



W3417-3

The Town of Pelham

The Official Plan of the Pelham Planning Area

**Proctor, Redfern, Bousfield & Bacon
Consulting Engineers and Planners**

DUPLICATE ORIGINAL

THE TOWN OF PELHAM

THE OFFICIAL PLAN OF THE
PELHAM PLANNING AREA

Prepared by
PROCTOR, REDFERN, BOUSFIELD & BACON,
CONSULTING ENGINEERS & PLANNERS,
TORONTO.

E.O. 69752

May, 1970

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IH.C. HUNT..... certify that this is the
Original/Duplicate Original/Certified Copy of the Official
 Plan of the Pelham Planning Area.

Hunt

THE OFFICIAL PLAN
 OF THE
 PELHAM PLANNING AREA

This Official Plan was adopted by the Corpora-
 tion of the Town of Pelham by Bylaw No. 52....
 in accordance with Section 11 of The Planning
 Act, on the ..20th.. day of ..JULY..... 1970..

.....
 Mayor

Hunt

 Clerk

CORPORATE
 SEAL OF
 MUNICIPALITY

~~This Official Plan of the Pelham Planning Area,
 adopted by the Council of the Town of Pelham, is
 hereby approved in accordance with Section 12
 of The Planning Act, as the Official Plan of the
 Pelham Planning Area.~~

Date

.....
 Minister of Municipal Affairs

BYLAW NO...52....

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

1. The Official Plan of the Pelham Planning Area, consisting of the attached schedules and explanatory text, is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the Official Plan of the Pelham Planning Area.
3. This Bylaw shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this ...20..... day
of ...July..... 196.....

Signed
Clerk

Signed
Mayor

SEAL OF THE
CORPORATION

Certified that the above is a true copy of Bylaw No. 52...
as enacted and passed by the Council of the Town of Pelham
on ...JULY 20th 1970.....

Signed
Clerk of the Municipality

THE PURPOSE OF THE PLAN

THE OFFICIAL PLAN OF THE PELHAM PLANNING AREA

PURPOSE

This Official Plan is a statement of intent that sets out by means of maps and a text, the policy of the municipality towards growth and development.

Its purpose is to contribute towards an attractive environment by organizing the pattern of land use and the provision of public works and the aspects of development that are related to these. In doing this, the Plan is a deliberate attempt to reduce the element of speculation arising from uncertainties as to the manner and sequence of development.

The Plan provides a guiding framework within which the provision of public works, the actions of local boards and municipal departments, and the proposals of private enterprise may be co-ordinated. It will give guidance and direction for implementing bylaws and for decisions of local boards, commissions and other authorities. It will also provide a standard against which proposals affecting the well being of the Town may be judged and will clarify the need for public services so that these may not involve excessive financial burdens.

THE PLAN

THE OFFICIAL PLAN OF THE PELHAM PLANNING AREA

BASIS

On the 1st of January 1970 the former Village of Fonthill and Township of Pelham were amalgamated to form the new Town of Pelham. The amalgamation is part of the re-organization of local government in the Niagara Peninsula which resulted in the establishment of a regional government with a revised local structure beneath. Coinciding with this change studies have been made for new sewage disposal works and new water supplies.

These changes together have emphasized the need for a progressive approach to planning in the Town and this Official Plan has been prepared to guide the growth of the new municipality as it enters a new era of development.

Although many of the changes that regional government may bring cannot yet be foreseen it is recognized that the new Town will be subject to increasing pressures for urbanization. The Niagara Peninsula as a whole is experiencing a rapid growth and the attractive topography and amenable living conditions of the Pelham and Fonthill areas make them particularly suitable for residential development.

To accommodate these pressures will be one of the most challenging tasks of the new administration. If new development is to be provided with a rising standard of public services, and an increasingly urbanized society will demand this, it will be essential to guide this into a compact form, otherwise the costs will reach unacceptable levels. To do this the Plan is based on a clear distinction between rural, low density areas in which the level of services is appropriate to this environment with private wells, septic tanks and other individual arrangements prevailing, and urban, higher density areas based on the provision of public services for water, sewage disposal etc., and a higher level of other services. The Plan also is based on the need to curb the urban sprawl along major roads that is expensive to service.

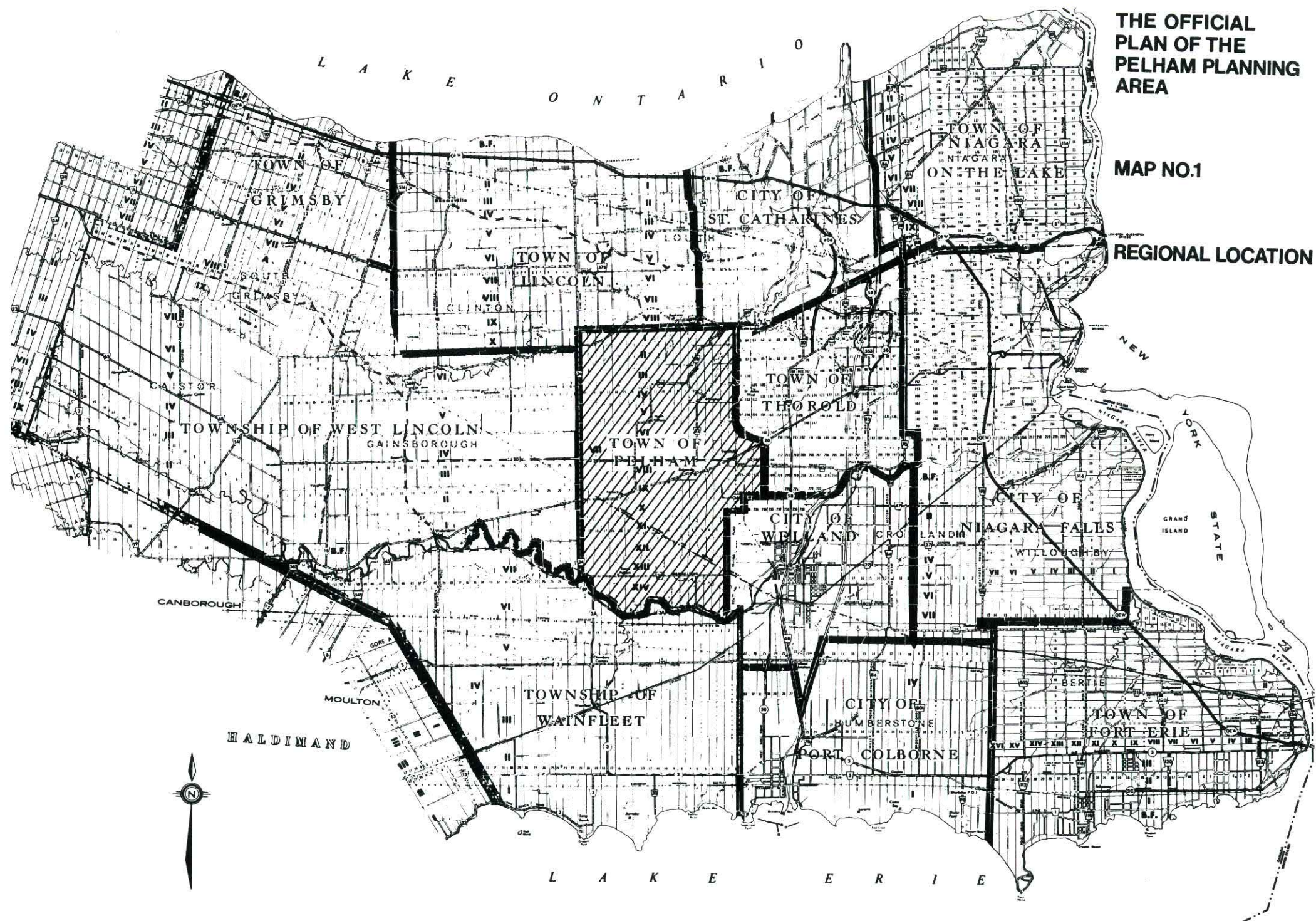
The legislation setting up the regional government provides that a Regional Official Plan be prepared by the end of 1973. Such a plan will consider many factors outside of the scope of a plan for Pelham and will likely necessitate revisions to this Plan. For this reason the Pelham Official Plan is based on a period of five years in the expectation that a major amendment will be required when the regional plan is introduced.

Such a period is expected to see a population growth of some two or three thousand people almost all of whom will be urban residents seeking their livelihood in occupations other than farming. It is expected that they will be accommodated by the expansion of Fonthill and to a lesser extent in the smaller communities. No significant growth in the rural areas is anticipated in the Plan.

THE OFFICIAL
PLAN OF THE
PELHAM PLANNING
AREA

MAP NO.1

REGIONAL LOCATION



SECTION 1 LAND USE

SECTION 1 LAND USE

In order to further the development of an orderly, economic and attractive pattern of land use, the Planning Area is divided into groups of complementary land uses, having related functions and which do not ordinarily interfere with each other, constitute mutual nuisances or hamper each other's activities.

The intent of the Plan is to guide development into these land use groups thereby separating activities that have conflicting requirements and functions. Within single groups several uses may be permitted but their development will be contingent upon changes to a general zoning bylaw where it is necessary that their character and conformity with the Plan be determined. The Land Use Plan is shown on Schedule A.

General Development Policy

- 1.1 Before any development takes place, and before any land division or consent for a land severance is permitted, or any amendment to a zoning bylaw is made, it shall be established to the satisfaction of the Council and of all other bodies having jurisdiction, that:
 - 1.1.1 Soil and drainage conditions are suitable to permit the proper siting of buildings;
 - 1.1.2 Suitable arrangements have been made for water supply, sewage disposal, storm drainage and all other necessary public services and that there is no danger of air pollution;
 - 1.1.3 No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;
 - 1.1.4 The land fronts on a public road which is of a reasonable standard of construction.
- 1.2 Development will be generally encouraged by registered plans of subdivision, rather than by individual consents for land severances. Consents will only be granted where it is quite clear that the public interest does not make it necessary that a plan of subdivision be registered. Plans of subdivision will be required in all cases where two or more lots are involved or where a new street or street extension is necessary to serve a new lot.

- 1.3 Except for the Industrial area on Webber Road in the vicinity of the Welland Airport, development in Urban Residential, Commercial and Industrial areas will only be permitted where municipal water supply and sewage disposal services are available and where adequate all weather roads and storm water drainage is provided.
- 1.4 Some existing uses of land will not meet all the policies set out in this Plan. This situation is recognized and notwithstanding these policies, such uses may be zoned in any restricted area bylaw in accordance with their present use and performance standards and all other applicable circumstances provided:
 - 1.4.1 The zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
 - 1.4.2 They do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic they generate;
 - 1.4.3 They do not pollute air and water to the extent of interfering with the ordinary enjoyment of property;
 - 1.4.4 They do not interfere with the desirable development, or enjoyment of the adjacent area;
- 1.5 Where a use is not in conformity with this Plan but where it is reasonably in harmony with the adjacent area in the light of the preceding requirements, appropriate additions and enlargements may be made through a special bylaw for this purpose.
- 1.6 Where a use that is not in conformity with this Plan is discontinued any bylaw amendments will only be made for purposes that do conform to the Plan.
- 1.7 Where a use that is not in conformity with this Plan does constitute a danger, give rise to pollution or interfere with adjacent development it shall be a non-conforming use under the general zoning bylaw. Furthermore, the municipality will seek means to eliminate the use and may expropriate when sufficient funds are available or assist in whatever way possible in the relocation of the use.

- 1.8 In Rural and Residential Areas limited home occupational and professional uses will be permitted provided that these do not alter the rural or residential character of the area and where they can be justified as a convenience to the nearby inhabitants.

The Rural Area

This area contains the land in the Town with good agricultural soils. It is the general intent of this Plan that future development in the Rural Area will be that associated with agriculture or other rural activities and will be confined to uses which will not lead to any demand for urban services.

- 1.9 The major uses permitted in the Rural Area are;

- 1.9.1 Agricultural uses, forest uses, uses for the purpose of hunting and those other uses which require substantial areas of land with relatively few buildings and depend for their continued existence on the maintenance of a rural environment; and,
- 1.9.2 Institutional uses such as schools, churches, parks, cemeteries, and private recreation facilities and clubs provided that these will not detract from the maintenance of the rural environment;

MODIFICATION
NO 1
UNDER SECTION 14(1) OF
THE PLANNING ACT

- 1.10 Ancillary uses that may be permitted in the Rural Area are;

- 1.10.1 Single family residences;
- 1.10.2 Commercial and service uses such as retail outlets, service stations and garages, ~~motels~~, farm implement dealers and other similar businesses, provided;

- 1.10.2.1 These primarily serve the rural area and are for the purpose of meeting the needs of the rural inhabitants;

- 1.10.2.2 They are located on major roads as shown on Schedule C; and,

- 1.10.2.3 They are located in groups and not scattered along the roads where they would encourage further ribbon development.

MODIFICATION

NO 2
UNDER SECTION 14(1) OF
THE PLANNING ACT

MODIFICATION

NO 3
UNDER SECTION 14(1) OF
THE PLANNING ACT

1.11 Before any consent for a land severance is permitted or any amendment to a zoning bylaw is made in the Rural Area, it shall be established that;

- 1.11.1 The development will not lead to a loss of good agricultural land that should be preserved for agricultural purposes;
- 1.11.2 Further scattered or ribbon development is not being encouraged;
- 1.11.3 The resulting development will in no way contribute to a demand for the enlargement of schools or for demands for further urban services above the level presently provided by the Town.

1.12 Except for institutional and commercial uses the minimum lot size in the Rural Area will be of the order of twenty five acres. Lots of a smaller size will only be permitted where;

1.12.1 The lot is for the use of a close relative of a farmer who undertakes to build on it for his own continued use and who continues to be employed or to help on the farm.

1.12.2 The lot already has a house built upon it and is being severed through the consolidation of two or more farms, or to allow a farmer to retire on his own land;

1.12.3 The lot is for a bona fide agricultural operation which is the main livelihood of the owner who can demonstrate that a lesser amount of land is appropriate to this operation and that no pollution of the land or offensive odour will result from animal sewage or like causes.

1.12.4 The land is not suitable for agricultural purposes, in which case a minimum lot size of ten acres may refer to the Department of Agriculture for assistance and may require real estate evidence that the land cannot be sold for farming purposes.

~~REFERRED~~
~~TO O.A.B.~~
~~#1~~

MODIFICATION

NO

4
UNDER SECTION 14(1) OF
THE PLANNING ACT

MODIFICATION
NO 18
UNDER SECTION 14(1) OF
THE PLANNING ACT

MODIFICATION
NO 18
UNDER SECTION 14(1) OF
THE PLANNING ACT

The Rural Residential Area

This area contains the land in the Town with soils that tend to show some limitations for agriculture. While they can be farmed with success they have also been developed extensively for non-farm purposes along some roads. It is the general intent of this Plan to permit non-farm development to continue in this area but to control this in ways which will minimize the demands for services. Because of the size of the area it would be prohibitive to provide urban services and for this reason the objective of the Plan is to maintain a low density of population.

1.13 The major uses permitted in the Rural Residential Area are;

1.13.1 Agricultural, Forestry and Institutional uses as defined in paragraph 1.9; and,

1.13.2 Single family residences.

1.14 Ancillary uses that may be permitted in the Rural Residential Area are;

1.14.1 Commercial and service uses such as retail outlets, service stations and garages, ~~motels~~ farm implement dealers, repair shops and establishments supplying building materials, fuel etc., provided;

1.14.1.1 They are located on major roads as shown on Schedule C; and

1.14.1.2 They are located in the central part of the communities of Fenwick, North Pelham, or Pelham Centre; or,

1.14.1.3 If to be located elsewhere their number will be limited and they will be only permitted adjacent to similar uses already established to form groups.

REFERRED

TO O.M.B.

MODIFICATION

NO 19

UNDER SECTION 14(1) OF
THE PLANNING ACT

- 1.15 Except for institutional and commercial uses the minimum lot size in the Rural Residential Area will be of the order of ten acres. Lots of a smaller size, may be permitted where Council is convinced that they will not lead to a demand for municipal water supply or sewage disposal, and where;

MODIFICATION

NO 20

**UNDER SECTION 14(1) OF
THE PLANNING ACT**

REFERRED

TO O.A.B. # 2

- 1.15.1 An estate type subdivision is proposed of a type acceptable to the ~~Department of Municipal Affairs~~ and with lots of not less than two acres in size;

- 1.15.2 Development is proposed in the vicinity of Fenwick, North Pelham or ~~Pelham Centre~~, with lots of not less than one acre in size.

