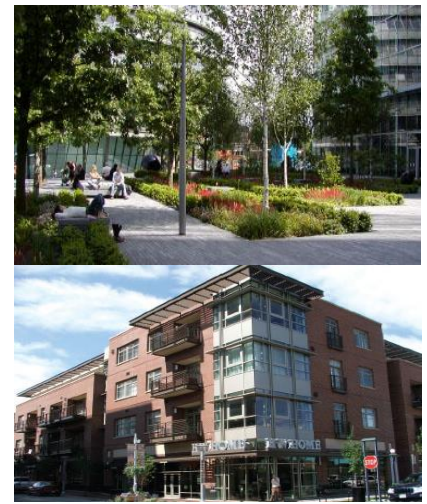


Draft East Fonthill Site Master Plan Released

During the Tuesday, February 18th Regular Meeting of Council, consultants for the Town of Pelham, the Planning Partnership, presented a draft site master plan for the northern portion of the East Fonthill area.

The lands in question extend along Regional Road 20 from Rice Road to Station Street and are part of the 450 acres recently approved in the East Fonthill Secondary Plan. Town Council supported the development of a joint draft site master plan back on April 2, 2013, in an effort to make the best use of the Town of Pelham's and the Allen Group's lands.

Concept drawings outlining plans for six distinct blocks show various possible permitted land uses including institutional-medical, retail, retirement, community centre, mixed-use commercial, townhomes, single-detached residential, mixed-use residential and parks and trails.



“This is an exciting time for Pelham. Our priority is to balance growth as we maintain our small town feel and this draft site master plan helps us to achieve that vision,” said Mayor Dave Augustyn.

Aiming to provide complete streets, which accommodate pedestrians, cyclists and motorists, the plan incorporates details about streetscapes that include roundabouts, trails, parks and public squares that complement the Town's urban design guidelines.

Plans for the first phase of the development include:

- a 30,000 square foot medical facility that includes family doctors, specialists, minor surgery, pharmacy, laboratory, physiotherapy, optometry, radiology, geriatric clinics, health and wellness clinic, nurses and nurse practitioners;
- approximately 120 units for a seniors complex offering independent and assisted living options;
- potential multi-purpose community centre or arena (pending Council decisions this Spring); and
- a 80,000 square foot commercial retail complex that includes a grocery store, fast food establishment and various other retailers.

Next steps in the process include preparing the necessary legal agreements between the Town of Pelham and the Allen Group, as well as amending the Town's Official Plan and Zoning By-Law. Pending approval, utility construction could commence as early as late Summer 2014.

For copies of the Draft East Fonthill Site Master Plan and the Secondary Plan visit pelham.ca/east-fonthill.

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