



Community Planning and Development Department

Wednesday, April 24, 2024

Subject: Recommendation Report – East Fenwick Secondary Plan
(Official Plan Amendment No.21)

Recommendation:

**BE IT RESOLVED THAT Council receive Report #2024-0091,
Recommendation Report – East Fenwick Secondary Plan
(Official Plan Amendment No. 21);**

**AND THAT Council direct Planning Staff to prepare the by-law
for approval of the East Fenwick Secondary Plan (Official Plan
Amendment No. 21).**

Executive Summary:

The purpose of this report is to provide Council with a recommendation regarding the East Fenwick Secondary Plan (Official Plan Amendment No. 21). The proposed Official Plan Amendment is attached as Appendix A to this report.

Passing the proposed East Fenwick Secondary Plan will not create a legal obligation upon the Town to pay for or otherwise provide servicing in support of the anticipated development. The Secondary Plan does not address issues of servicing affordability, but rather focuses upon proposed land use.

Background:

The Town of Pelham Official Plan contains policies that require a Secondary Plan in the East Fenwick area that is within the urban area boundary of Fenwick prior to development proceeding in this area. A Secondary Plan provides detailed planning policies for a specific area and is used to strengthen existing development areas or to promote the orderly and appropriate development of vacant lands.

The Fenwick Secondary Plan has been developed over several years by the Town with input from the public and landowners and technical advice from the Town, the Niagara Region and the Niagara Peninsula Conservation Authority. The Fenwick Secondary Plan was developed in several phases:

Phase 1 (May to August 2017) - Data Collection and Analysis included:

- Project launch and data collection;
- Visioning workshop with the public; and
- Analysis.

Phase 2 (August to November 2017) - Land Use Plan included:

- Preparation of design options;
- Design options and public workshop;
- Council presentation; and
- Final design options for review.

Phases 3 (December 2017 to April 2018) – Secondary Plan Development included:

- Creation of draft policy and mapping;
- Preferred plan presentation and open house; and
- Council presentation.

In addition, there were a number of Steering Committee Meetings and meetings with the developers' group through this time period as well. During this period the consultants undertook the background analysis to help inform the preparation of the Secondary Plan including a Physical Context and Character Assessment, Land Use Planning Policy Assessment, Natural Heritage and Hydrology Assessment, Existing Infrastructure Assessment for water, sanitary, storm and transportation services, Urban Design Analysis and Cultural Heritage Assessment. This work culminated in the preparation of a Background Report followed by the first and second draft of the Secondary Plan document.

As noted, the consultants also engaged the public, major property owners in the area and review agencies during the research stage, background report preparation and the draft secondary plan development stage. A number of concerns were raised by the review agencies regarding the requirements for buffers to the natural heritage features, species at risk and location of the proposed stormwater management facility within the Secondary Plan Area.

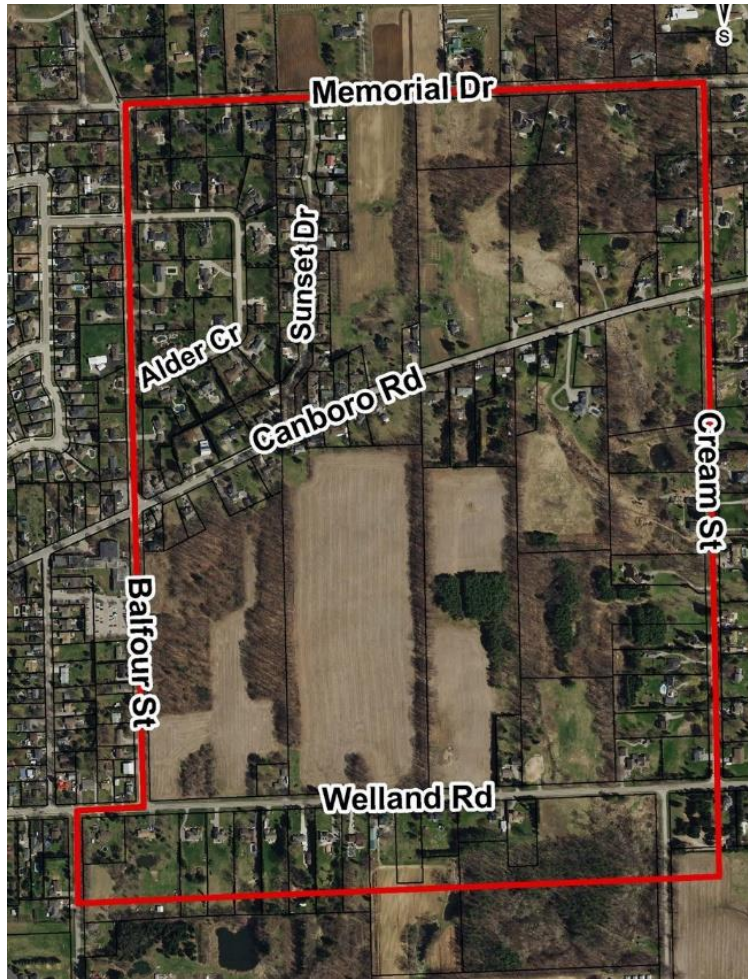
Since the completion of Phase 3, the Region of Niagara and Niagara Peninsula Conservation Authority (NPCA) required further Environmental Impact Study analysis to undertaken regarding the natural heritage feature protection requirements and geotechnical and hydrological assessments as well. This additional work has been identified as Phase 4 and the developers came together and indicated that they would undertake this additional study and analysis at their cost in order to expedite the work as there was not enough budget money remaining in the project budget for the Town to complete the work. The developers also felt that by undertaking this work, it