- 1.16 All development in the Rural Residential Area will also be subject to the following design policies;

- 1.16.1 In general the overall density of development will be kept low and any proposals which would lead to the possibility of soil or water pollution, a demand for a municipal water supply or any other servicing problem will be refused;

- 1.16.2 In the vicinity of the communities of Fenwick, North Pelham and ~~Pelham Centre~~ the layout of new lots and streets will be designed to facilitate a compact expansion of these in a way commensurate with their possible future as self contained communities, encouragement will also be given to a design which will allow the future splitting of lots.

- 1.16.3 Notwithstanding the above policies the size of the communities will be limited as follows;

Fenwick - approximately 1,000 people
North Pelham - approximately 500 people
~~Pelham Centre - approximately 500 people~~

MODIFICATION

NO 22

**UNDER SECTION 14(1) OF
THE PLANNING ACT**

MODIFICATION

NO 23

**UNDER SECTION 14(1) OF
THE PLANNING ACT**

MODIFICATION

NO 21

**UNDER SECTION 14(1) OF
THE PLANNING ACT**

~~REFERRED
TO O.M.B.~~

At the time this size is achieved future growth will be reviewed thus;

1.16.3.1 The possible need for municipal water supply, sewage disposal facilities or other services will be determined and future growth will depend upon this; and,

1.16.3.2 A secondary plan will be required by amendment to this Plan if services are to be supplied and policies for further expansion will be set out.

The Urban Residential Area

This area contains land around the community of Fonhill which can be serviced in the first phase of the new sewage disposal system. When this is installed residential development will be permitted as follows.

1.17 The major uses permitted in the Urban Residential Area are;

1.17.1 Single family residences, multiple family residences of various kinds and apartments; and,

1.17.2 Associated institutional uses such as schools, churches and parks.

1.18 Subject to an amendment to the general zoning bylaw ancillary retail commercial outlets will be permitted provided these are in the nature of neighbourhood stores for the convenience of the nearby residents.

1.19 Apartment buildings involving more than about twelve units will be encouraged to locate in the centre of Fonhill but this policy will not exclude them from other areas provided they are acceptable to the residents already there and the design policies in Section 2.

- 1.20 All apartment buildings will be defined as a class which imposes a heavy load upon the sewage disposal, storm drainage and water supply facilities and special charges will be imposed pursuant to the Municipal Act upon the owners of such buildings to help defray the costs of the additional capacity needed for these services.

Commercial Areas

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. Due to special circumstances, a funeral home shall be permitted on Part of Block "S", Plan 25, in the Town of Pelham. As the area occupied by this use is small, it is not shown on Schedule A-2.

MODIFICATION

NO

5

UNDER SECTION 14(1) OF
THE PLANNING ACT

- 1.21 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.
- 1.22 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.

13
MODIFICATION
NO 6
UNDER SECTION 14(1) OF
THE PLANNING ACT

- 1.23 It is anticipated in this Plan that applications to develop one or more shopping plazas may be made in the future. Such applications ~~may be viewed favourably~~ but will require an amendment to this Plan and will be evaluated according to their possible effects on established commercial areas, furthermore it shall be ensured that;
- 1.23.1 Adequate and safe entrances and exists are provided, and,
- 1.23.2 An amenable, well landscaped design with adequate parking is followed.

Industrial Areas

One industrial area is designated for the period covered by the Plan and this reflects a section that already has several small industries. While it may be desirable that other industrial areas be set up it is felt advisable to await the results of a regional consideration of this. In the meantime industrial proposals beyond the area designated may be entertained and if these can be justified they will be incorporated by an amendment to the Plan.

- 1.24 The major uses permitted in the Industrial Area are manufacturing, warehousing and service industrial operations.
- 1.25 Ancillary uses that may be permitted in the Industrial Area are;
- 1.25.1 Commercial and service commercial operations such as banks, restaurants, garages, building material supplies, etc.; and,
- 1.25.2 Residential uses for persons such as caretakers, watchmen, etc., whose job makes it necessary for them to live in this area; and
- 1.25.3 Provided that they are developed in a way that will enhance the attractiveness of the area and are limited in number so as not to interfere with the prime development for industrial purposes.

MODIFICATION

NO

UNDER SECTION 14(1) OF
THE PLANNING ACT

- 1.26 Before any further industries are permitted they will be required to demonstrate that they will not give rise to any air or water pollution.

MODIFICATION

NO 7

UNDER SECTION 14(1) OF
THE PLANNING ACT

Resource Extraction Area

The Fonthill Kame is a source of gravel and sand which is being actively extracted at the present time. The intent of the Plan is to reserve the necessary area for this purpose and to provide for protection to adjacent uses and a restoration of the land when extraction operations cease.

- 1.27 The major uses permitted in the Resource Extraction Area are the extraction and processing of sand and gravel.
- 1.28 The operations for extraction shall be carried on with a minimum of disturbance to surrounding uses and ample buffering provisions shall be made.
- 1.29 When extraction operations are terminated all land affected shall be restored to a safe, sightly and acceptable condition, open workings shall be graded and filled to achieve this and all abandoned structures shall be removed.
- 1.30 The operation of all gravel pits will be regulated by a special bylaw for this purpose and no such operation will be permitted unless the land is covered by such a bylaw in order that the above policies may be fulfilled.

MODIFICATION

NO 8

UNDER SECTION 14(1) OF
THE PLANNING ACT

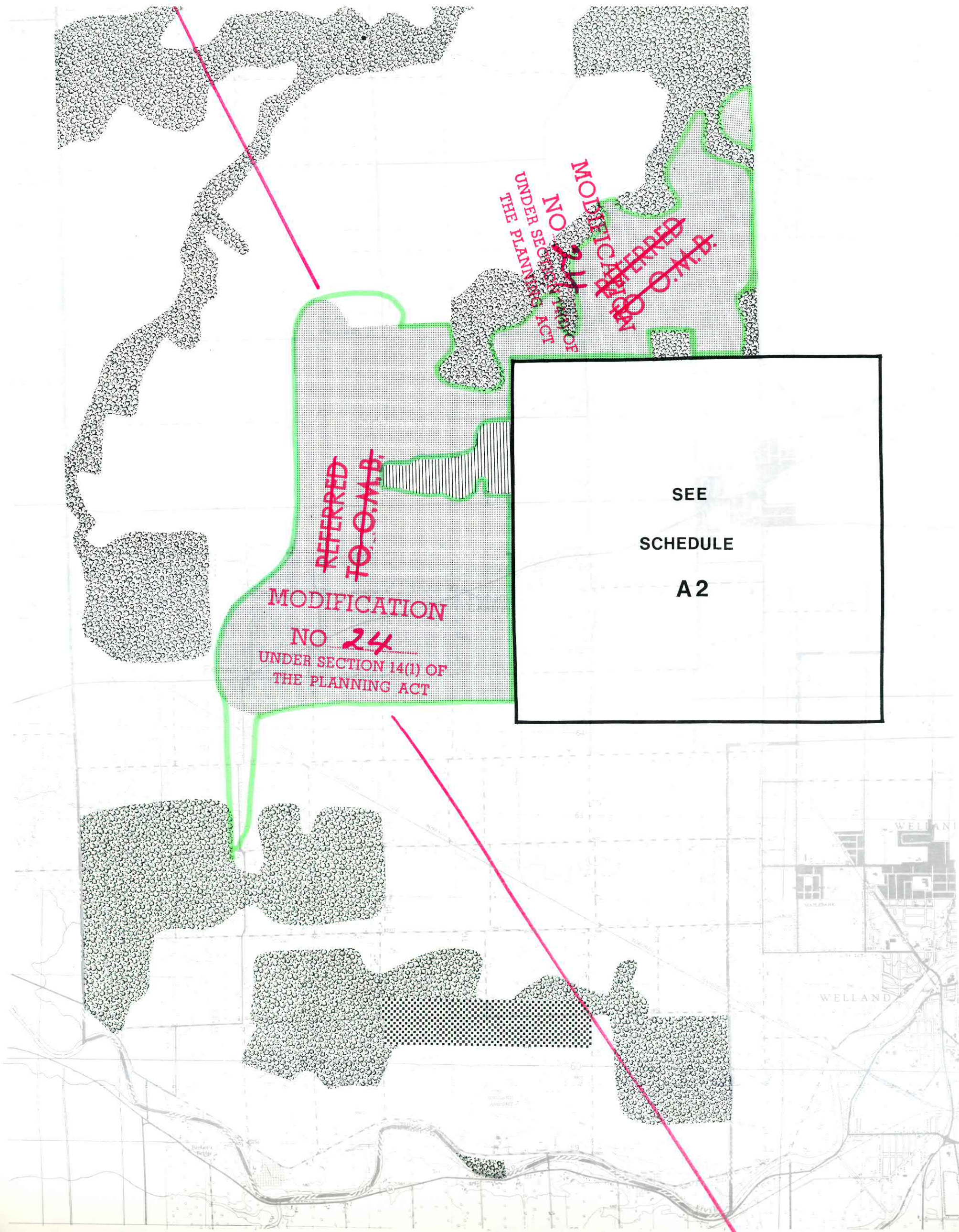
Open Space Areas

The purpose of the Open Space designation is to preserve land that should be maintained free from any development or devoted to conservation or recreation purposes.

- 1.31 The major uses permitted in the Open Space Areas are Forestry uses, Agricultural uses, the operations of a conservation or other public agency and private parks and recreation activities.






- 1.32 Existing farms in the Open Space Area will be permitted to continue and where farming operations require it buildings may be enlarged or renovated, however the establishment of new farms and major complexes of farm buildings will be discouraged.
- 1.33 Where land designated for Open Space is privately owned this Plan is not to be construed as implying it will remain so indefinitely. If development proposals are made the municipality will consider purchasing the land or will determine if the Conservation Authority or similar agency will purchase it. If the land is not purchased it may be redesignated by an amendment to this Plan for a purpose in keeping with the general intent.

MODIFICATION
NO. 9
UNDER SECTION 14(1) OF
THE PLANNING ACT



THE OFFICIAL PLAN
OF THE PELHAM
PLANNING AREA

LEGEND

-  INDUSTRIAL
-  RURAL RESIDENTIAL
-  RESOURCE EXTRACTION
-  OPEN SPACE
-  RURAL

SCHEDULE 'A1'

LAND USE









PROCTOR
REDFERN
BOUSFIELD
& BACON

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AND
PLANNERS

MODIFICATION
NO 15
UNDER SECTION 14(1) OF
THE PLANNING ACT

THE OFFICIAL PLAN OF THE PELHAM PLANNING AREA

LEGEND

-  URBAN RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  RURAL RESIDENTIAL
-  OPEN SPACE
-  RURAL

**MODIFICATION
NO. 16**
UNDER SECTION 14(1) OF
THE PLANNING ACT

LAND USE

SCHEDULE 'A2'

500 0 500 1000 1500
SCALE IN FEET

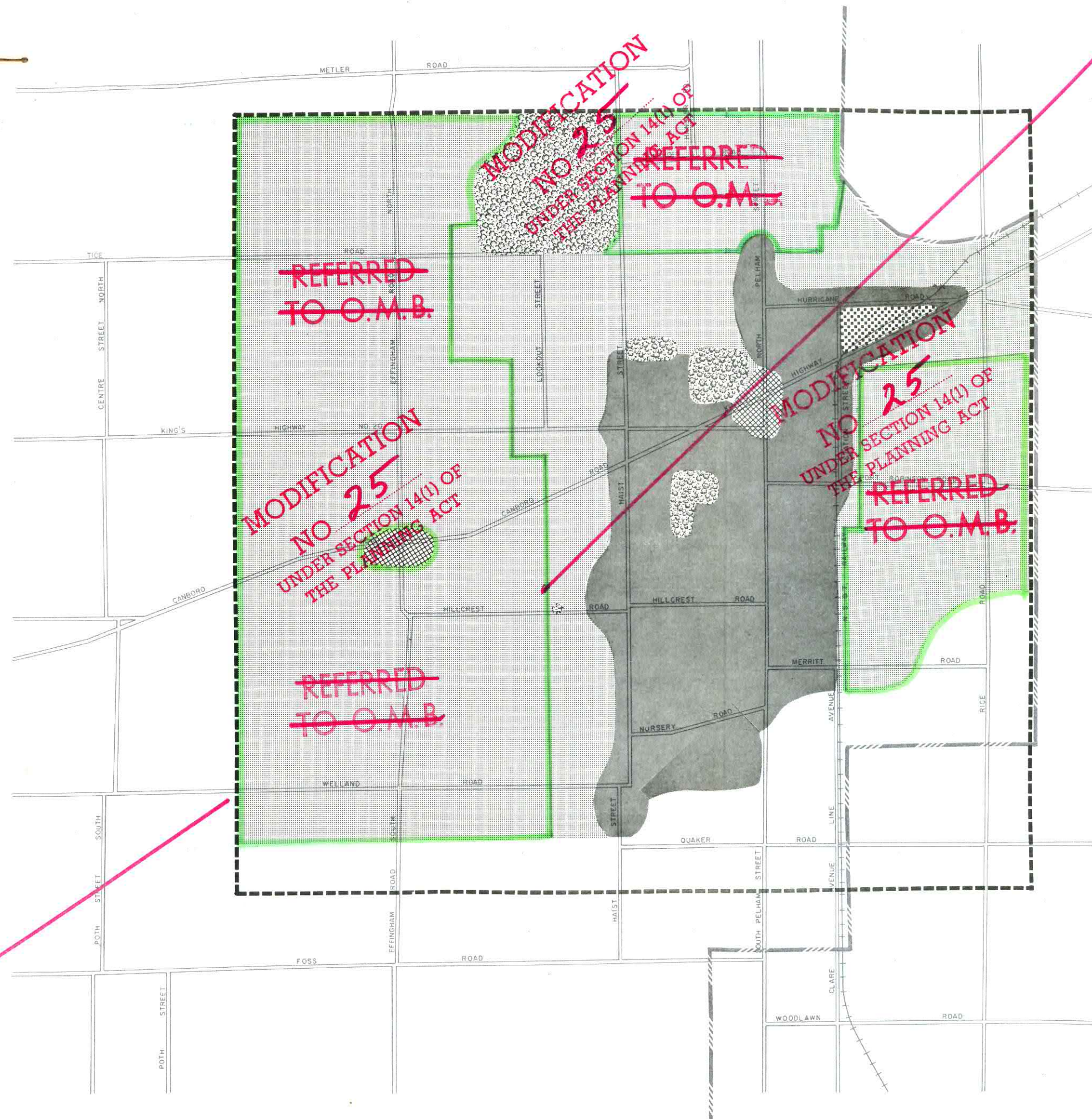


PROCTOR
REDFERN
BOUSFIELD
& BACON

REVISED JUNE 28

CONSULTING
ENGINEERS
AND
PLANNERS

C-69752



SECTION 2 AMENITY AND DESIGN

SECTION 2 AMENITY AND DESIGN

In order to enhance the amenity of the Town, it will be the general intent of this Plan to improve the appearance and convenience of the area and to reduce levels of noise, pollution, conflict and other nuisances. To further this objective, the Plan sets out the following policies.

Buffering

- 2.1 Adequate buffering shall be required between all uses of land where there may be a conflict such that one use will detract from the enjoyment and functioning of the adjoining use. Such buffering may include appropriate combinations of the following:
 - 2.1.1 Sufficient vegetation in the form of landscaped strips, rows of trees and bushes, and grassed areas;
 - 2.1.2 Architectural screening such as perforated or solid walls, fences, trellis work or other appropriate structures;
 - 2.1.3 Separation of uses by extra distances between them.

Conflict of Uses

- 2.2 Special restrictions shall be required where residential uses adjoin industrial, commercial, institutional and any other uses of land characterized by traffic generation, the use of trucks, goods handling, noise and fumes, congregations of people or other factors affecting residential amenity. Such special restrictions will include where appropriate:
 - 2.2.1 The prohibition of outside storage;
 - 2.2.2 The prohibition of parking;

- 2.2.3 The prohibition of loading and unloading;
- 2.2.4 The regulation of lighting and signs so that they are deflected away or shielded from the residential uses and do not affect the residential amenity;
- 2.2.5 Separation of the uses from the residences by extra distances between them.

