

East Fonthill Secondary Plan Approved

The Town of Pelham is pleased to announce that the Ontario Municipal Board (OMB) has officially approved the East Fonthill Secondary Plan. News of the approval was presented to Council during Committee of the Whole on Monday, February 3, 2014.

“The approval of this Plan will ensure East Fonthill will be walkable, cyclable, fully integrated to Downtown Fonthill and existing neighbourhoods so we can maintain our small-town feel,” said Mayor Dave Augustyn. “Now orderly development can officially commence while we look forward to the rest of the Official Plan being approved soon.”

In accordance with the *Planning Act, R.S.O. 1990* the following has been approved by the OMB and is hereby in force and effect in relation to the East Fonthill Secondary Plan:

- Environmental Protection One & Environmental Protection Two
- Water Resource Management & EIS Requirements
- Stormwater Management Facilities
- Water and Sewer Servicing Strategy and Transportation
- Heritage and Archaeological Resources
- Subdivision of Lands
- Sections E1, E2, E3, E4 and E5 in the Official Plan, being Plan Implementation and Administrations, Non-Conforming Uses, Complete Application Requirements, Technical Amendments to the Plan and Interpretation of the Land Use Designation Boundaries.

Ron Palmer of The Planning Partnership, a consulting firm working on behalf of the Town, commented, “The East Fonthill Secondary Plan conforms with the Growth Plan for the Greater Golden Horseshoe, is consistent with the Provincial Policy Statement, complies with the Regional Official Plan and represents good planning.”

Some of the goals of the East Fonthill Secondary Plan include ensuring a well-designed, attractive, pedestrian-friendly community with a mixture of housing types; encouraging significant retail/commercial development while at the same time protecting the existing Fonthill Downtown; providing a “Greenlands System” that protects existing environmental features and integrates with the Steve Bauer Trail system; and developing a pedestrian/cyclist-friendly and transit-ready road network.

While an Official Plan contains policies and guidelines which outline where commercial, agricultural, industrial, and residential developments can occur within a municipality, a Secondary Plan contains detailed policies and guidelines for growth and development for a specific area – in this case, East Fonthill (Regional Road 20 along Rice Road to south of Merritt Road).

Pelham’s Official Plan remains under review and the OMB has scheduled a pre-hearing conference on Tuesday, March 11, 2014 at 10:00 a.m. in Council Chambers, to deal with the remaining appeals.

For additional information, please contact:

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