would save time and reduce the studies required when it came time for them to submit development applications.

This work resulted in an additional 4 season assessment of the natural heritage features and report, a geotechnical investigation in the location of the proposed stormwater management facility, hydrogeological assessment, a scoped infiltration assessment, stormwater management plan and a revised land use structure plan. This work was undertaken in 2020 and in the summer of 2021 was sent to the Town, Region and the NPCA and reviewed by the review agencies. The review agencies required further work, which resulted in an additional 2 season assessment to verify information followed by a further technical memo that was provided to the review agencies in June 2022. A number of meetings and discussions occurred during this timeframe with the technical agencies resulting in concurrence with recommendations and findings of this additional work and leading to refinement of the land use plan and policies that all agencies have indicated they can support.

Location:

The East Fenwick Secondary Plan is located within the Urban Boundary of Fenwick. It is noted that these lands have been in the urban area boundary of Fenwick since the 1980s and the long-term intent has been that they be developed for urban use. The area is generally bounded by Balfour Street to the west, Welland Road to the south, Cream Street to the east and Memorial Drive to the North and is depicted in the aerial image below:



Project Description and Purpose:

The East Fenwick Secondary Plan is a statutory document that will guide future development in the East Fenwick area. The Secondary Plan balances protection of the natural heritage system with support for the residential growth of Fenwick. It will compliment Fenwick’s village character while establishing a pedestrian and cyclist friendly, compact, and sustainable community. The draft East Fenwick Secondary Plan, Land Use Plan and Schedules are attached as Appendix “A” to this report.

Policy Review:

Planning Act

Section 22 of the *Planning Act* enables Council to consider and pass secondary plans, prepared as an amendment to the Town’s Official Plan.

Secondary Plans include a land use plan with implementing policies that provide more detailed guidelines for the area it covers such as public spaces, parks and urban design. The policies inform zoning regulation that will be used to regulate development when it occurs.

Secondary Plans must be consistent with the Provincial Policy Statement (PPS), Provincial Plans, and the upper tier Niagara Region Official Plan.

The proposed Secondary Plan for East Fenwick is in keeping with the legislative requirements of the *Planning Act*.

Provincial Policy Statement

It is required that municipal decisions are consistent with the policies of the Provincial Policy Statement (PPS). The PPS provides policy direction from the province on land use planning and development to promote strong, healthy communities, wise use of management and resources, and the protection of public health and safety.

The PPS recognizes Secondary Plans as an important tool for implementing the PPS and planning authorities are required to develop and maintain Secondary Plans which are consistent with the PPS policy framework.

The proposed Secondary Plan for East Fenwick is in keeping with the appropriate policies of the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

It is required that municipal decisions affecting planning matters should be consistent with the principles and policies of the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The East Fenwick Secondary Plan area is located within the Greenfield Overlay in the Growth Plan. Lands which are identified in the Greenfield Overlay are generally underdeveloped urban land located outside the built boundary, but within the urban boundary. These areas are required by the Province to achieve future population densities of at least 50 persons or jobs per hectare. Permitted uses and regulations for development are to conform to the Growth Plan.

The proposed Secondary Plan for East Fenwick is in keeping with the appropriate policies of the Growth Plan.

Greenbelt Plan (2017)

The intent of the Province's Greenbelt Plan is to protect against the loss and fragmentation of agricultural land uses, protect natural heritage and water resources and support agriculture as the predominant land uses outside of Settlement Areas. The East Fenwick Secondary Plan area is within the Town/Villages Settlement Area boundary of Fenwick as identified in the Greenbelt Plan.

The Settlement Areas policies of the Greenbelt Plan provide for the support for a strong rural economy by allowing for social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the settlement areas, sustain the character of the countryside and rural communities, support the achievement of complete communities and serve as centres for the development of community hubs where compatible services can be co-located.