Parking and Loading

- 2.3 Adequate parking and loading facilities shall be required for all industrial, commercial, institutional and associated uses, where normal traffic generation so warrants. Such facilities shall be:
 - 2.3.1 Adequately surfaced to minimize dust and mud;
 - 2.3.2 Clearly defined for their purpose; and
 - 2.3.3 Generally designed to present a satisfactory appearance.

Housing Conditions

The standard of housing in the municipality is generally good and there are no particular areas that are substandard. Individual dwellings, particularly certain older ones, would benefit from repairs but these are more matters of private rather than public concern. It is the intent of the Plan to encourage this high standard to be maintained and the following policies will be pursued to achieve this.

- 2.4 A high standard of housing will be maintained through such means as are available and the physical deterioration of property, the overcrowding of dwellings and the accumulation of rubbish, lumber, derelict automobiles and other unsightly objects in the yards will be prevented.
- 2.5 Where any individual property is found to be in a substandard condition the municipality will co-operate with the owner as far as possible so that the deficiencies may be alleviated.

- 2.6 In order to implement the policies in this part of the Plan, a Standards of Maintenance and Occupancy Bylaw may be passed as provided for in the Planning Act.
- 2.7 In the design of new residential subdivisions encouragement will be given to the separation of pedestrian and vehicular traffic and the provision of pedestrian walkways designed to facilitate access to schools and parks.
- 2.8 Where a mixture of single family dwellings and other types are involved in any development encouragement will be given to designs that provide for appropriate separations between different densities and an arrangement of types that will prevent conflicts between them.

Transportation Design

- 2.9 Major roads and railways in the Town are set out on Schedule C. Where existing development will reasonably allow, special restrictions may be required along these roads and railways to afford adequate protection to adjacent residential uses and where necessary to maintain circulation and traffic flow. Such special restrictions may include:
 - 2.9.1 Extra setback requirements;
 - 2.9.2 Requirements for reversed frontages for low density residential developments;
 - 2.9.3 Restrictions for collective access to these roads from commercial, industrial or institutional uses;
 - 2.9.4 Adequate buffering to screen residential development from the road or railway, such buffering may include the measures indicated in paragraph 2.1.

Tree Planting and Landscaping

The Town, and particularly the Fonthill area, owes no small part of its charm to trees and the preservation of these is considered imperative. It is the general intent of the Plan that a program of tree planting and preservation will be engaged in so that all areas are provided with trees in sufficient number to maintain a high standard of amenity and appearance.

- 2.10 In all public works no trees may be destroyed unnecessarily and trees that must be destroyed to effect the works will be replaced by other trees of sufficient maturity and in sufficient number to enhance the appearance of the public works at the time they are completed.
- 2.11 When considering a plan of subdivision referred by the Minister, the municipality will request that the subdivider enter into an agreement whereby,
 - 2.11.1 Only such trees as directly impede the construction of buildings and services may be destroyed and where any trees must be so destroyed the subdivider shall replace them in reasonable amount by trees of sufficient maturity to enhance the appearance of the subdivision at the time it is completed.
 - 2.11.2 A minimum number of trees per lot shall be provided regardless of the state of the area prior to being subdivided.
 - 2.11.3 Only such topographical modifications as are directly necessary for the construction of buildings and services may be carried out so that as much topographical variation as possible is maintained to enhance the appearance of the subdivision. However, nothing shall prevent the moving of earth and rock as a necessary part of any landscaping.

Overhead Wires

- 2.12 It will be a continuing policy that electrical power, telephone and other utilities and cables be placed underground; and,
 - 2.12.1 In new developments this shall be required at the time of installation;
 - 2.12.2 In any redevelopment this shall be required as far as is reasonably feasible having in mind the size of the project, the scope of the work involved and the nature of cabling in adjacent areas;
 - 2.12.3 Where overhead wires exist in areas already developed and likely to remain stable in the foreseeable future, the municipality will encourage the burying of such wires and may,
 - 2.12.3.1 require this at the time major streets or drainage works are undertaken; and,
 - 2.12.3.2 contribute financial assistance towards the cost of necessary works.

Municipal Housekeeping

- 2.13 As part of the implementation program for this Plan the Town will adopt policies to maintain a high standard of public buildings, public works and all other public facilities, and more particularly;
 - 2.13.1 All roads, sidewalks and curbs, storm drains and ditches, water and sewage works, and all other public works will be maintained in good repair so that the maintenance of private property will be thereby encouraged.
 - 2.13.2 The position and design of all public signs will be co-ordinated so that they form a harmonious part of a continuously improving street scene.
 - 2.13.3 All new street furniture will be chosen and placed so as to visually enhance the general appearance of the area. Present furniture that does not meet a high standard of design and appearance will be progressively replaced.

The Centre of Fonthill

- 2.14. The proposed relocation of Highway 20 to avoid the centre of Fonthill will remove a substantial amount of traffic and will thus free the area from a serious detraction. The subsequent opportunity for improvement and for enhancing its attractiveness for shopping and business will be promoted by the Council; in particular the following policies will be pursued;
- 2.14.1 Adequate off street parking lots will be provided and will be attractively landscaped and designed with pedestrian access to stores, businesses and public facilities.
 - 2.14.2 The municipality may set up a parking fund and may permit contributions as part of the parking requirements in zoning bylaws.
 - 2.14.3 Curbs, boulevards, landscaped sections, sidewalks and the general appearance of streets will be improved as a public effort to improve appearances,
 - 2.14.4 Private property holders will be encouraged and supported in their efforts to maintain and improve the appearance of buildings.
 - 2.14.5 Development proposals may be judged on the basis of their contribution to the amenity of the area as well as on the basis of any other municipal requirements.

SECTION 3 SCHOOLS AND PARKS

SECTION 3 SCHOOLS AND PARKS

The policies in this Plan are designed to concentrate the bulk of the population growth in the Fonthill area with some infilling of the pattern around Ridgeville, Fenwick, etc. The intent of the Plan will be to provide for future schools and parks on this basis to serve the major growth area as conveniently as possible. The present distribution of schools and parks is considered to serve the rural areas without any changes for the foreseeable future.

Schools

- 3.1 A policy of school consolidation will be followed leading to the abandonment of some schools and the concentration of facilities at others. The expansion of those schools indicated will accommodate the new pupil population envisaged for the next five years.
- 3.2 Schedule B indicates schools to be abandoned and those to be retained. In the latter case the present number of classrooms for elementary schools is shown as well as the total number of classrooms for the envisaged expansion.
- 3.3 Secondary schools are also indicated on Schedule B together with their present (1969) enrollment and their capacity. The policy for the future development of these schools is considered a regional matter outside the scope of this Plan. It is assumed that students from the Town will be accommodated at appropriate schools both in and outside of the municipality

Parks

- 3.4 Existing parks are considered adequate in both size and distribution at the present time. For the population growth in the Town during the period of this Plan an additional amount of park land in the order of 10 acres will be required, based on a standard of 5 acres per 1,000 people.

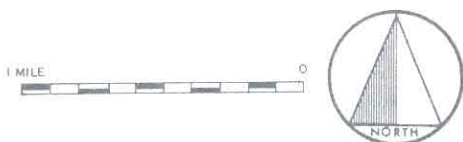
3.5 Two new neighbourhood parks will be provided in the area of the locations shown on Schedule B. These parks will be established when sufficient growth has occurred to make a demand for them according to the following principals;

3.5.1 The parks will be of the order of five acres in size and will be equipped with swings, slides and other amusements for children as well as with passive open space and landscaping;

3.5.2 Where there is a school in the vicinity of the proposed park every effort will be made to have the two adjacent and complementary so that an optimum use may be made of the public facilities.



THE OFFICIAL PLAN OF THE PELHAM PLANNING AREA



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C-69752

LEGEND

EXISTING &
EXPANDED

TO BE
ABANDONED



EXISTING



PROPOSED



SECONDARY SCHOOLS

PUBLIC ELEMENTARY SCHOOLS

SEPARATE ELEMENTARY SCHOOLS

LOCAL PARKS

COMMUNITY CENTRE

PROVINCIAL PARK

SCHEDULE 'B'

SCHOOLS & PARKS

Figures show existing & expanded
enrolment or classrooms

SECTION 4 PUBLIC WORKS

SECTION 4 PUBLIC WORKS

In keeping with the policy of concentrating future growth the provision of public works will be directed primarily to servicing the urban parts of the Town. Public works in the rural areas are expected to be mainly those necessary to sustain the agricultural health and to maintain the present levels of service.

Transportation

- 4.1 Major roads are shown on Schedule C and unless Provincial or Regional regulations require otherwise minimum building set backs in zoning bylaws will allow for the right-of-way widths as shown.
- 4.2 Where existing development will reasonably allow special restrictions will be imposed along major roads requiring protection including extra set backs, buffering, limitations on access and reversed frontages for subdivisions and other residential development.
- 4.3 ~~The realignment of Highway No. 20 in the vicinity of Fonthill is proposed by the Department of Highways and it appears at this time that this will be relocated on the north side of the village.~~ At such time as firm plans for the work are made the municipality will ensure that the design, landscaping, appearance, controls and other aspects of the new road will;
 - 4.3.1 Give ample protection to nearby residential areas from, noise, fumes and other adverse traffic characteristics; and,
 - 4.3.2 Harmonize with the existing character of the village and its topography.
- 4.4 When constructed the new Highway 20 will be a limited access highway and reversed frontages will be required for all adjacent development.

MODIFICATION

NO 10

UNDER SECTION 14(1) OF
THE PLANNING ACT

- 4.5 The relocation of the Toronto, Hamilton and Buffalo Railway line is shown on Schedule C and no buildings will be permitted in the vicinity of its new alignment.

Sewage Disposal System

- 4.6 A municipal sewage disposal system will be installed to serve the urban area of Fonthill as shown on Schedule C. All new development in this area shall be connected to the system and pending its construction no further development in this area will be permitted.
- 4.7 Sewage disposal in the rural areas will be by ~~septic tanks~~, subject to the approval of the Niagara Regional Health Unit, but where these are in the Rural Residential Area they shall be designed in such a way as to facilitate any eventual connection to a municipal system.

Water Supply System

- 4.8 All new development in the area served by the water supply system shall be connected to it.
- 4.9 A study is being undertaken to find additional sources of water supply but the consequences of this are not likely to be significant for the population growth envisaged during the period of this Plan. However, when the study is complete the results will be incorporated into the Plan by amendment.
- 4.10 It is not the intent of this Plan that municipal water mains be extended beyond the Urban Residential, Commercial, or Industrial areas; or beyond any other areas presently served.

General Public Works Policies

- 4.11 The design and construction of all municipal services shall have sufficient depth and capacity to serve all areas which may eventually be connected to that part of the system.

MODIFICATION

NO //

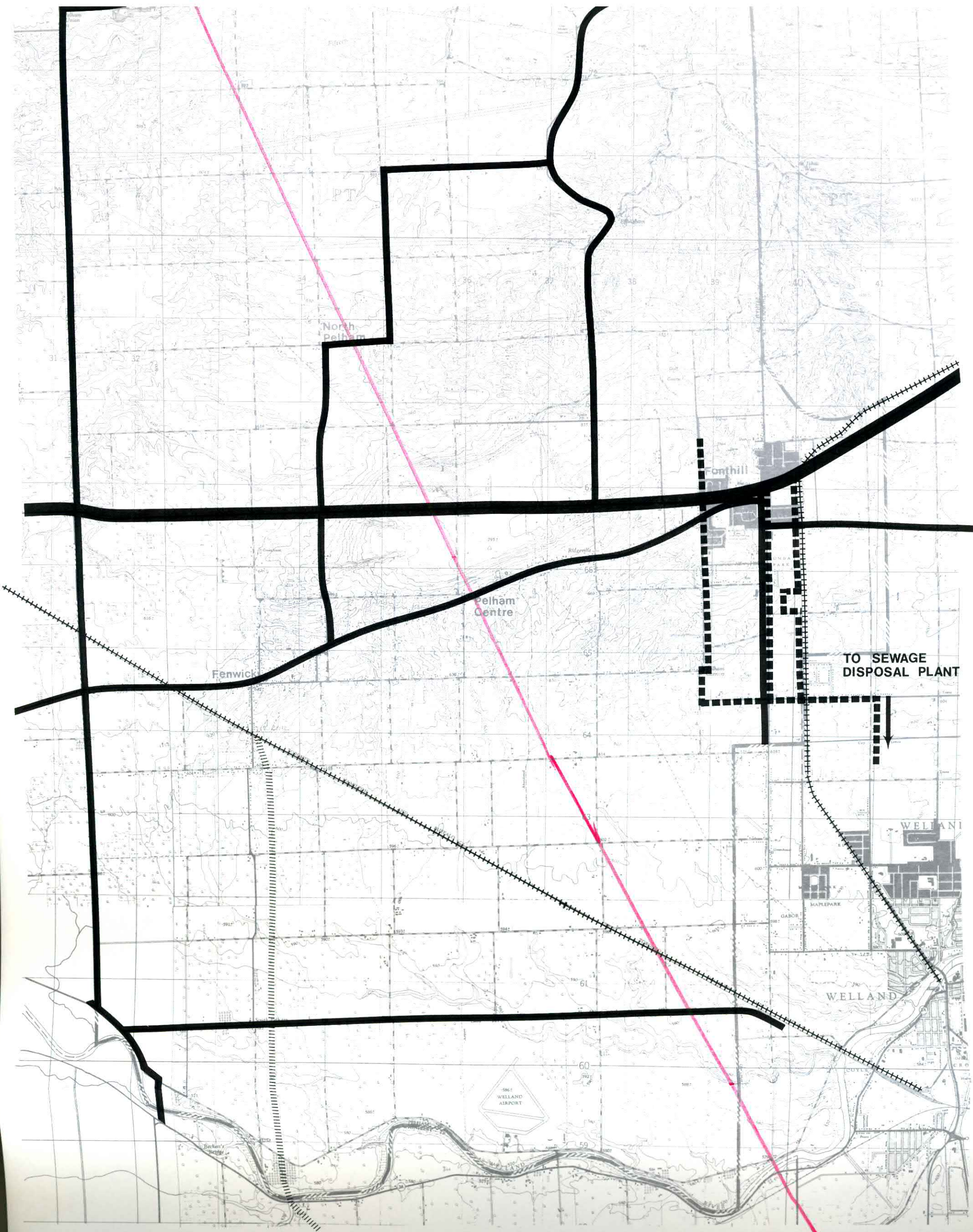
UNDER SECTION 14(1) OF
THE PLANNING ACT

- 4.12 The disposal of sanitary and storm drainage shall be in two separate systems and no connections for one purpose shall be made to the other system.
- 4.13 All storm drainage works shall be designed in a way that will prevent any erosion of surface soils or the washing out of ditches.
- 4.14 For the five year period covered by this Plan only the first phase of the sewage disposal system will be required and the area served by this corresponds to the area generally designated as Urban Residential on Schedule A2. Further extensions to the system as indicated in the appendix and the redesignation of additional land for urban residential purposes will require an amendment to this Plan.
- 4.15 As part of the reorganization of municipal services the new municipality will set up a permanent fire department and staff.
- 4.16 Existing garbage disposal facilities are inadequate and will be replaced as soon as possible. New disposal areas will;
- 4.16.1 Be located where soil and ground water conditions are such as to prevent pollution,
 - 4.16.2 Be located where no offensive odours will reach residences,
 - 4.16.3 Be located only in areas designated Rural on Schedule A1,
 - 4.16.4 Be adequately buffered and landscaped to prevent their being visible from adjacent roads or other areas frequented by people, and,
 - 4.16.5 Be ~~located~~ only after approval of the site and method of disposal by the Town of Pelham, the Regional Municipality of Niagara and the ~~Department of Energy and Resources Management~~ in accordance with their requirements.

MODIFICATION

NO 12

UNDER SECTION 14(1) OF
THE PLANNING ACT



THE OFFICIAL PLAN
OF THE PELHAM
PLANNING AREA

LEGEND

- 100' R.O.W.
- MAJOR ROADS
- 86' R.O.W.
- RAILWAYS
- RAILWAY RELOCATION
- TRUNK SEWERS FOR STAGE 1

SCHEDULE 'C'

PUBLIC WORKS

MODIFICATION
NO. 17
UNDER SECTION 14(1) OF
THE PLANNING ACT



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ENGINEERS
AND
PLANNERS

SECTION 5 ADMINISTRATION

SECTION 5 ADMINISTRATION

The Plan will generally be implemented through powers given to municipalities and local boards in The Planning Act, The Municipal Act and other applicable statutes. It will be used by the Council and by all other bodies having a public function in the Township as a guide in all matters affecting physical, social and economic development.

