards (minimum width).
- e) A continuous trail shall be provided, uninterrupted by roads, linking the stormwater management facility, the existing playground, new roads, new parking lots and sidewalks along Haist Street and Welland Road. The trail will facilitate a connection south across Welland Road to the Steve Bauer Trail.
- f) A continuous vehicular loop shall be provided using the internal street and laneway to create two points of entry/exit for emergency vehicles.

- g) A walkway or sidewalk shall be provided in front of the townhouses facing the green space.
- h) Public parking shall be provided in two parking lots, not a single large lot, to minimize large asphalt areas, and to provide parking both near the platform tennis/playground and the soccer fields.
- i) The boulevard entrance shall provide two entry/exit points of minimum width for emergency vehicles.
- j) Sidewalks shall be provided on both sides of the boulevard entrance with connections to other trails and sidewalks.
- k) A sidewalk shall be provided on the internal street and on one side at a minimum on the side of the laneway townhouses.
- l) On-street parallel parking shall be provided on the side of the street adjacent to the laneway townhouses, where there are no driveways.

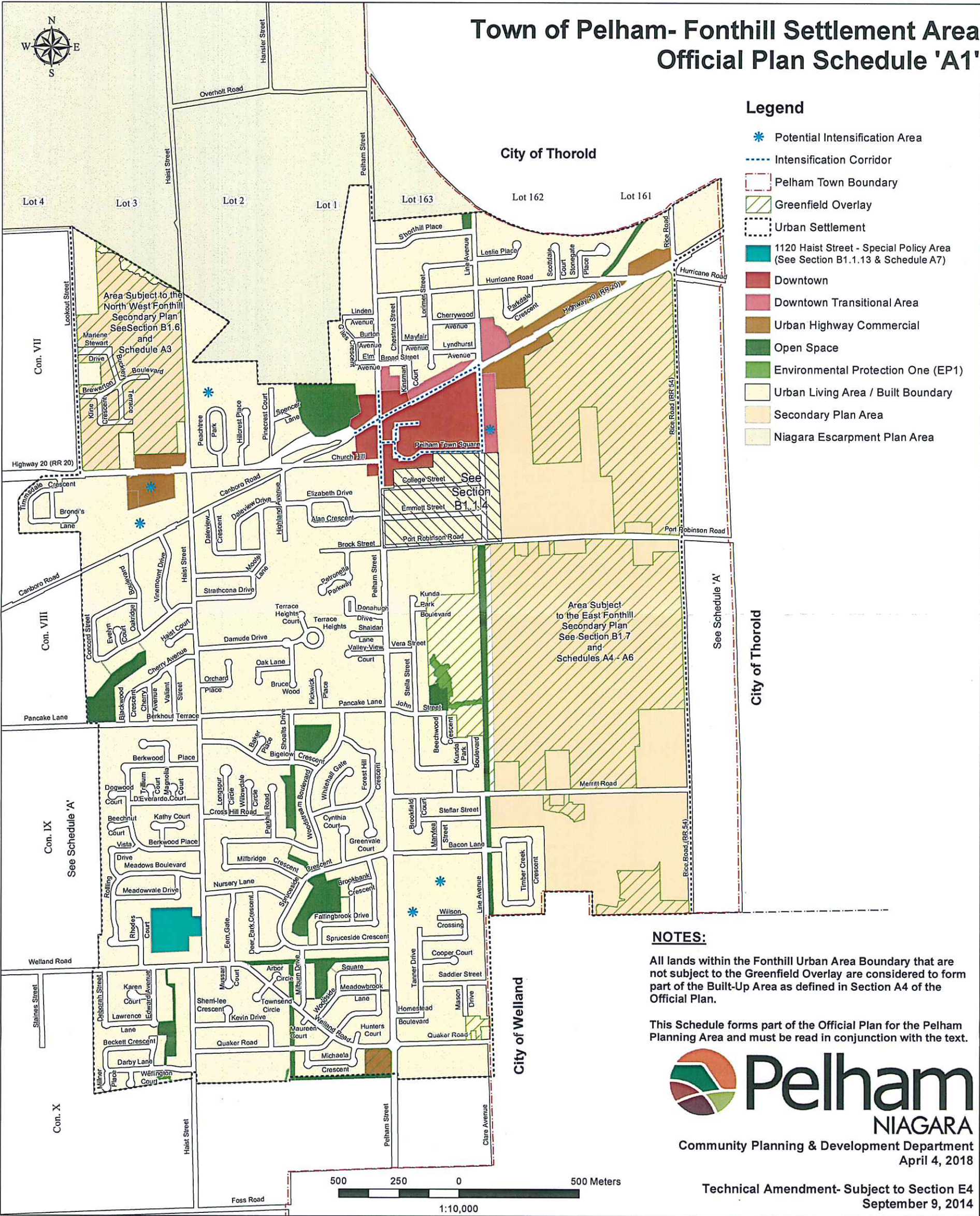
B.1.1.13.3 Built Form

- a) Buildings shall be located close to the front property line to define the street or park edge and to create pedestrian scale.
- b) The façade of houses shall be designed to face all public open spaces, streets and trails and is encouraged to include principal front entrances, windows, porches and walkways to houses.
- c) Exposed facades shall be articulated with variation in massing, colour, materials, detailing and window and door treatments.
- d) All materials must be durable, attractive and of high quality, with a preference for stone, brick, metal or fibre-cement/high quality vinyl.
- e) Main front entrances shall be emphasized in architectural design, such as through stoops, porches, pediments or massing.
- f) Enhanced architectural treatment shall be provided at corners and view terminii locations. Enhanced treatments include:
 - modest exceptions to heights and massing for emphasis;
 - features such as porches, turrets, bays, gables and dormers;
 - substantial openings (windows and doors);
 - providing a frontal design, including locating the main front entrance, on corner (side) elevations;

- creative use of materials such as stone and detailing such as soldier courses, patterning or enhanced trim;
 - placing garage doors and driveways away from the corner or view terminus.
 - be large canopy trees with wide spreading crowns at maturity;
- g) Rear garages of townhouses are encouraged to be two storey where visible to the boulevard entrance road and can be used for accessory apartments or home occupations, notwithstanding Policies B1.1.4 and B1.1.6 and in compliance with the Comprehensive Zoning By-law.
- h) Decorative privacy fencing shall be provided for end units or corner lots flanking public spaces and streets. The fence shall not hide the side elevation.

APPENDIX A

Town of Pelham- Fonthill Settlement Area
Official Plan Schedule 'A1'



APPENDIX B



Town of Pelham
Official Plan Schedule 'A7'
1120 Haist Street - Special Policy Area