The proposed Secondary Plan for East Fenwick is in keeping with the appropriate policies of the Greenbelt Plan.

Niagara Escarpment Plan (2017)

The East Fenwick Secondary Plan is not located within the Niagara Escarpment Plan area and therefore is not subject to its policies.

Region of Niagara Official Plan (2022)

It is required that the municipality ensure that municipal decisions conform to the Regional Official Plan (ROP). Policies in the ROP focus on managing growth and providing appropriate density and intensification targets for new growth, growth of the economy, protecting the environment and agricultural lands, providing infrastructure, and guidance for the development of lower tier municipal Official Plans.

The Region of Niagara Official Plan designates the lands within the East Fenwick Secondary Plan as Delineated Built-Up Area and Designated Greenfield Areas. The lands identified in the Secondary Plan Area are located within the Urban Area Boundary, but outside of the built-up area. These lands have been designated in the Regional Official Plan for development and are required to accommodate forecasted growth to the horizon of the Regional Official Plan. Because the East Fenwick Secondary Plan was initiated in 2017 prior to the adoption and approval of the new Region of Niagara Official Plan the transition policies of the new Official Plan apply.

The Secondary Plan for East Fenwick is in keeping with the appropriate policies of the Region of Niagara Official Plan.

Town of Pelham Official Plan (2014)

The Town's Official Plan outlines the goals and objectives for the community and identifies land use policies to help guide and direct growth and development over the next 20 years.

Section B1.1.10: Fenwick outlines the specific requirement for the preparation of a Secondary Plan in this area noting that no further lot creation for residential use shall be permitted in Fenwick outside of the built boundary until a Secondary Plan is approved. Section B.1.1.10 also outlines specific issues which are to be addressed through the Secondary Plan process including, but not limited to:

- Conformity with Provincial and Regional Plans;
- Stormwater management;
- Hydrological and hydrogeological assessment and consideration to support development;
- Servicing options;
- Identification of important natural heritage features and protection measures;
- Mix, density and phasing of development;
- Housing affordability;
- Transportation – integration with existing roads and assessment of pedestrian and active transportation connections; and
- Urban design guidelines

The East Fenwick Secondary Plan area is designated Urban Living/Built Boundary which permits the full range of urban housing types and local serving community uses to be serviced by municipal services. The majority of the area is also located within the Greenfield Overlay and subject to Section B.1.1.1.0.3 which states that the minimum housing density should be 20 units per hectare in order to achieve Provincial and Regional population density requirements, and the net density for ground-oriented housing on vacant or under-developed lands should be between 8 and 15 units per hectare.

A portion of the East Fenwick Secondary Plan area is designated as Environmental Protection Three (EP3), which represents key natural heritage features and key hydrological features including provincially significant wetlands and significant woodlands. The Niagara Peninsula Conservation Authority regulates watercourses and wetlands included in the EP3 designation. In addition, the Secondary Plan area is located within an area identified as having a highly vulnerable aquifer. Finally, Canboro Road is designated as an arterial road and Welland Road is designated as a Collector Road.

The proposed Secondary Plan for East Fenwick is in keeping with the appropriate policies of the current Town Official Plan.

Town of Pelham Zoning By-law (2022)

The Town's Zoning By-law identifies the bulk of the existing 'non-developed' lands within the East Fenwick Secondary Plan area as "Residential

Development (RD)". The RD zone is essentially a place marker that permits existing residential uses and existing uses established prior to the passing of the Zoning By-law but the Zoning is intended to be refined further through the Zoning Amendment process/Draft Plan of Subdivision as development applications are received by the Town.

Primarily the lands with existing residential uses within the area are zoned Residential One (R1), which permits:

- Single detached dwelling;
- Semi-detached dwelling;
- Bed and breakfast establishment;
- Second dwelling units;
- Home occupation; and
- Uses, buildings and structures accessory to the foregoing uses.

A few individual lots are zoned Residential 3 (R3), Residential Multiple 1 (RM1) and Residential Multiple 3 (RM3) zone. The natural heritage features in the area are zoned Environment Protection One (EP1) which permits:

- Conservation uses and flood control;
- Existing uses;
- Linear infrastructure;
- Passive recreational trails and facilities; and
- Wildlife management uses.

The temporary stormwater management facility on Welland Road is zoned Open Space (OS) Zone.

It is anticipated that once the East Fenwick Secondary Plan is approved, the Zoning By-law in this area will be updated at the time of development applications to reflect the designations and policies of the Secondary Plan and individual development plans.