- 5.1 The ability of the Town to finance public services is dependent upon property taxes and related to the type of development that occurs. Future development will be regulated under this Plan to ensure that the level of expenditure and debt, as compared to revenue and assessment is maintained at equable levels. More particularly the Council may;
 - 5.1.1 Restrict residential development if the amount of this causes an imbalance in the assessment ratio; or,
 - 5.1.2 Delay any proposed development where it becomes necessary to carry out large scale public works in order to adequately serve this.
- 5.2 The Zoning Bylaws of the former municipalities will be revised to make them conform to the provisions of this Plan as soon as it has been approved by the Minister. The implementation of the Plan will involve the use of the development control approach to zoning whereby amendments to a general bylaw will be required for major development proposals and for all other development where it is necessary to determine conformity with the policies in the Plan, thus;
 - 5.2.1 Notwithstanding any designation shown on Schedule A areas of the Town that are still not significantly developed for other than rural uses will be zoned in an agricultural category and this may be viewed as a holding zone until development proposals are made;

5.2.2 Where it is found necessary special holding zones may be set up to indicate more clearly the future zoning but these will require an amendment to remove the holding designation prior to development being permitted;

5.2.3 Where it is clearly appropriate to the general intent of the Plan the zoning may permit major uses ahead of development proposals but after the date of adoption all uses referred to as ancillary in Section 1 will require a zoning amendment prior to development being permitted.

5.2.4 All zoning categories that will be called for under this Plan will be set out in the general zoning bylaw but these will not necessarily all be shown on zoning maps before such time as they may be needed for re-zoning to permit development.

5.3 A subdivision control bylaw will be enacted to cover the whole of the new municipality and all persons subdividing land will be required to enter into a subdividers agreement before development takes place.

5.4 Where, in the development of residential, commercial or industrial areas, or when any significant land use change is proposed, the general policies set out in this Plan need to be clarified or set out in greater detail, a secondary plan may be drawn up to facilitate implementation and may be incorporated into the Plan by amendment.

5.5 This Plan has been formulated on the assumption that it will be reviewed after five years or when an Official Plan for the Niagara Region is produced. It may also be reviewed as appropriate and such a review shall be required;

5.5.1 When any major land use change is proposed which would have an effect on the affairs of the Town as a whole; and,

5.5.2 When any major public works are proposed which would have an effect beyond the area immediately served by them; and,

- 5.5.3 Furthermore, when the effects of such proposals have been established as far as is reasonably possible, appropriate policies shall be incorporated into this Plan by amendment.
- 5.6 The intent of the Plan shall in all cases be considered flexible and no strict interpretation of any boundary line or any figure is intended. Appropriate variations may be made in those cases where they are deemed to be necessary for the desirable development of the area provided that the general intent of the Plan is maintained.
- 5.7 The Town will give very careful attention to proposed developments in adjacent areas and will object to any that would appear to prejudice the sound planning of the Planning Area as set out in this Plan.

APPENDICES

These appendices contain a discussion of the survey and analysis material that was used as a basis in formulating the Plan. It is included here as a background so that the Plan may be more readily understood.

1. PHYSICAL AND ECONOMIC CONSIDERATIONS

1. PHYSICAL AND ECONOMIC CONSIDERATIONS

Topography

The area of the Municipality is generally rolling with two pronounced hilly parts, see Map No. 2. The first of these, which occupies the eastern boundary section north of the community of Fonhill, is the Valley of the Twelve Mile Creek where it has cut into the Niagara Escarpment. The second is a substantial hill formed from a Kame moraine which lies across the centre of the municipality and on the southeast flank of which lies Fonhill. Both these parts are attractive and provide a varied scenery.

The remaining parts are of lesser relief being gently rolling in nature with the southern stretch along the Welland River being almost flat. The Kame hill forms the height of land between the drainage south to the Welland River and that flowing north in the Fifteen and Twelve Mile Creeks.

Soils and Agriculture

The central part of the Town is underlain by mainly sand and gravel soils while the north, west and south is mainly clay, see Map No. 2. The sands and gravels are well drained but rather infertile soils suited to growing fruits, vegetables etc. while the clay is a less well drained but better soil given over to general farming and crops. Small holdings, often a few acres or less in size, for fruit or market gardening, are a characteristic feature of the central part but to the north and south the general farms are mostly much larger.

Recent trends in farming may be appreciated from Figures 1 and 2, and from Table 1. Since 1956 the area of farm land and the number of farms have both declined. The decline is a reflection of the increasing inroads of urban uses into the rural area and is most noticeable among the medium sized farms. Small holdings have tended to decline but not in so great a proportion while the large farms seemed to have remained more constant. Despite the decline agricultural production has tended to remain at similar levels, probably reflecting greater efficiencies in operation.

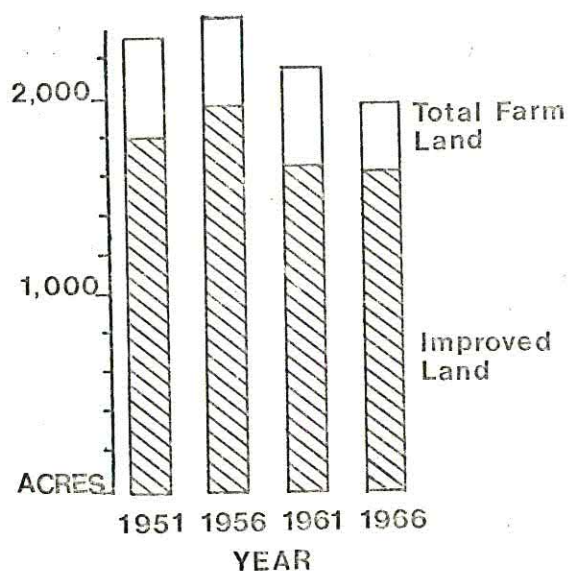


FIG. 1: AREAS OF FARM LAND

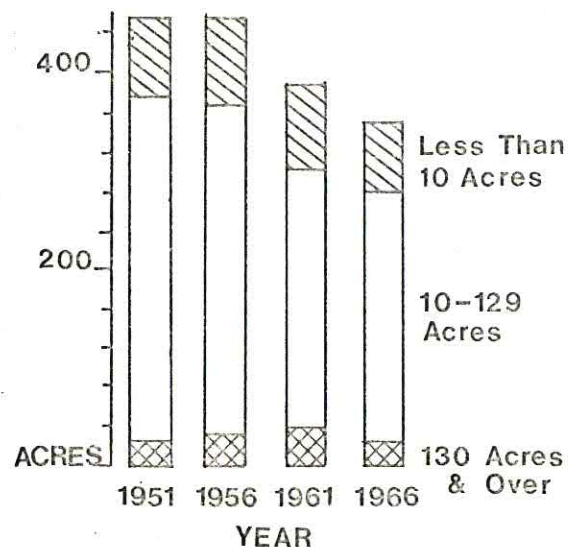
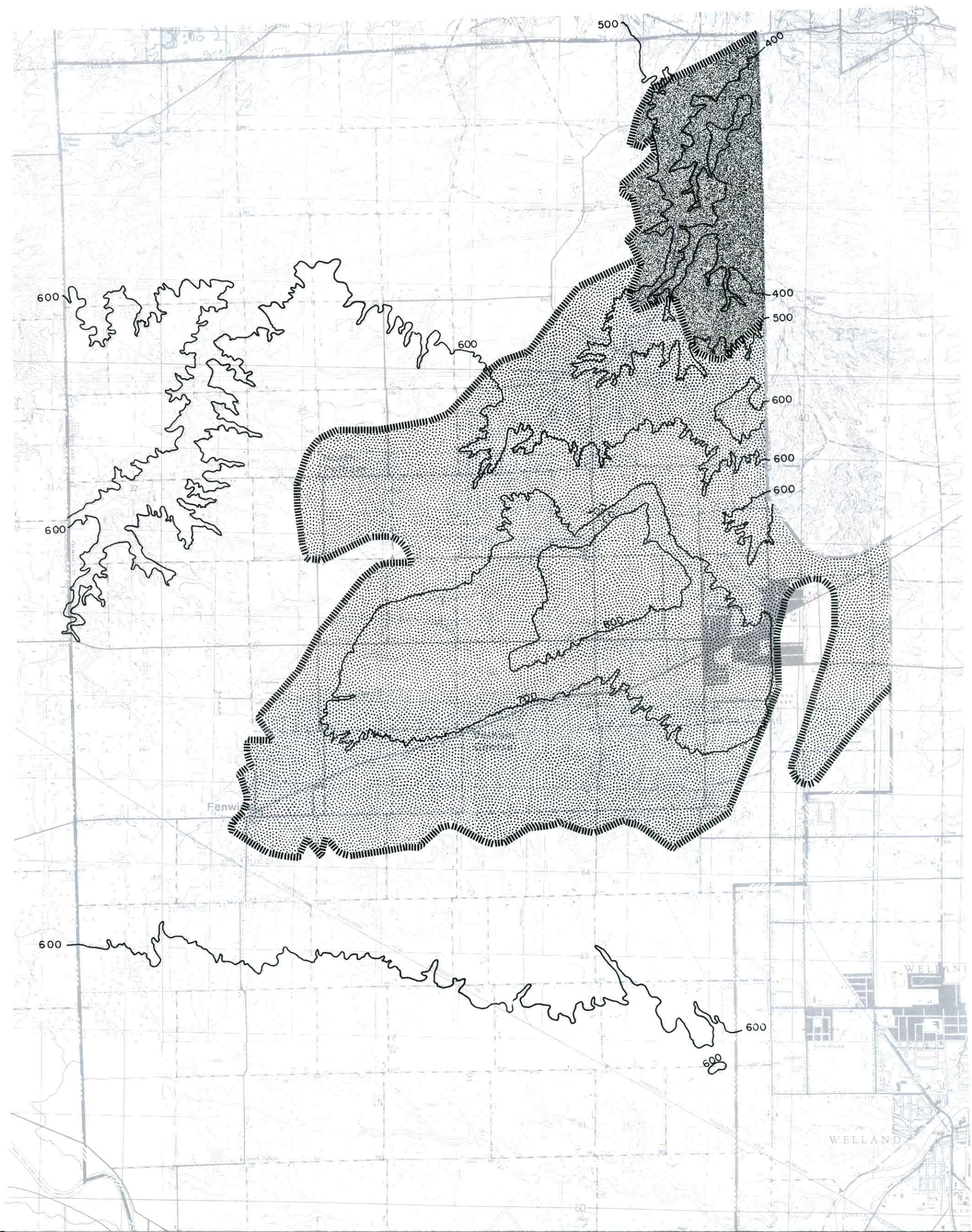


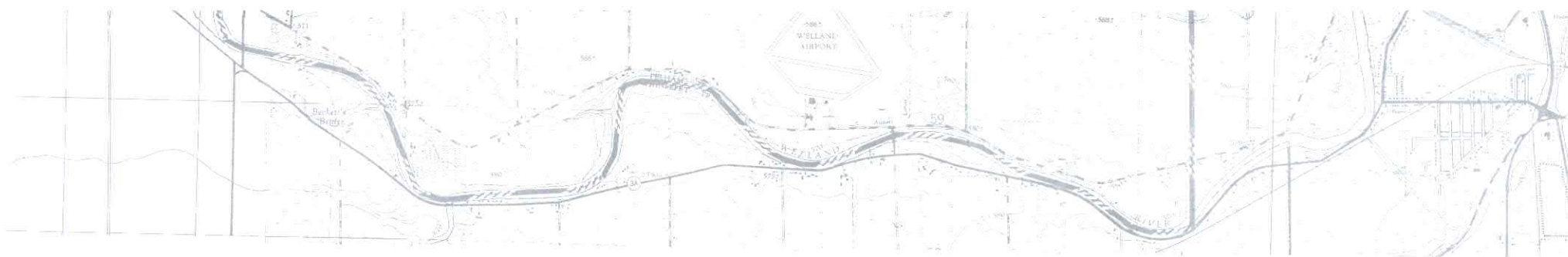
FIG. 2: NUMBER AND SIZE OF FARMS

Development Pattern

Although the bulk of the municipality is rural in nature with a large proportion of open farm land, non-farm development is spreading into the rural areas quite rapidly, see Map No. 3. The dominance of the urban influence can be readily appreciated from the fact that less than 20% of the people consider themselves to be farm population, fifteen years ago this figure was 40%, see Figure 3.

Urban development is concentrated in Fonthill. This is mainly a residential area acting as a dormitory village to the cities of Welland, St. Catharines and the other centres of the Peninsula. It has a small retail commercial core that is intimately mixed with residences and a random pattern of schools, churches and parks. A small number of other retail and service areas are scattered on Station Street and Highway No. 20 but there are virtually no industrial uses within the village.





THE OFFICIAL PLAN OF THE PELHAM PLANNING AREA

LEGEND

MAP NO. 2

TOPOGRAPHY AND SOIL CAPABILITY



GOOD AGRICULTURAL SOILS
(ARDA CLASS 1 TO 3)