Submitted Reports:

In addition to the draft East Fenwick Secondary Plan policies and Land Use Schedules, a number of additional reports and plans were prepared in support of the Plan including:

- Demonstration Plan and Active Transportation Plan;
- Urban Design Guidelines;
- Natural Heritage System Mapping;
- Cultural Heritage Resource Assessment;
- Municipal Servicing - Existing Conditions Report;
- Transportation Assessment - Existing Conditions Report;
- Environmental Impact Study and Addendums; and
- Hydrogeological Assessment

Agency Comments:

Staff have circulated the final Draft East Fenwick Secondary Plan policies to all required agencies and reviewed the document internally. As of the date of writing of this report the following comments have been received and are included as Appendix B to this Report:

Bell Canada

No specific concerns or comments but note that future development applications should be circulated to Bell as early as possible in the process to ensure sufficient notice and time to comment on planning applications.

Region of Niagara

Regional Staff have reviewed the final (draft) East Fenwick Secondary Plan including the policies, schedules and appendices with consideration for the Niagara Official Plan (NOP), specifically in accordance with policy 3.1.30.4.3 regarding in-process secondary plans as well as applicable transitional provisions of the NOP.

Regional Staff noted that the Region has been involved with this project since its inception, providing input into the terms of reference, background studies and various iterations of the draft policy set and schedules over the course of the Secondary Plan development. Regional Staff have recommended some very minor changes to various sections of the Secondary Plan which are outlined in the attached comments (Appendix B) and have been taken into consideration and the suggested changes have been incorporated in the final version of the Secondary Plan that is before Council.

The Niagara Transit Commission was also circulated as part of the overall Regional circulation and noted that the Town is current served by on-demand transit without the need for transit stops. Depending on when the project area is developed, they type of transit servicing may be different than what is current contemplated in the Secondary Plan. Any future changes to transit service would require collaboration between the Town and the Region and changes in services and any costs associated would be discussed between the NTC and the Town prior to seeking budget approval.

Finally, Regional Staff have noted that the Secondary Plan conforms to Provincial and Regional policy and as such, the Official Plan Amendment for the East Fenwick Secondary Plan is exempt from Regional approval in accordance with NOP policy 7.4.1.6.

Niagara Peninsula Conservation Authority

NPCA staff have reviewed the draft East Fenwick Secondary Plan and associated Schedules. NPCA staff are satisfied that any outstanding concerns have been appropriately addressed and have no objection to the draft policies and Schedules.

Public Comments:

An open house was hosted on November 30th, 2023, from 3:00 pm to 6:00 pm at Fenwick Fire Station 2 to update the public on the Secondary Plan work. Town, Region of Niagara, and Niagara Peninsula Conservation Authority Staff as well as members of the consulting team and representatives of the developer group for lands located south of Canboro Road were in attendance to provide information and answer questions from the public.

Approximately 50 residents attended the Open House and the following key points were raised:

Housing Typology, Mix and Affordability

Generally the public was receptive to the fact that a housing mix is being proposed as it was noted there is a need for alternative forms of housing (outside of traditional single detached dwellings). Comments received included:

- Appreciate the thoughtful mix of housing types;
- Noted a need for housing for people at all stages of life;
- Some concern over the potential for mid-density building types, but pleased with the concept of lower density housing around the perimeter and higher density development in the centre;
- Desire to have high quality construction;
- Questions around the impact the Plan will have on property values;
- Consideration for commercial uses;
- Impact on the local school; and
- Timing of development

Infrastructure

Overall, residents continue to be concerned with ensuring sound engineering solutions to stormwater management are used in the development of the study lands. While they were pleased to see the pedestrian network proposed, they had specific comments and questions with:

- How stormwater will be managed;
- Flooding, potential flooding and managing current flooding issues;
- Potential failure of the stormwater ponds;

- The cost of new infrastructure and cost to connect to new services when they become available; and
- General drainage and infrastructure.

Additionally, residents inquired about:

- Low impact development standards;
- Welland/Canboro Road upgrades; and
- Sustainable energy conservation features (i.e., solar panels for street lighting).

Greenlands

The conservation and management of natural features has been an important focus of the community, comments on the Greenlands System included:

- Pleased to see the greenlands system being protected;
- Questioned how existing wildlife that use the area during migration will be managed and/or mitigated;
- Request that the environmental corridor be wider (50 metres), please to see a link between protected areas; and
- Inquiry into expropriation of private properties or other means to enhance access to environmental areas and potential amenities.

A full summary of the open house and comments received is attached as Appendix "C" to this report.