**AGRICULTURAL SOILS WITH
LIMITATIONS (ARDA CLASS 2 TO 6)**



**SOILS WITH LITTLE AGRICULTURAL
VALUE (ARDA CLASS 6)**



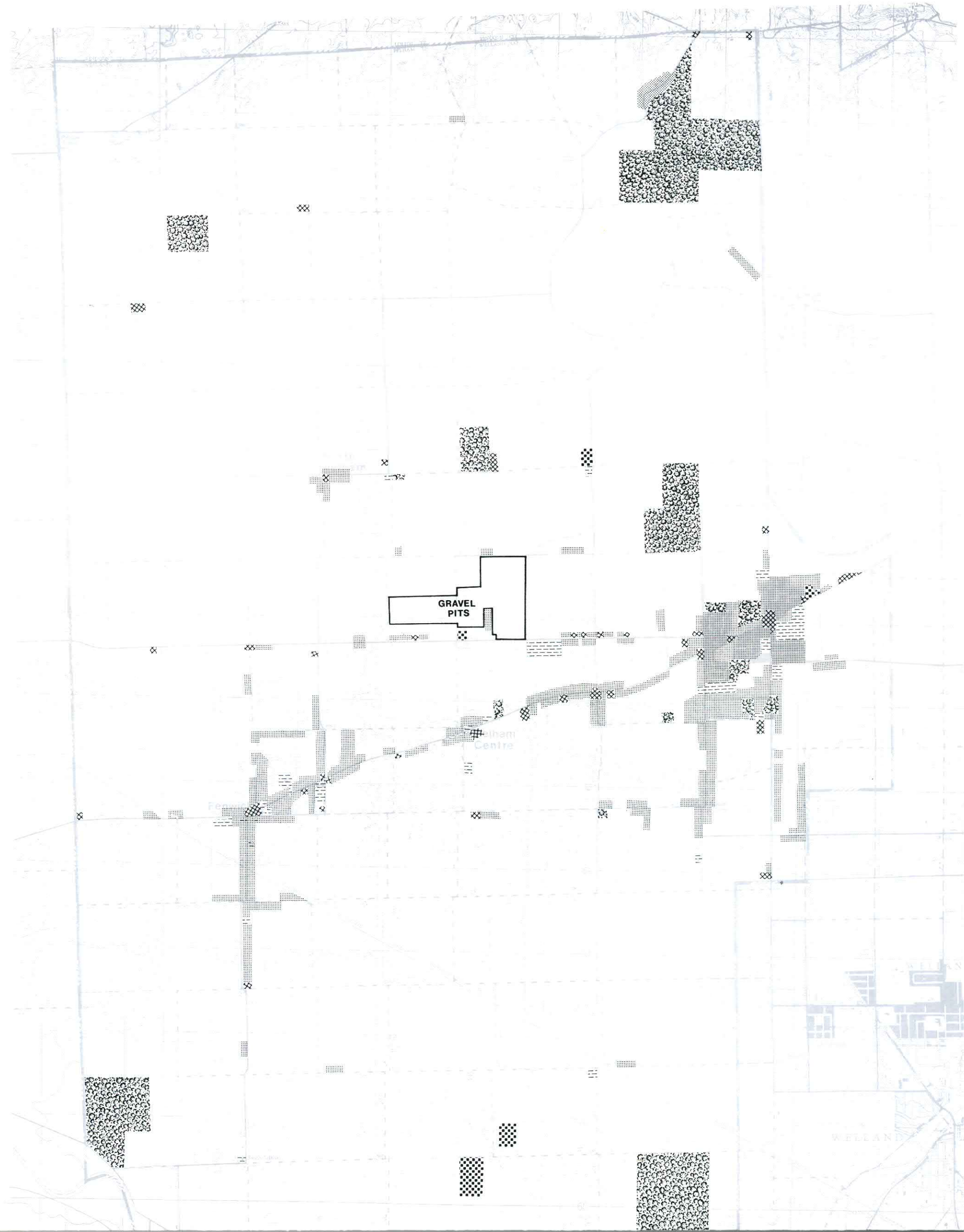
100 FOOT CONTOUR LINES

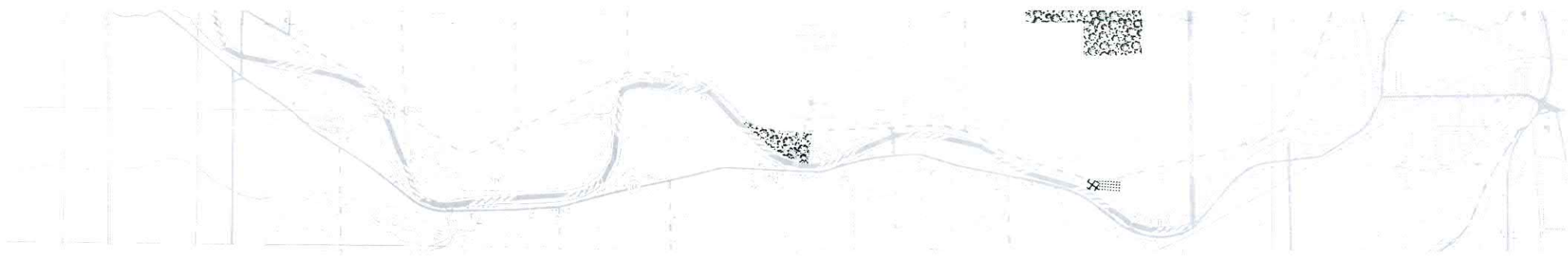
1 MILE



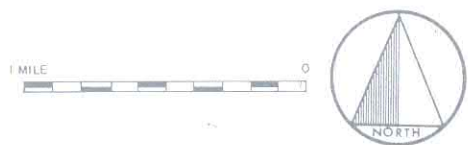
PROCTOR
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THE OFFICIAL PLAN OF THE PELHAM PLANNING AREA



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& BACON

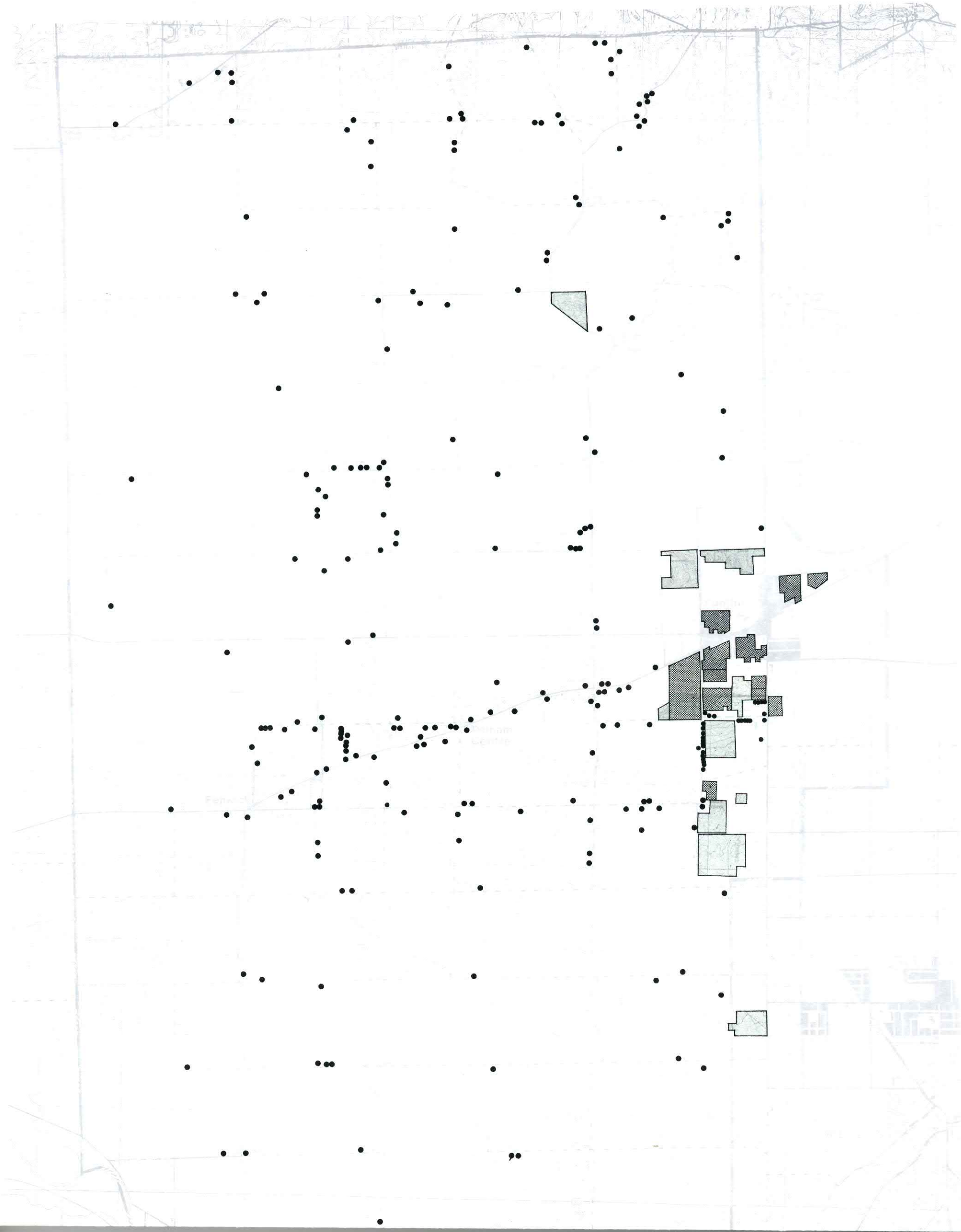
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ENGINEERS
AND
PLANNERS

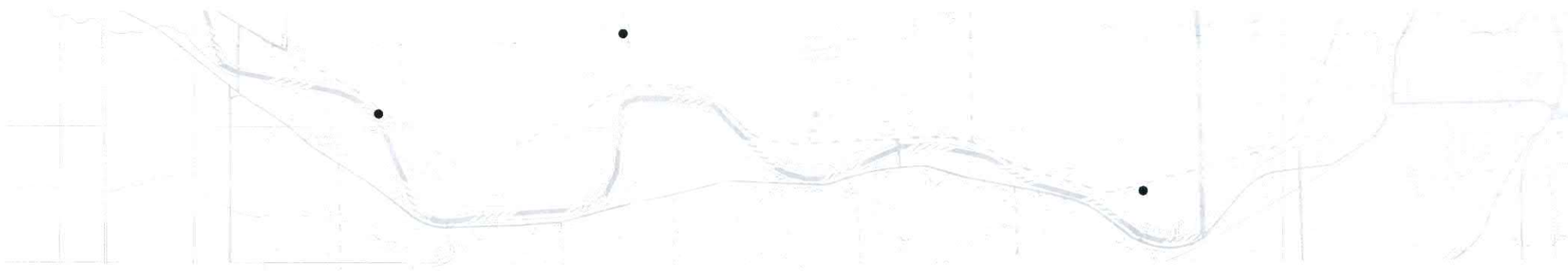
LEGEND

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	INSTITUTIONAL
	OPEN SPACE
	OTHER
	RURAL

MAP NO. 3

**EXISTING
LAND USE**





THE OFFICIAL PLAN OF THE PELHAM PLANNING AREA

LEGEND

MAP NO. 4



HOUSES BUILT SINCE 1960



SUBDIVISION PLANS SUBMITTED



SUBDIVISION PLANS APPROVED

RESIDENTIAL DEVELOPMENT TRENDS



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Urban development, best described as strip development, has spread out from Fonthill along the major roads. Along Canboro Road it is virtually continuous and links directly with a second, smaller urban concentration at Fenwick. This too is a residential area with a small retail core and associated schools and churches. Along Highway No. 20 the development is more scattered but on Haist Street south of Fonthill, Church Street south of Fenwick and Memorial Drive it is again almost continuous for several concession blocks.

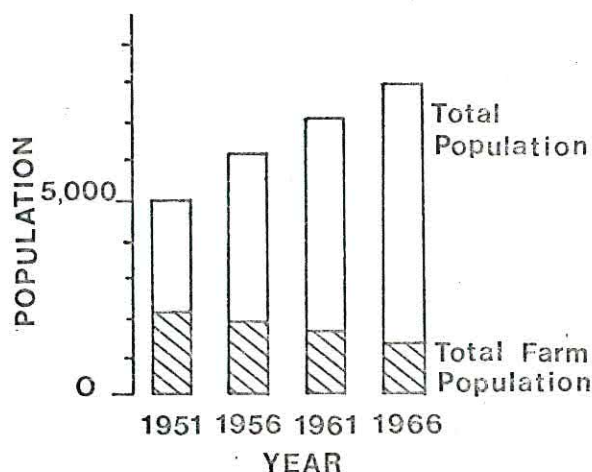
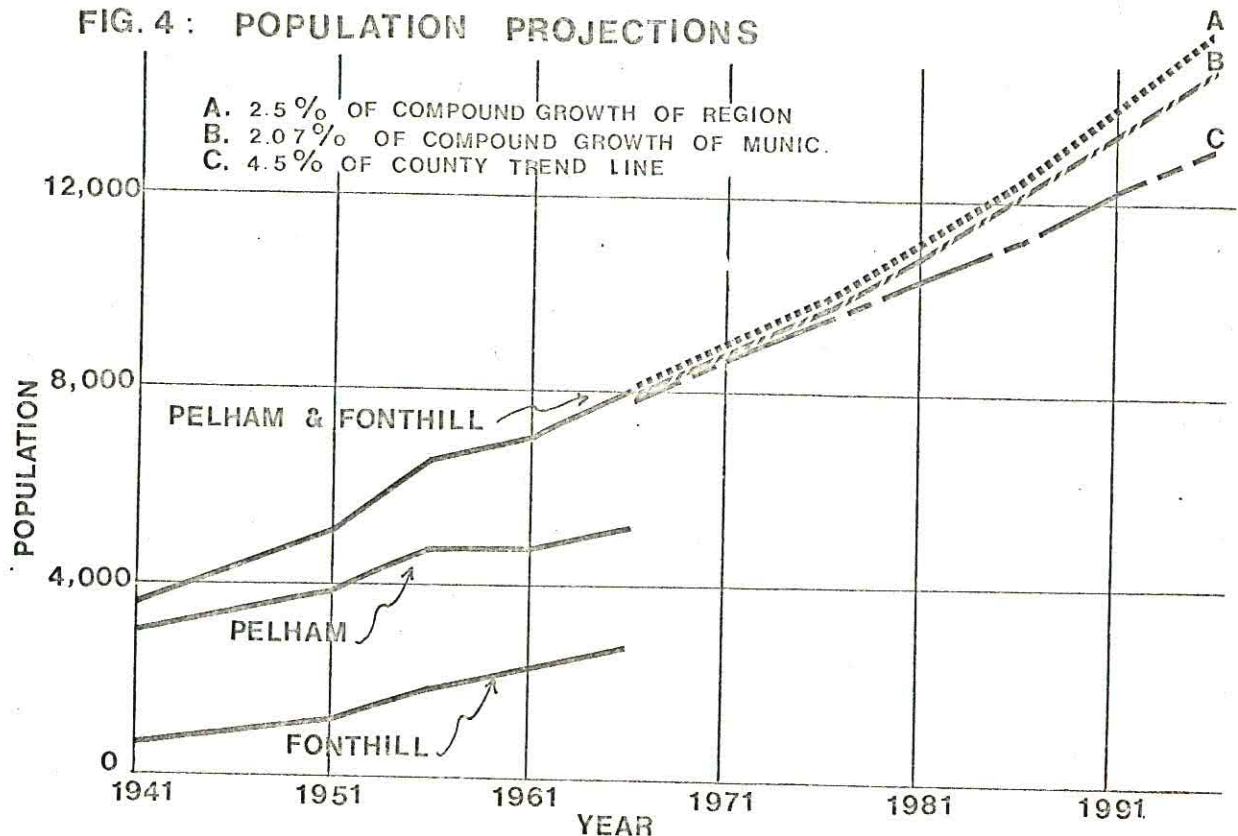


FIG. 3: POPULATION TRENDS

To the north and particularly to the south of this central belt of urbanization development is much more scattered and rural in nature. Smaller concentrations are found at North Pelham, Pelham Corners and in the Effingham area but elsewhere farming still predominates. A small number of industries and a larger number of commercial activities are also scattered through the municipality, the latter being closely associated with the strip development. Gravel pits are a prominent feature on the north side of Highway No. 20 but besides these the only other significant uses are a number of schools, parks, golf courses and the Welland Airfield.

The increasing pressure for urban development can be seen from Map No. 4 which shows new houses built since 1960 and subdivisions approved or proposed up to 1967. The pressure of expansion around Fonthill is immediately apparent and it is only contained by the fact that subdivisions in the area have not been approved in recent years owing to a lack of municipal services. Elsewhere, new houses are numerous along Canboro Road and in Fenwick, around North Pelham and in the Effingham area.

FIG. 4: POPULATION PROJECTIONS

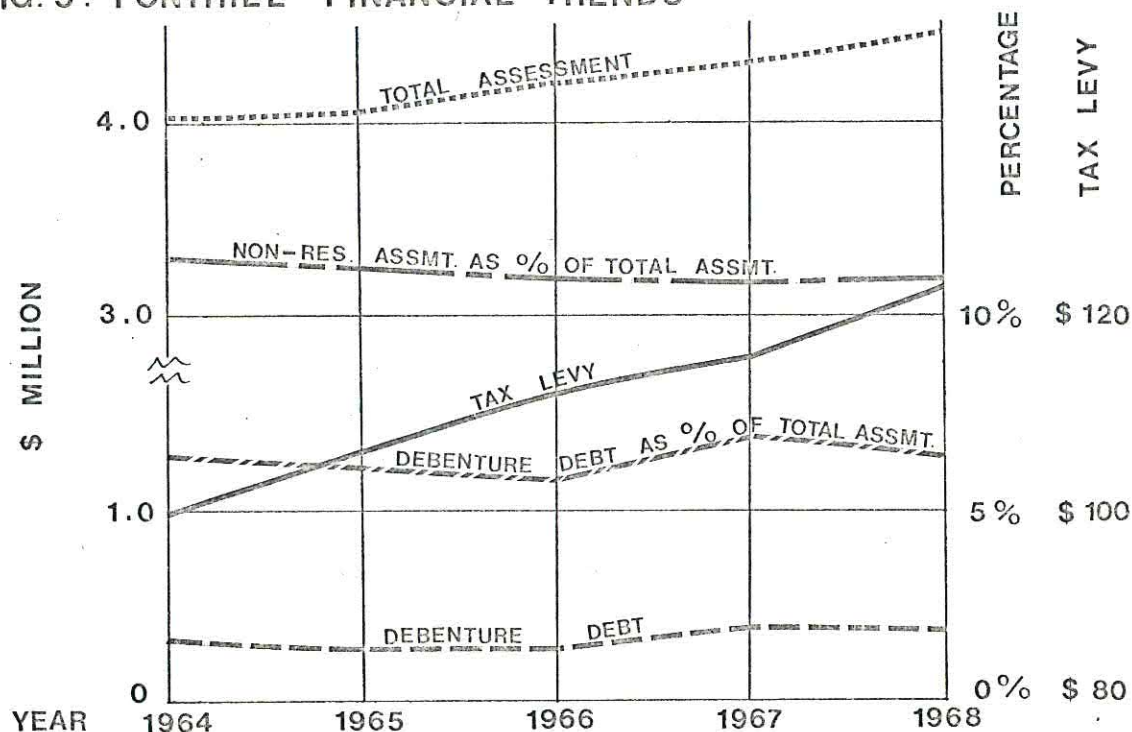


Population

The population of the Town (combined from the former Township of Pelham and Village of Fonthill) is growing steadily. Apart from a period of somewhat accelerated growth between 1941 and 1956 the rate of increase has been fairly constant at around 2.0% per annum. Fonthill however has been growing at roughly double this rate, see Table 2.