Staff have received comments from five members of the public, which are included as Appendix "D" to this report and summarized below:

Pelham Advocates for Trees and Habitat (PATH)

- Pleased with the amount of green on the Secondary Plan schedule;
- Pleased that the Plan proposes to maintain the existing forest on the west side of the project area, would like to see this designated as "Significant Woodlands" and demarcated as such on the Plan;
- Supportive of the trail system and proposed bicycle network;
- Note that the road design for Canboro proposed within the Plan project area should be incorporated along the remainder of Canboro Road leading into Downtown Fenwick;
- Supportive of the use of Low Impact Development (LID) practices being incorporated into the development;
- Request that there should be two reasonably sized trees planted within the development for each unit created;
- Concerns with the proposed density targets outlined in the Plan and further PATH proposes density ratios between 20 to 50 units per hectare to achieve the Town's required population targets; and

- Concerns with climate change and how the Plan will address greenhouse gas emissions through development standards and request that feasibility studies be conducted to properly analyze the costs-benefits of installing alternate heating/cooling systems in this development.

Kim Allan, 1105 Balfour Street

- Concerned with a potential increase in traffic along Balfour Street – there are currently problems with the speed of vehicles on the street and also vehicle parking along Balfour Street which makes it difficult to pull out of driveways safely; and
- Concerns about additional flooding and water runoff from any new development.

Amy Clarke (Lagrou)

- Concerned about the density proposed and impacts on the quiet country feel of Fenwick; and
- Proposed Secondary plan does not represent anything close to balance nor protects any aspect of natural heritage and small village character.

R. & J. Smith, 1094 Balfour Street

- Are in opposition to the proposed East Fenwick Secondary Plan
- Concerned about strain on infrastructure, traffic density, strain on Fire Department, potential for increased crime, impact on natural habitat for wildlife, impact on local wells;
- Concerned about high water table and potential for flooding from development;
- Questioned who will pay for road improvements;
- Questioned why develop more lands when there are vacant lots on Balfour Street and Oak Haven has not developed;
- Concerned new residents will demand city amenities; and
- Disagrees that the Plan Area will enhance the village of Fenwick.

Mike and Tonia Orlando, 690A Canboro Road

- Questioned how the plan will protect the natural green space in the area, the village character and how will it establish pedestrian and cycling routes; and
- Questioned how the Region/Town will be addressing infrastructure for road, water and sewers.

Andrew Reynolds

- In support of improving infrastructure (road quality, addition of sidewalks etc); and

- Concerns with the proposed density and that more housing will lead to issues with traffic, maintenance costs, increased property taxes and take away from the rural atmosphere of the area.

Sherry Rusin

- Concerns with drainage in the area and how increased development will impact drainage and wetlands on the surrounding agricultural uses; and
- Concerns with flooding in the area.

Anthony Annunziata

- Unsupportive of the higher intensification areas proposed on the southwest corner of Cream Street and Canboro Road – that intensification is not consistent with the profile of the existing homes in that area; and
- Intensification in this area is in conflict with the heritage study provided and the proximity to environmental protected area and watershed area.

Bert and Cynthia Nauta

- Major concerns with surface water runoff and possible flooding due to the increase in the number of homes in the plan area;
- Concerned with the potential strain new development could have on existing septic systems in the area;
- Concerns with the financial impacts of sewer and water installations on Welland Road that may be billed to existing homeowners on Welland Road; and
- Generally not in favour of this development plan.

Statutory Public Meeting - February 14, 2024

The Town hosted the Statutory Public Meeting before Council on February 14, 2024. Notice of the Statutory Public Meeting was posted to the Town's website and social media platforms, the project page at Engaging Pelham and digitally at pelhamtoday.ca.

Additionally, a copy of the notice was mailed out to all residents within the subject area and also within 120 metres of the subject area. A copy of the notice was also emailed out to all interested stakeholders who had provided contact information at the public open house, online through Engaging Pelham and/or through direct contact with Staff.

There were approximately 30 members of the public at the Statutory Public Meeting. 12 members of the public provided verbal comments and 1 member of the public who provided comments via an email to the Clerks Department during the meeting. Members of Council also provided feedback and comments at the meeting. The comments are summarized below and

the public meeting minutes are attached as Appendix E to this Report. Staff will address the comments further in the "Staff Comments" section of this Report.

Public Comments

Graham Pett (Representing PATH)

- Expressed satisfaction and gratitude for the green space provided, the protected woodlands, and the green corridor;
- Requested the preserved woodland be provided an environmental designation and that all new residential units be required to plant two mature trees;
- Indicated support for the integration of low-impact development, the minimization or elimination of stormwater management ponds, and the consideration of geothermal systems from fossil fuel; and
- Noted that continuing to build large homes is not sustainable for the growing population and requested that the consultant consider a higher density than 8-15 units per hectare.