A future growth forecast is shown on Figure 4. Based on previous trends and on growth relationships with the County and Region it would appear reasonable to anticipate an increase of 5,000 to 7,000 by the 1990's. One factor that may affect this estimate is the policy that may result from regional planning under the new Regional Government. In view of this imponderable a plan is only being formulated for the next five year period and for this a population figure of 11,000 would be indicated. However, eventual growth beyond this figure is almost certain in view of the regional growth that may be expected and the plan has been framed in light of this.

FIG. 5: FONTHILL FINANCIAL TRENDS

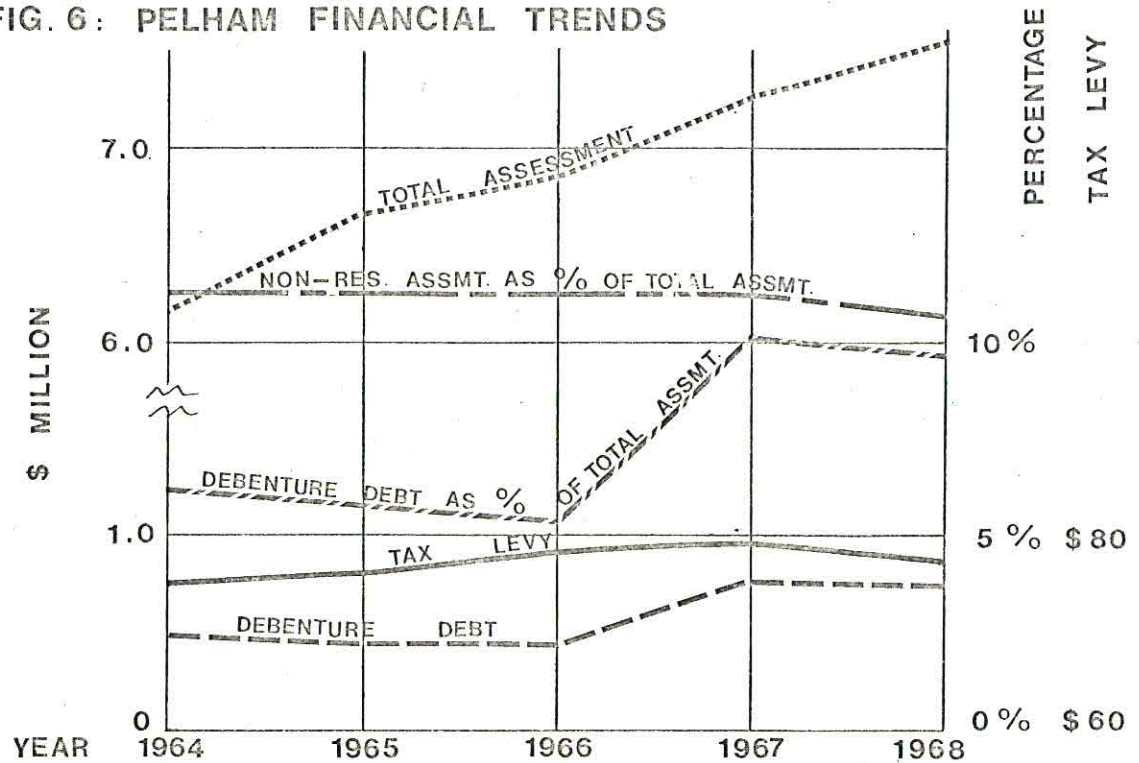


Economic Factors

The dominant economic influence on the Town is the City of Welland and the other major urban centres of the Peninsula. A large majority of the non-farm population finds its livelihood in one or other of these centres. As these centres expand their influence will undoubtedly increase. The search for rural or small community living will accelerate with rising population and affluence and the attractive physical environment of the area will be increasingly recognized.

While the evidence for the residential use of land is obvious there is much less evidence for industrial development. Retail and service commercial may be anticipated to grow in proportion to the local demands of population increase but apart from a few industries that have located randomly there is no pattern to suggest any special industrial interest.

FIG. 6: PELHAM FINANCIAL TRENDS



The recreation potential however needs to be recognized. The attractive topography lends itself in many places to out-of-doors activities and with the increasing demand and scope of these, both in summer and winter, there will undoubtedly be pressure for exploitation. Moreover, the development of a proposed provincial park on the escarpment area in the northeast would focus further attention on the area.

The future growth of the Town at this time then would appear to involve mainly a demand for living and recreation space. Residential development in a variety of forms can be anticipated and this will frequently be accompanied or even combined with a demand for both public and private kinds of recreation.

This residential growth will be almost entirely a non-farm population which can be expected to demand increasing standards in the way of urban services. Being largely oriented to a large urban centre by virtue of working

there they will come to expect an equivalent standard of amenities. While it is true that they may first have come to a rural area to seek rural amenities, the demands of rising living standards inevitably dictate a desire for better schools, roads, fire protection, policing, water supply and trouble free sewage disposal; all of which services must be paid for.

The costs of services are related to the density of development and the lower densities of random development in rural areas are very much more expensive to provide services for than the higher planned densities of urban areas. The consequences of this fact are that increasing development in rural areas will find its effects in a rising tax rate and a decision has to be made as to how much of this development can be permitted in light of its expense.

The recent trends in the financial affairs of the former village and township are illustrated in Figures 5 and 6. For the last five years there has been steady rise in assessment in both municipalities but a relative decline in the proportion of the non-residential section. Debenture debt has similarly risen and expressed as a percentage of assessment this has risen noticeably. It is still well within manageable proportions and even fell slightly in the Township in 1968.

Future trends cannot be anticipated at this time since the picture for municipal financing will change radically with the introduction of regional government. The demands for services resulting in increased expenditures, as exemplified by the proposed sewage disposal system, will however, continue to rise and will have to be met ultimately from the tax payers pocket no matter what financial arrangements result from regional government. The need for the control of development according to the ability to provide services is particularly pertinent at this time.

2. ENGINEERING CONSIDERATIONS AND
MUNICIPAL SERVICES

2. ENGINEERING CONSIDERATIONS AND MUNICIPAL SERVICES

Water Supply

The Village of Fonthill obtains a water supply from two deep drilled wells located in the northwest portion of the community, see Map No. 5. The distribution from these wells serves the entire population of the Village of Fonthill. The adjacent areas of Pelham Corners and Kunda Park are served by water distribution systems extended from the City of Welland into blocks of land defined as 'water areas'. The Ridgeville area is supplied by private wells but these are of limited capacity. The rest of the former Township also depends on wells.

The supply of water from both the wells and the Welland distribution system, seems both safe and adequate for the present population. To take care of future development there appears to be sufficient evidence to warrant the setting up of additional deep wells and studies will shortly be undertaken by this firm to design a new supply system for the urban parts of the Town. The ultimate supply of ground water may be limited for any large population increase beyond 10,000 people and at that time alternative sources of water may be necessary.

Sewage Disposal

At the present time there are no municipal sewage treatment facilities available in the Town. With the exception of a small "package plant" in Fonthill that discharges treated wastes to a tributary of the Twelve Mile Creek disposal is generally by way of Septic tanks.

Serious pollution problems are encountered in the Fonthill area and, to a lesser degree in Fenwick. As a result of these a study¹ for a municipal disposal system was made by this firm and it is expected that such a system will be constructed. For details of the system the report cited

¹Fonthill - Report on a Sanitary Sewerage System. Proctor & Redfern, Consulting Engineers. May 1969.

should be referred to, the general proposals are shown on Map No. 6. The system has been designed to serve a population of up to 8,000 people.

Storm Drainage

Storm drainage in the Town is almost entirely by natural or surface means and no piped storm water-drains are installed in any subdivisions or other urbanized areas. For the most part the good drainage of the sandy soils and the amenable topography have not yet necessitated artificial drainage. However, with continuing urbanization this will have to be installed sooner or later. To provide for this eventuality new subdivisions should henceforth be designed so that the installation of storm drains can be done in an economical manner when this becomes necessary. Furthermore, policies on storm drainage and subdivision design should be reviewed at regular intervals to ensure that the necessary works are carried out when needed.

Transportation

The Town is served by King's Highway No. 20 which cuts across the centre part from Fonthill westwards and by a County Road system which generally connects the other settlements to each other and to Welland and St. Catharines, see Map No. 7. All other roads are under local jurisdiction.

At the time of writing (November 1969) the Department of Highways is studying the need for improvements to Highway No. 20. No conclusions are yet available from these studies but it appears that a re-routing of the road, at least around Fonthill, is likely. In view of the alignment and in the interests of the future expansion of the village such a re-routing would be preferable beyond the north limits of the present village.

With the establishment of regional government a regional road system will replace the present County system and may necessitate some changes to this. A study to determine the regional roads is to be carried out in the near future and when the results are known the plan should reflect these.

The effects of through traffic on Highway No. 20, particularly truck traffic have not been advantageous for Fonthill in terms of amenity and the central commercial core. A relocation of this would be of significant benefit and would enable the centre of the village to develop in a much more attractive fashion. A further study of this would be warranted when the situation is clarified.


THE OFFICIAL PLAN
OF THE PELHAM
PLANNING AREA

LEGEND


- WATER MAINS
(FONTHILL SYSTEM)
- WATER MAINS
(WELLAND SYSTEM)
- [Solid Grey Box] FONTHILL WATER
AREA
- [Dotted Box] PELHAM WATER
AREA
- [Cross-hatched Box] THOROLD WATER
AREA