John Klassen

- Requested consideration be given to the changing demographic in Fenwick, soil conditions, the water table, and the capacity for future electrical requirements;
- Expressed concern for existing wildlife and noted that that preferred housing type is a personal decision and should not be dictated depending on one's living arrangement; and
- Expressed a desire to maintain the environment that has existed for 40 years.

Herb Sawatzky (Representing 50by30 Niagara)

- Generally happy with the secondary plan policies; and
- Requested the exploration of fossil-fuel-free energy (i.e. Geothermal heating and cooling) for the homes in East Fenwick, along with Green Energy Standards for the Town overall.

Rob Frizzell

- Noted he is a professional hydrogeologist and indicated the current studies fall short of being able to characterize the existing natural heritage system in the area, as well as the function of the wetlands;
- Discussed the importance of studying groundwater and identified the possibility of groundwater discharge; and
- Suggested that further studies and long-term monitoring could be beneficial.

Lynn Shatford

- Inquired as to what plans are in place to ensure the current groundwater flow issue is not exacerbated through development;
- Expressed concern about potentially being required to connect to municipal services and who will bear the cost; and
- Supported the idea of mixed housing options to ensure future generations can remain in Fenwick.

Jim Jeffs

- expressed concern with the stormwater management system and exacerbated flooding resulting in tree loss.

Tim Casson

- Asked what stage the Town is at with the process and approximately when to expect shovels in the ground.

William Heikoop (Upper Canada Consultants)

- Stated he was appearing on behalf of several clients; and
- Noted the plan provides a well-balanced hierarchy, respecting the existing community while adhering to overall Official Plan policies.

Richard Turenne

- Concerns with development and the impact on his existing well; and
- Inquired about the requirement to connect to municipal services as they become available;

Katlyn Zwierschke

- Expressed concerns about the cost associated with connecting to municipal services as well as hydro capacity; and
- Noted that the local public school (Wellington Heights) is already at capacity, questioned whether the school boards were notified of the secondary plan and expressed concerns regarding the use of portables at the school.

Lauren Arnold

- Expressed concerns with the capacity of the existing school to handle new residents/children; and
- Indicated appreciation for the green space and expressed interest in learning more about the environmental corridor.

Sherry Rusin

- Expressed concern for drainage and its impact on the farming community and suggested a natural water feature be introduced to mitigate drainage issues.

Jazmin Kikkerk (Email)

- Asked about the future lift station (proposed pumping station for water/wastewater) and how that will impact the surrounding land, water and wetland systems;
- Inquired about the proposed trail system and how the land for this will be acquired; and
- Inquired about how the proposed road upgrades along Canboro would be managed as there is a limited amount of room currently available, and how would additional land be acquired if necessary.

Council Comments

- Inquired as to a method to consolidate the hydrological studies into one report and asked if the drawings were conceptual in nature;
- Suggested a further delineation of property boundaries would assist property owners in identifying their individual properties;
- Inquired as to how lands for public use would be acquired;
- Noted a lack of commercial uses proposed and asked if the commercial downtown area of Fenwick would be adequate to support this growth;
- Noted concerns with electric infrastructure, power outages, quality of power and phase imbalance and the possible impact development of this area could have on an already taxed system;
- Questioned if residents would be required to connect to municipal services when available or be grandfathered in;
- Identified that stormwater management is a core issue and assured residents that all concerns have been heard; and
- Stated that Fenwick will grow and not remain the hamlet it once was. Through this project, the best interests of the community will be sought, and the document will act as a guide for future decisions.

Staff Comments:

The East Fenwick Secondary Plan (Official Plan Amendment No. 21) attached has been prepared in accordance with Provincial, Regional and Local Town policy documents. The following outlines the key components of the Plan:

Neighbourhood Overview

The proposed neighbourhood structure presents a balanced approach to developing East Fenwick, promoting sustainable development aligned with Provincial and Regional policy, while respecting the village character of the surrounding community. The Plan focuses on creating a walkable, livable neighbourhood and supports a 2.5-to-5-minute walking distance from parkland and recreational amenities. The Plan also reflects an ecologically sensitive approach to future development, identifying and respecting the natural environment that currently exists. While the majority of the lands are currently improved agricultural areas that will be subject to future

development, the woodlots and hedgerows will be maintained and integrated into the community as it grows. The neighbourhood overview is outlined below in Figure 1.

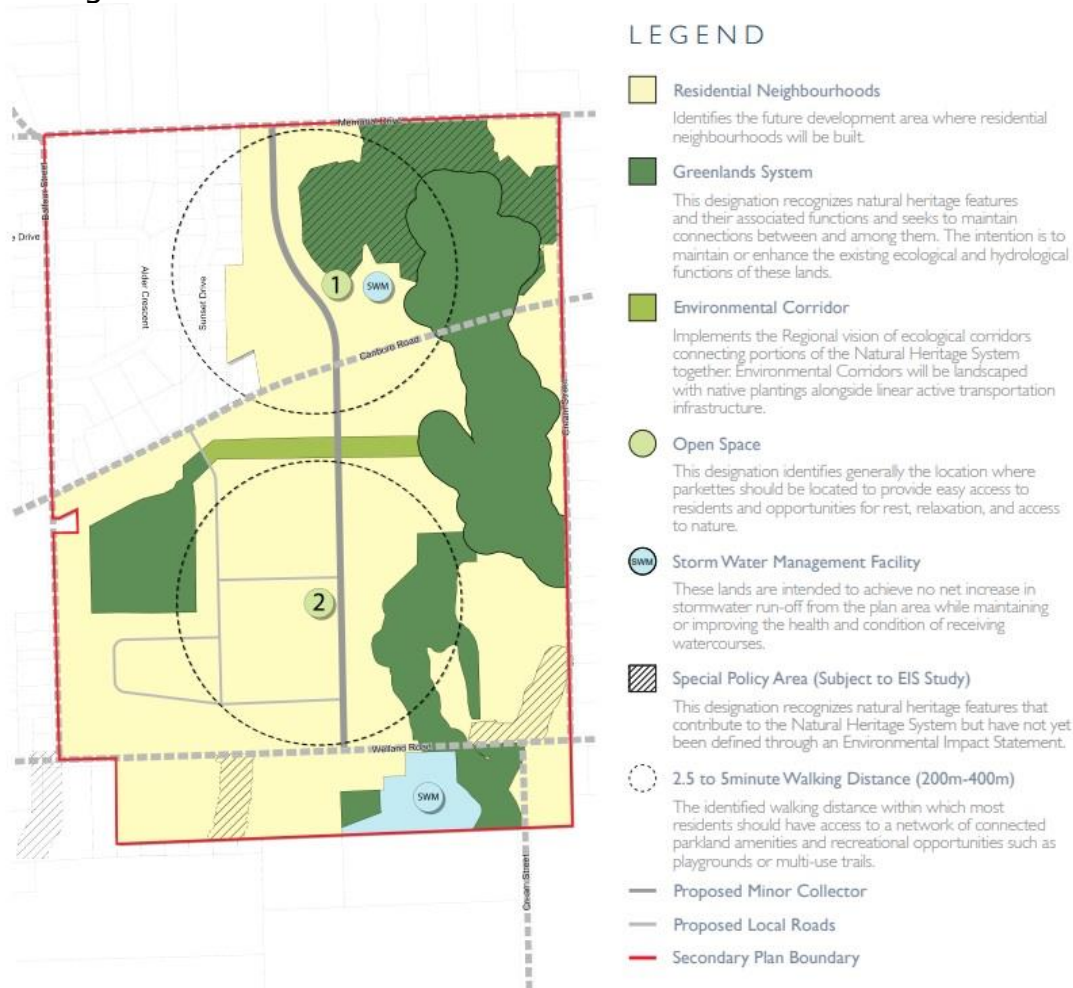


Figure 1

Greenlands System

The Greenlands System is made up of several components that all serve specific functions. Collectively achieve an integrated network of environmental corridors, stormwater facilities, parks and recreation spaces that provide a high quality of life and natural setting for residents. It is the intent of the Greenlands System to:

- Conserve and protect the natural heritage system as an integral part of the community;
- Provide clear and unobstructed visual and physical links to and through the natural features;
- Ensure a connected Greenland System is implemented and comprised of the existing natural features, stormwater management facilities, streets, trails and public parkettes;

- Encourage active transportation through a network of connected park amenities with multi-use trails within walking distance to the majority of surrounding neighbourhood residents;
- Encourage the integration and connectivity of existing natural features through the implementation of new linkages; and
- Encourage the conservation and integration of existing hedgerow and woodland features into the overall design and development.

The proposed Greenlands System is outlined below in Figure 2.