WATER MAINS
AND AREAS

MAP NO. 5



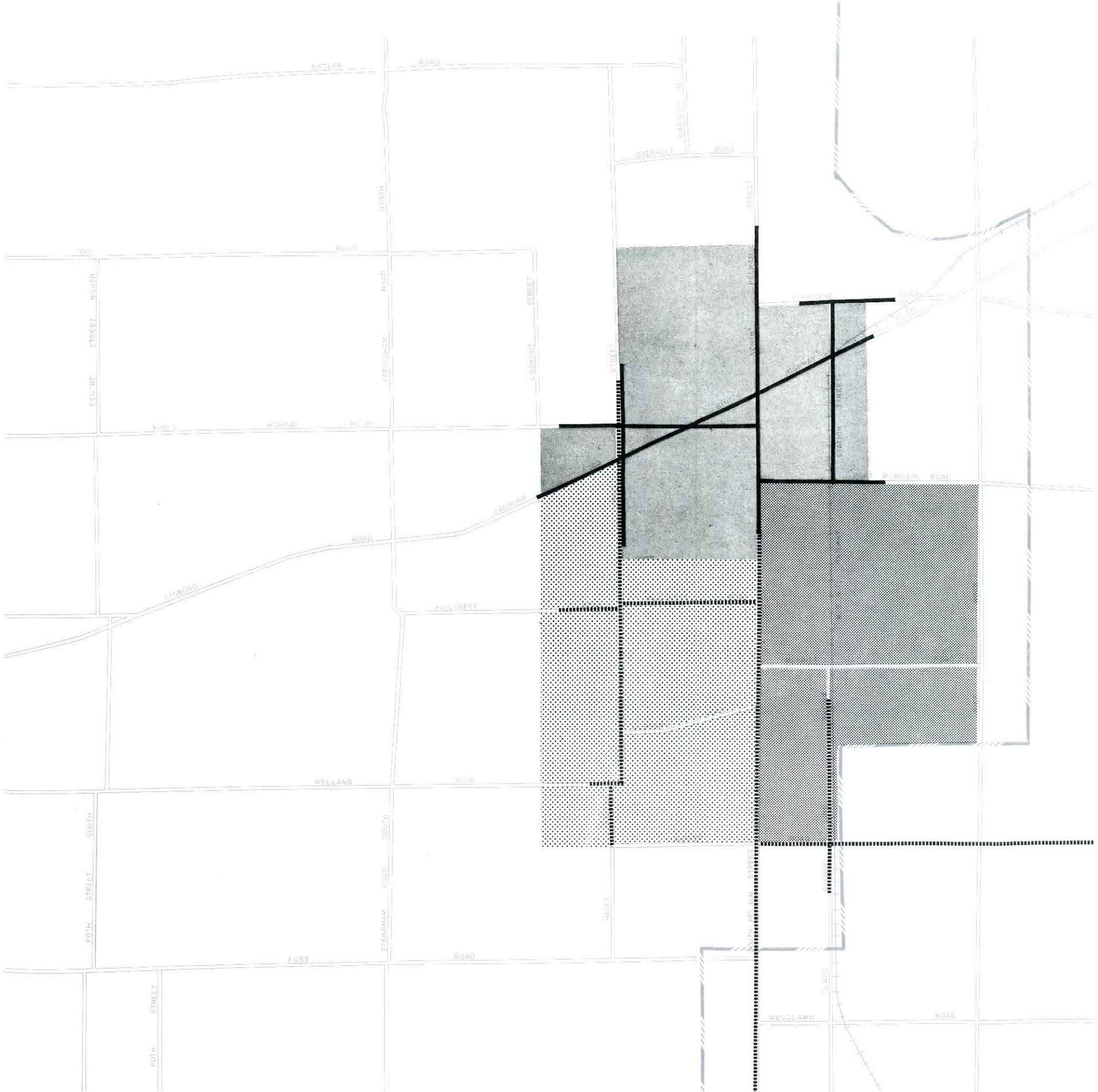
SCALE IN FEET

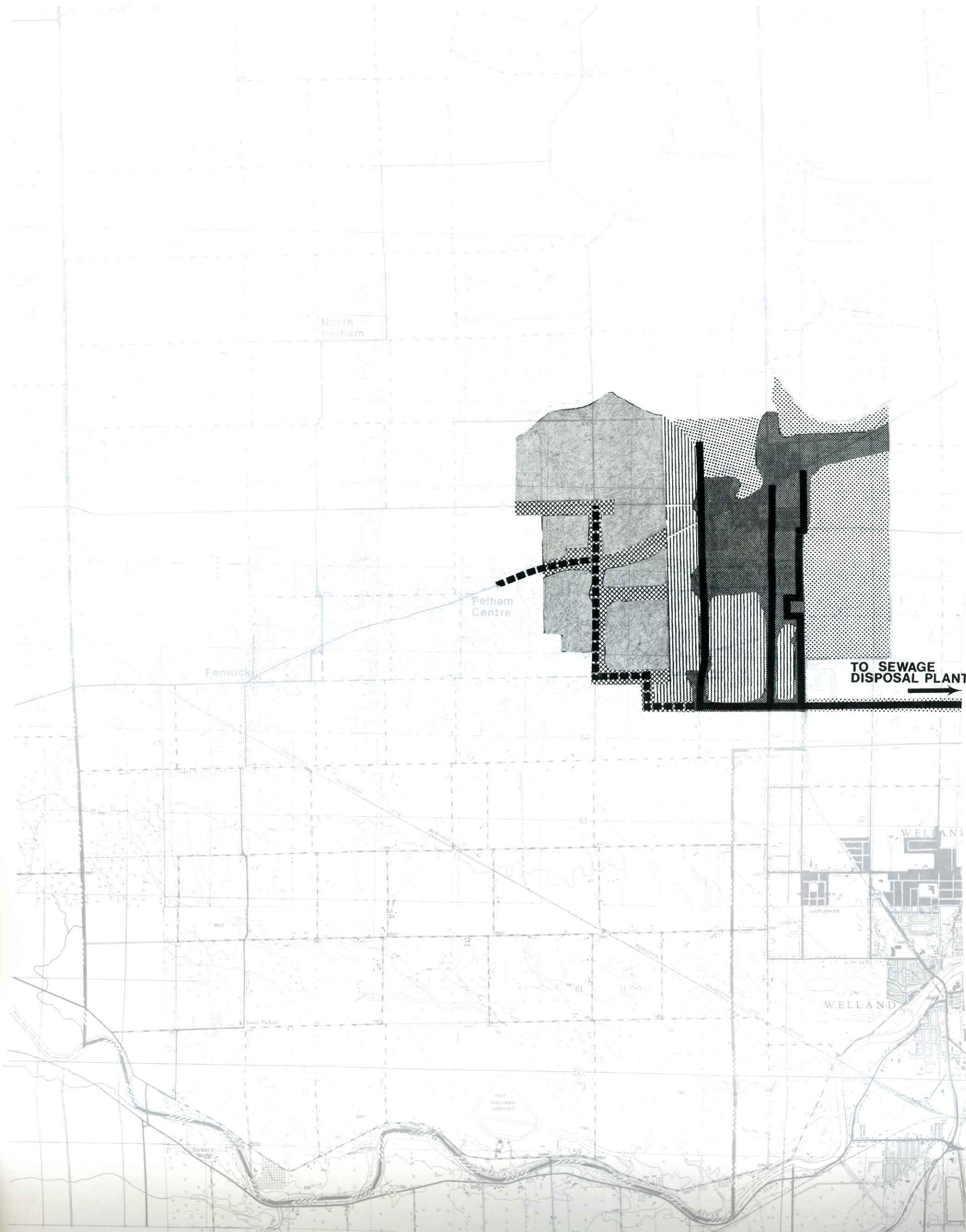


NORTH

PROCTOR
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& BACON

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**THE OFFICIAL PLAN
OF THE PELHAM
PLANNING AREA**








LEGEND

MAP NO. 6

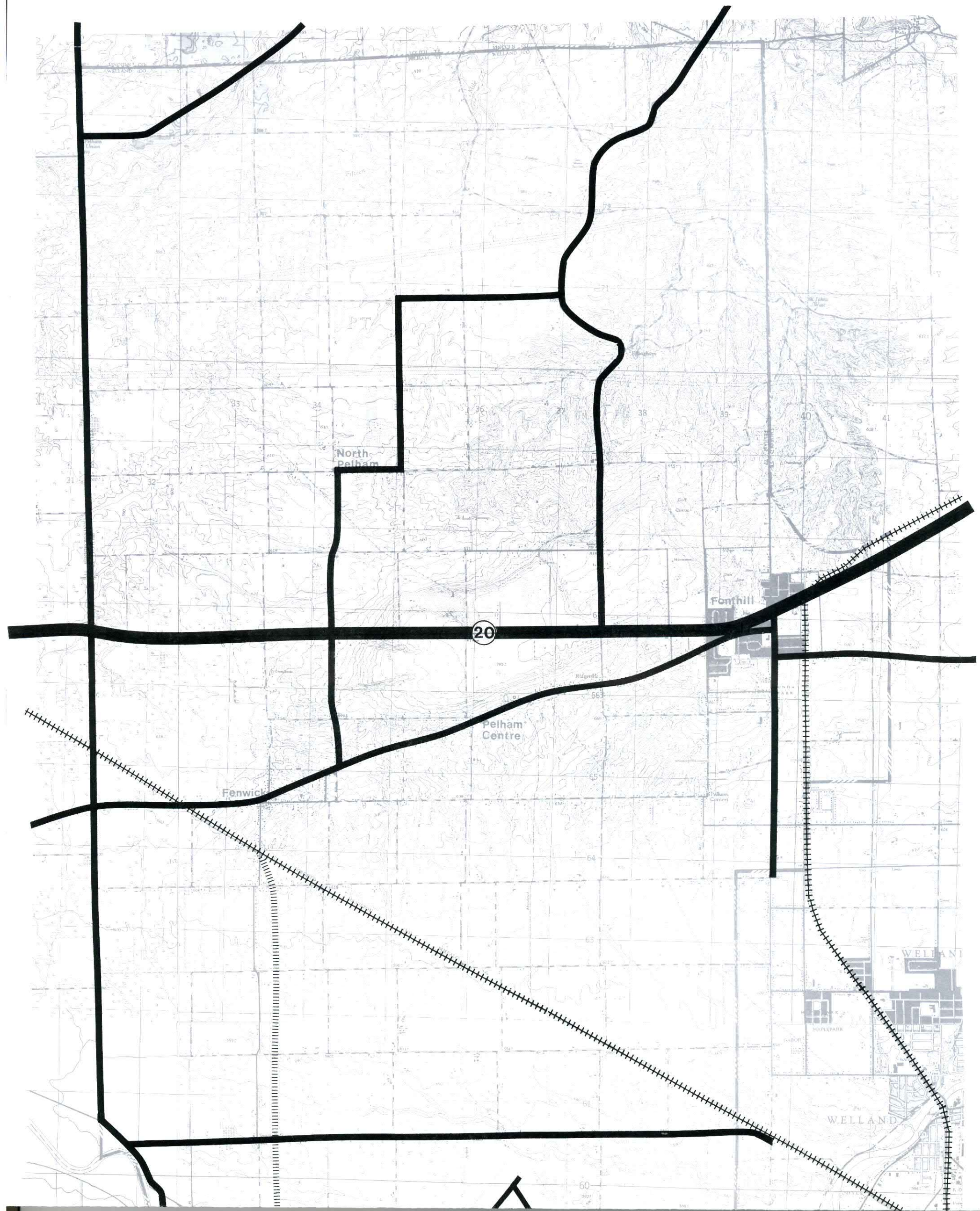


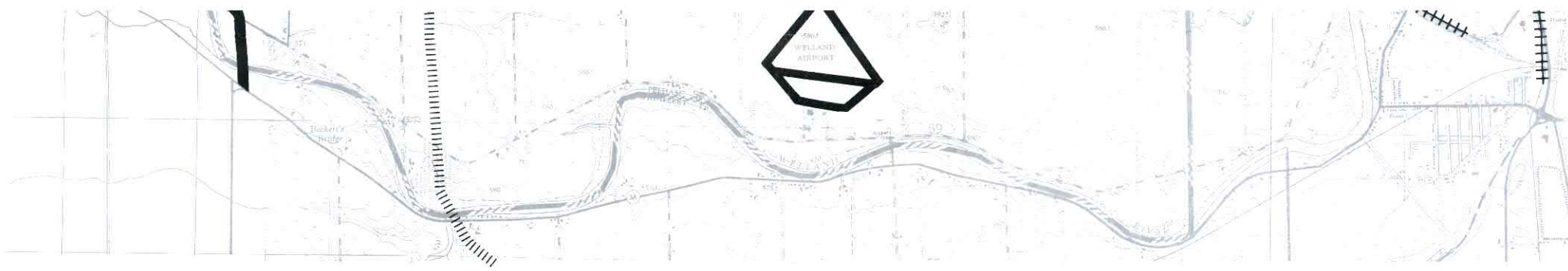
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-  PROPOSED TRUNK SEWERS
-  FUTURE TRUNK SEWERS
-  AREA SERVED BY STAGE 1
-  AREA CONNECTED BY GRAVITY SEWERS TO STAGE 1
-  AREA CONNECTED BY PUMPING TO STAGE 1
-  AREA SERVED BY STAGE 2
-  AREA CONNECTED BY GRAVITY SEWERS TO STAGE 2

**PROPOSED
SANITARY
SEWER SYSTEM**



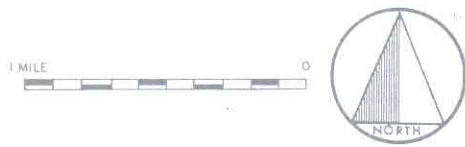


THE OFFICIAL PLAN OF THE PELHAM PLANNING AREA

LEGEND

MAP NO. 7

TRANSPORTATION FACILITIES



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-  KING'S HIGHWAY NO. 20
-  COUNTY ROADS
-  RAILWAY LINES
-  RAILWAY RELOCATION
-  AIRPORT

There are two railroads in the Town, the N.S. and T. which connects St. Catharines with Welland and Port Colborne, and the T.H. and B. (C.P.R.) connecting Hamilton with Welland and which is also a main line between Toronto and New York. The N.S. and T. has a small volume of traffic and its future status may well decline to the point of abandonment. The T.H. and B. carries significant traffic. It is to be relocated in the southwest part of the town, see Map No. 7, as part of the work connected with the relocation of the Welland Canal but the present track is to be retained as a local service line to Welland.

The Town also contains the Welland Airport near its southern boundary.

Other Municipal Services

Health and Welfare services are presently provided by the Niagara District Health Unit and the County. These will be taken over by the new Regional Government in 1970. Fonthill has its own library and board, a police force of four men and a volunteer fire department that also serves part of the Township. Other parts of the Township are served from St. John's and Louth Township with an additional voluntary force based on Fenwick. Policing in the Township is provided by the Provincial Police.

With the changed status of the two municipalities now imminent a change in the provision of the above services will have to be anticipated. The continuing urbanization will predictably lead to a demand for higher levels and these should be recognized in the Official Plan. Policing is to be taken over by the Regional Government but the new municipality can expect to have to provide its own full time fire department.

For garbage disposal the Township of Pelham is presently served by an open dump just north of Highway No. 20 in the centre of the Township. This operation is considered to be poor by the Department of Health and will not likely be acceptable under new pending legislation. Fonthill is served by a dump in Thorold Township and the future availability of this too is in doubt. There is thus a fairly urgent need for new disposal facilities to serve the new municipality.

Although no actual sites have been determined it is evident that this will need to be reasonably far removed from population concentrations and that the soils in the southern part appear to make this area a suitable one to find such a site. On this basis the Official Plan should contain policies reflecting this need and the conditions to meet it.

Existing Planning and Controls

At the present time there are no Official Plans in force affecting the Town but there are two zoning bylaws, one covering the whole of the Village of Fonthill and the second for adjacent parts of Pelham Township. The Fonthill bylaw is fairly wide in scope but contains cumulative provisions which permit a mixing of residential and commercial uses. This feature is generally considered obsolete now. The Pelham bylaw is more limited in scope and leaves the major part of that Township without controls. Subdivision control bylaws have been passed by both municipalities and cover the whole area.

A proposed Official Plan for Fonthill was drafted in 1959 but was never formally acted upon. This plan considered land use, parks and schools but not public works in any detail. Although probably adequate at the time it is not now applicable in view of the pending changes in municipal structure.

More recently in 1967, a draft area plan has been prepared for the whole of the Welland Planning Area of which both Fonthill and the Township of Pelham formed a part. This plan is one with a broad approach setting out general goals of maximizing the area's human and natural resources and establishing a pattern of development to maintain the amenities and to make the provision of services efficient. The plan also seeks to prevent urban sprawl by keeping the major concentrations discrete from each other and by encouraging the growth of the smaller centres. The Fonthill-Fenwick area is one of these and an "ultimate" population of 6,000 is envisaged by 1987. The acreage designated for primary and secondary residential development here is around 4,500. This would render the density very low indeed and it is difficult, in view of recent housing trends, to reconcile the two figures with normal ideas of urban development. It is understood that some serious questions have been raised about the applicability of this plan and because of the impending regional changes it seems unlikely that it will be considered much beyond its present stage.

3. SCHOOLS AND RECREATION

3. SCHOOLS AND RECREATION

Secondary Schools

There are three secondary schools in the Town, the Thorold-Fonthill High School, the Pelham District High School and the E.L. Crossley Secondary School, their locations are shown on Map No. 8. Details for each school are shown in Table 3.

The future provision of secondary schools and any changes to the existing ones can only be considered on a regional basis and would be beyond the scope of any Official Plan for the Town. However, from the expanded capacity anticipated for the Thorold-Fonthill school, it would appear that there will be ample accommodation available for future growth locally.

Public Elementary Schools

There are eight public elementary schools in the Town, their locations are shown on Map No. 8 and the details in Table 4. Plans in the Welland County School Board call for the consolidation of school facilities, five schools are to be abandoned and the remaining schools are all to be expanded. The South Pelham School has opportunity classes only.

The schools to be abandoned have a total enrolment of just over 500 students and 17 rooms. In the next five years a population growth of approximately 2,000 persons is anticipated. From Table 6 it will be seen that public elementary enrolment has been almost constant for the last 10 years. Assuming a similar relationship will prevail then some 200 additional children, needing 6 or 7 rooms, will also have to be accommodated, giving a total demand for 700 students and 24 or 25 rooms.

The A. K. Wigg School in Fonthill has the largest potential for expansion with a 10 acre site. Since new growth will be concentrated in the urban areas this school is well placed to take the largest share of the necessary expansion. Together with the school at Pelham Corners the two schools should be able to handle the Fonthill area. For planning purposes an objective of 20 rooms and 10 rooms would be appropriate. Expansion to 15 rooms each at the Pelham Centre and E. W. Farr Memorial Schools would comfortably accommodate the remaining parts of the Town. These recommendations will of course, be subject to the larger regional interests of the Welland County Board but they are appropriate at this time for the area being considered.

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Separate Elementary Schools

There are two separate elementary schools in the Town, St. Alexander School in Fonthill and St. Ann School in Fenwick, the locations are shown on Map No. 8 and the details in Table 5. Both schools are modern and have room for expansion.

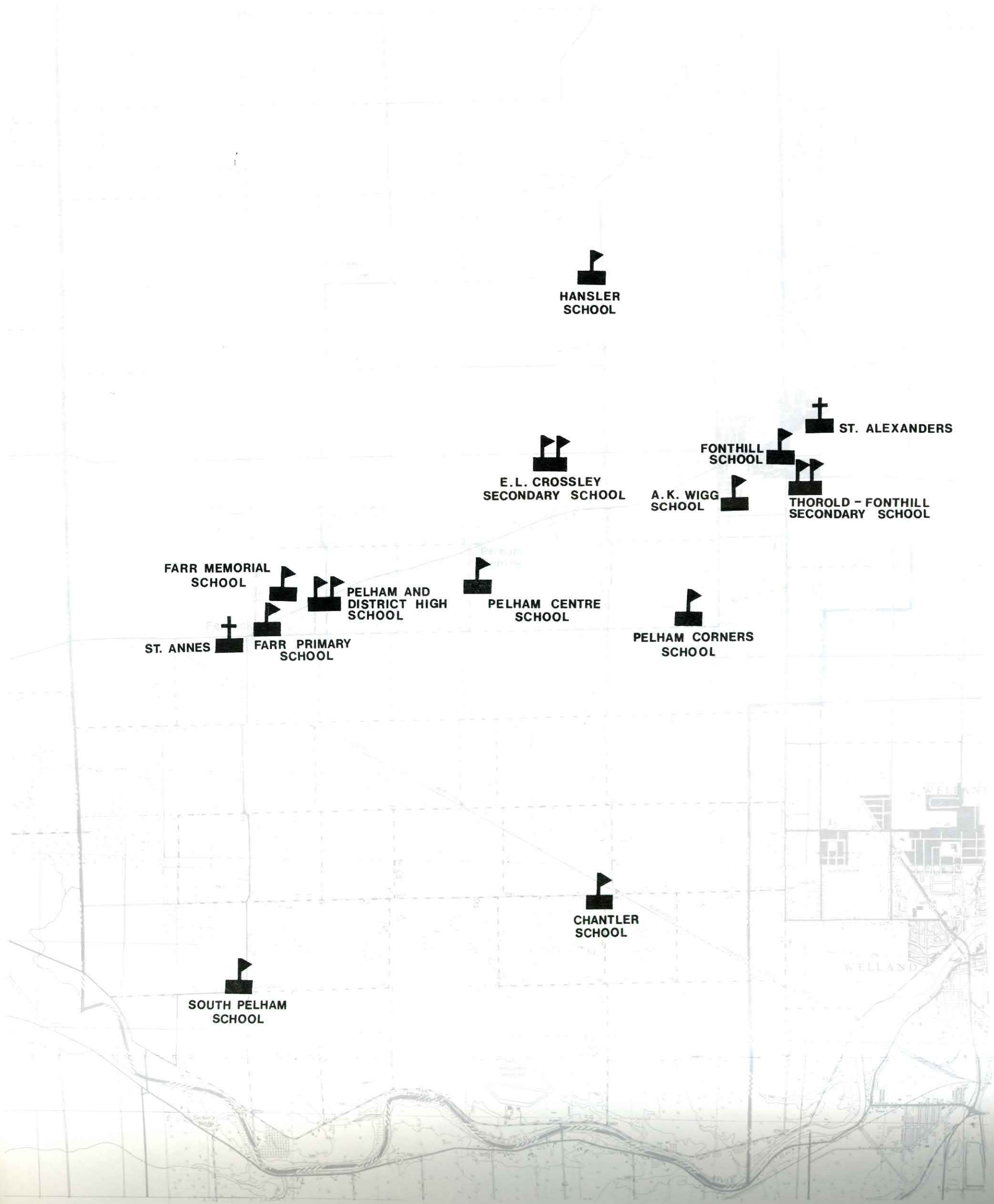
Separate school enrolment, as a percentage of population, has doubled in the last 10 years, see Table 6. However, this is apparently a consequence of changing enrolment areas rather than shifts in the population composition since the 6-13 age group has remained virtually constant. For projection purposes a figure of 5% of the population would mean a further 100 students or say 3 classrooms, to be accommodated. Since most growth will be in the Fonthill area the necessary expansion is recommended at St. Alexander School.

Parks and Recreation Facilities

The Town possesses seven municipal parks, a community recreation centre in Fonthill and various other facilities associated with the parks, the locations are shown on Map No. 9 and the details in Table 7. In addition a Provincial Park of some 500 acres is to be established in the upper watershed of the Twelve Mile Creek. There are also a number of private parks and clubs of an open space nature.

Recommended standards on the amount of parkland that should be provided vary but for smaller communities with a ready access to the countryside a figure of 5 acres per 1,000 population is an acceptable one. The total municipal acreage is 39.3, representing some 4.5 acres per 1,000, thus the present provision of parks can be considered adequate. The addition of another 2,000 people will mean a demand for a further 10 acres.

Park considerations on a regional scale will be amply catered to by the proposed Provincial Park. In addition to this several of the other stream valleys are suitable for preservation as conservation lands and these are also indicated on Map No. 9.



**THE OFFICIAL PLAN
OF THE PELHAM
PLANNING AREA**

LEGEND

MAP NO. 8



- SECONDARY SCHOOLS
- PUBLIC ELEMENTARY SCHOOLS
- SEPARATE ELEMENTARY SCHOOLS

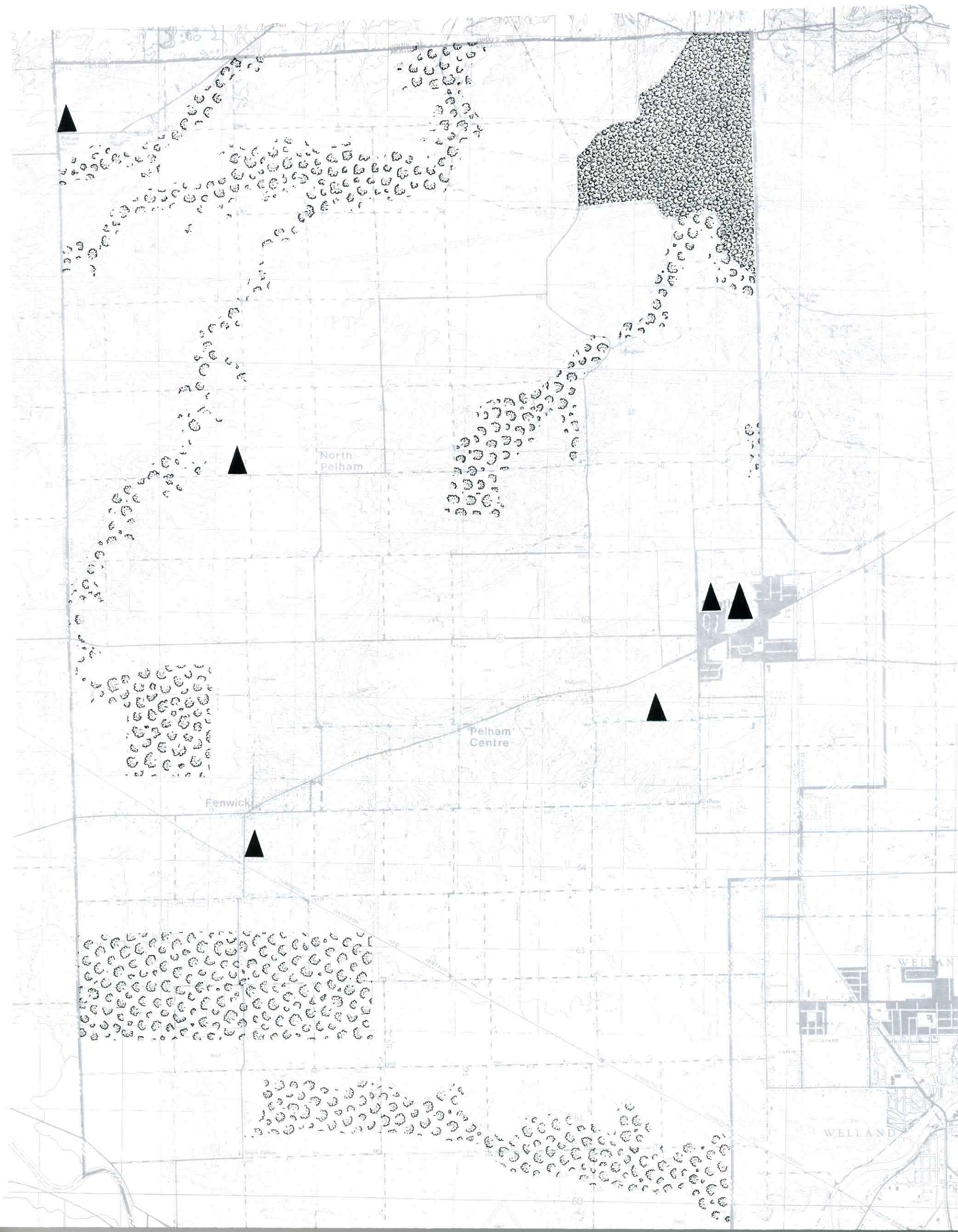
SCHOOLS

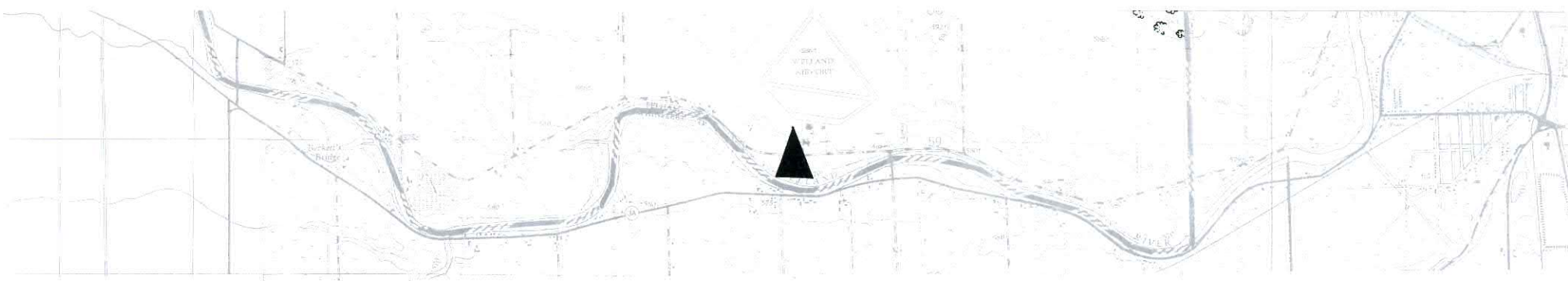
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THE OFFICIAL PLAN OF THE PELHAM PLANNING AREA

LEGEND

MAP NO. 9



COMMUNITY CENTRE & PARK



LOCAL PARKS



PROPOSED PROVINCIAL PARK



**LANDS RECOMMENDED FOR
CONSERVATION PURPOSES**

PARKS AND RECREATION

1 MILE



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TABLES

TOWNSHIP OF PELHAM

TABLE NO. 1 SELECTED STATISTICS ON AGRICULTURE & FARMS

1951	1956	1961	1966	1951 -1956	[%] Change 1956 -1961	1961 -1966	1951 -1961/66
2,118	1,942	1,842	1,447	-8.3	-5.1	-21.4	-31.7
423	410	335	299	-3.1	-18.3	-10.7	-29.3
23,517	24,434	22,540	20,035	3.9	-7.8	-11.1	-14.8
1,542	1,564	2,775	2,719	-1.4	77.4	-2.0	76.3
18,395	20,126	17,132	16,801	9.4	-14.9	-1.9	-8.7
80	93	84	66	16.3	-9.7	-21.4	-17.5
355	342	272	251	-3.7	-20.5	-7.7	-29.3
31	34	40	35	9.7	17.6	-12.5	12.9
1,412	1,339	1,269	1,125	-5.2	-5.2	-11.3	-20.3
1,925	2,648	2,745	2,551	37.6	3.7	-7.1	32.5
1,809	1,490	1,461	2,083	-17.6	-1.9	42.6	15.1
50,438	56,051	101,679	171,233	11.1	81.4	68.4	239.5
4,628	3,429	3,852	2,622	-25.9	12.3	-31.9	-46.3
4,343	5,312	4,104	4,279	22.3	22.7	4.3	-1.5
466	469	396	352	0.6	-15.6	-11.1	-24.5
192		225					17.2

Data

TOWN OF PELHAM

TABLE NO. 2 POPULATION STATISTICS AND PROJECTIONS TO 1966

Year	Fonthill	Pelham	Fonthill & Pelham	Fenwick	North Pelham	Pelham Centre	Pelham Corners	Ridgeville	Welland County	Lincoln County	Welland & Lincoln County
1941	618	3,011	3,629	476	64	-	60	223	93,836	65,066	158,902
1951	1,204	3,939	5,143	672	81	-	150	239	123,233	89,366	212,599
1956	1,850	4,719	6,569	655	119	119	121	217	149,606	111,740	261,346
1961	2,324	4,795	7,119	685	146	127	193	360	164,741	126,674	291,415
1966	2,790	5,270	8,060	722	146	128	192	384	178,818	146,099	324,917

Year	Region Projection	County Projection	2.5% of Region	4.5% of County	At 2.1%	Region at 2.2% Comp. Growth	County at 1.8% Comp. Growth	2.5% of Region	4.5% of County	Average Rates of Growth	
1976	392,000	215,700	9,805	9,706	9,890	403,950	213,735	10,099	9,618	As % of Region	2.5%
1981	426,100	233,200	10,653	10,494	10,955	450,410	233,670	11,260	10,515	As % of County	1.2%
1986	460,000	250,800	11,500	11,286	12,135	501,095	255,465	12,527	11,496	1956-1966	2.1%
1991	493,900	268,310	12,347	12,074	13,440	558,725	279,295	13,968	12,568		
1996	527,800	285,910	13,195	12,866	14,890	622,985	305,350	15,575	13,740		

TOWN OF PELHAM

TABLE NO. 3 SECONDARY SCHOOL DETAILS

	Thorold - Fonthill High School	Pelham District High School	E.L. Crossley Secondary School
No. of Pupils	310	376	1,177
Capacity	370	590	1,390
Year of Construction	1958	1927	1390
Additions		3 Rooms, 2 Labs - 1951 8 Rooms, 1 Gym - 1953 5 Rooms, - 1955 1 Greenhouse - 1960 1 Gym - 1961	1968
Area of Site	17.4 Acres	5.75 Acres	16.68 Acres
Area of Playground	---	---	---
Expanded Capacity	1,200	---	---
Future Plans	Conversion to Senior P.S. Then Reconversion To H.S.		

SOURCE: School Board

TOWN OF PELHAM

TABLE NO. 4 PUBLIC ELEMENTARY SCHOOL DETAILS

	Hansler P.S.	Pelham Centre	E.W. Farr Memorial	E.W. Farr Primary	Pelham Corners	Chantler P.S.	A.K. Wigg P.S.	Fonthill P.S.
No. of Pupils	60	270	210	104	140	30	400	315
No. of Classrooms	2	10	6	3	4	2	15	10
Grades Taught	3-4	6-8	1-5	K-2	K-3	4	K-8	K-5
Year of Construction	1958	1875	1950	1890	1878	1885	1955	1910
Expansions		2 Rooms & Serv. Area - A56 7 Rooms & Gen. Room - 1967	6 Rooms - 1950	---	2 Rooms - 1950 1 Room - 1953	1 Room - 1961	2 Rooms & Offices - 1961 2 Rooms & Library - 1964	2 Rooms & Serv. Rooms - 1949 4 Rooms & Serv. Rooms - 1953
Site Area	4.0 Acres	8.0 Acres	6.0 Acres	1.0 Acres	4.0 Acres	2.0 Acres	10.0 Acres	1.5 Acres
Playground Area	3.5 Acres	7.9 Acres	5.8 Acres	0.9 Acres	3.8 Acres	2.0 Acres	9.5 Acres	1.12 Acres
Room for Expansion	Yes	4 Rooms & 6 Serv. Rooms	Yes	No	Yes	No	Yes	Yes
Plans	Abandonment	Expansion	Expansion	Abandonment	Expansion	Abandonment	Expansion	Abandonment

SOURCE: School Board

TOWN OF PELHAM

TABLE NO. 5 SEPARATE ELEMENTARY SCHOOL DETAILS

	St. Alexander School	St. Ann School
No. of Pupils	271	149
No. of Class Rooms	10	6
Grades Taught	1 - 8	K - 8
Year of Construction	1958	1958
Expansions	2 Rooms - 1960 1 Gymnasium - 1962 4 Rooms - 1965	2 Rooms - 1965 3 Rooms - 1968
Site Area	11.0 Acres	8.79 Acres
Playground Area	9.0 Acres	2.0 Acres
Room for Expansion	Unlimited	Unlimited
Plans	Build Storage Facilities	---

SOURCE: School Board

TOWN OF PELHAM
TABLE NO. 6 SCHOOL ENROLMENTS

Year	Population	P.S. Enrolment	% of Population	S.S. Enrolment	% of Population	6-13 Age Group	% of Population	H.S. Enrolment	% of Population
1959	7,151	723	10.1	186	2.6	1,290	18.0	1,133	15.8
1960	*6,840	730	10.7	217	3.2	1,238	18.1	1,173	17.1
1961	6,986	740	10.6	244	3.5	1,255	18.0	1,124	16.1
1962	7,130	741	10.4	276	3.9	1,275	17.9	1,263	17.7
1963	7,270	771	10.6	291	4.0	1,322	18.2	1,758	24.2
1964	7,451	769	10.3	322	4.3	1,342	18.0	1,428	19.2
1965	7,680	770	10.0	387	5.0	1,368	17.8	1,432	18.6
1966	8,096	800	9.9	402	5.0	1,442	17.8	1,532	18.9
1967	8,413	853	10.1	433	5.1	1,499	17.8	1,667	19.8
1968	8,723	869	10.0	424	4.9	1,594	18.3	1,644	18.8

Part of Township Annexed By City of Welland

SOURCE: School Boards and Municipal Clerks

TOWN OF PELHAM

TABLE NO. 7 PARKS & RECREATION FACILITIES

NAME	LOCATION	AREA	FACILITIES
<u>Conservation Areas</u>			
Woffingham Park	Conc. 1 PT3 Conc. 11 PT 1-4 Conc. 111 PT 1-3	500 Acres	Proposed Provincial Park
<u>Parks</u>			
Fonthill Community Park	N. Side of Hwy. 20 - Fonthill	8 Acres	Artificial Rink, Swimming Pool, Ball Field
Centennial Park	E. Side of Church St. - Fenwick	5,756 Acres	Ball Field, Tennis Courts, Picnic Tables, Swings, Teeters
Hillcrest Nature Park	Conc. 8 - PT2 N. Side Hillcrest Rd.	3.147 Acres	Picnic Tables
Riverview Park	Conc. 14 - PPT8-9 S. Side River Rd.	13.79 Acres	Picnic Tables
N. Pelham Recreational Park	Conc. 5-PT16 N. Side Metler Rd.	5.1 Acres	Picnic Tables
<u>Recreation Centres</u>			
Fonthill Community Centre	Haist Rd. N. - Fonthill	2.5 Acres	Swings, Slides, Wading Pool, Hall
Pelham Union	Conc. 1-PT 20 - Corner of Pelham Gainsboro Townline & Twenty Rd.	0.942 Acres	School Bldg. kept as Historical Site, Picnic Tables

SOURCE: Niagara Peninsula Region Conservation Authority
and Recreation Director

DATE 25/5/70

ISSUED BY LW

CHECKED BY LW

ADDENDA