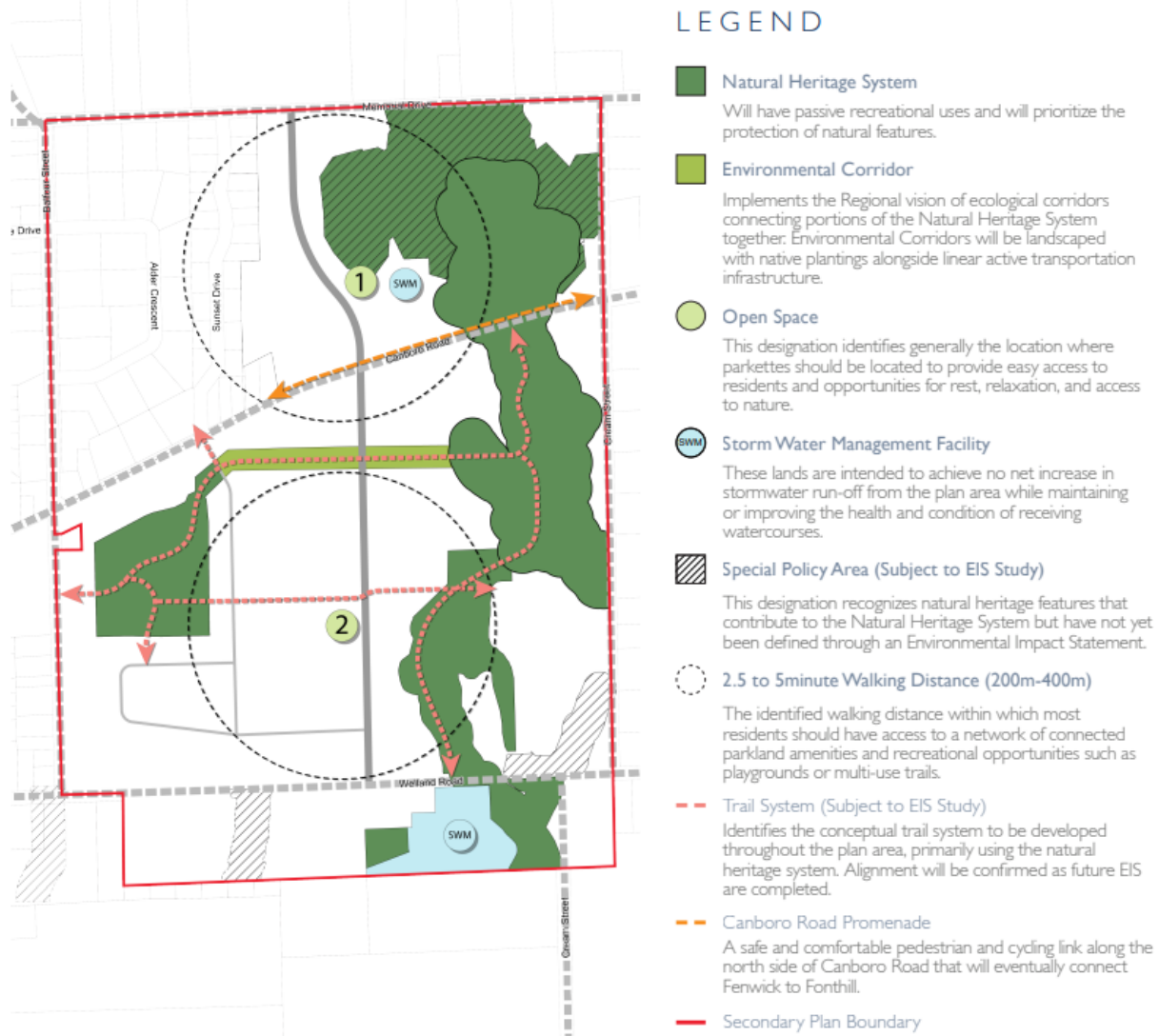


Figure 2

Transportation Network

The Transportation Network is made up of existing and future roads that all serve specific functions. Collectively, they achieve an integrated pedestrian, cycling and vehicular network of local, collector and arterial roads that provides a high quality of streetscape complete with sidewalks, on and off-road cycling routes and access to trail connections. The proposed

Transportation Network takes a comprehensive look at how people will walk, wheel and drive around Fenwick in the future. As future developments are proposed, additional transportation impact studies will be required to ensure the network continues to function at acceptable levels.

The proposed Transportation Network is outlined below in Figure 3.



Figure 3

Land Use

The land use structure outlines a comprehensive approach for understanding the future land uses of the Secondary Plan area. By considering the area from a holistic standpoint, it is possible to outline a vision for East Fenwick that is fully integrated not just internally but also to the rest of the community and the Town of Pelham. The core land use principles used to guide preparation of this Plan include:

- Promoting the development of complete communities through an appropriate housing mix;
- Encouraging a development pattern that contributes to Fenwick’s village character;
- Offering a range of open space amenities;
- Conserving, protecting, and integrating existing natural features;
- Developing a continuous and connected open space and trails system that links the local neighbourhood to the broader town and encourages active transportation;
- Providing green spaces within a 5-minute walk for all residents within the area; and
- Integrating stormwater management facilities with accessible parklands to enhance the sustainability of the community as well as create blue networks where possible.

The proposed Land Use schedule is outlined below in Figure 4.

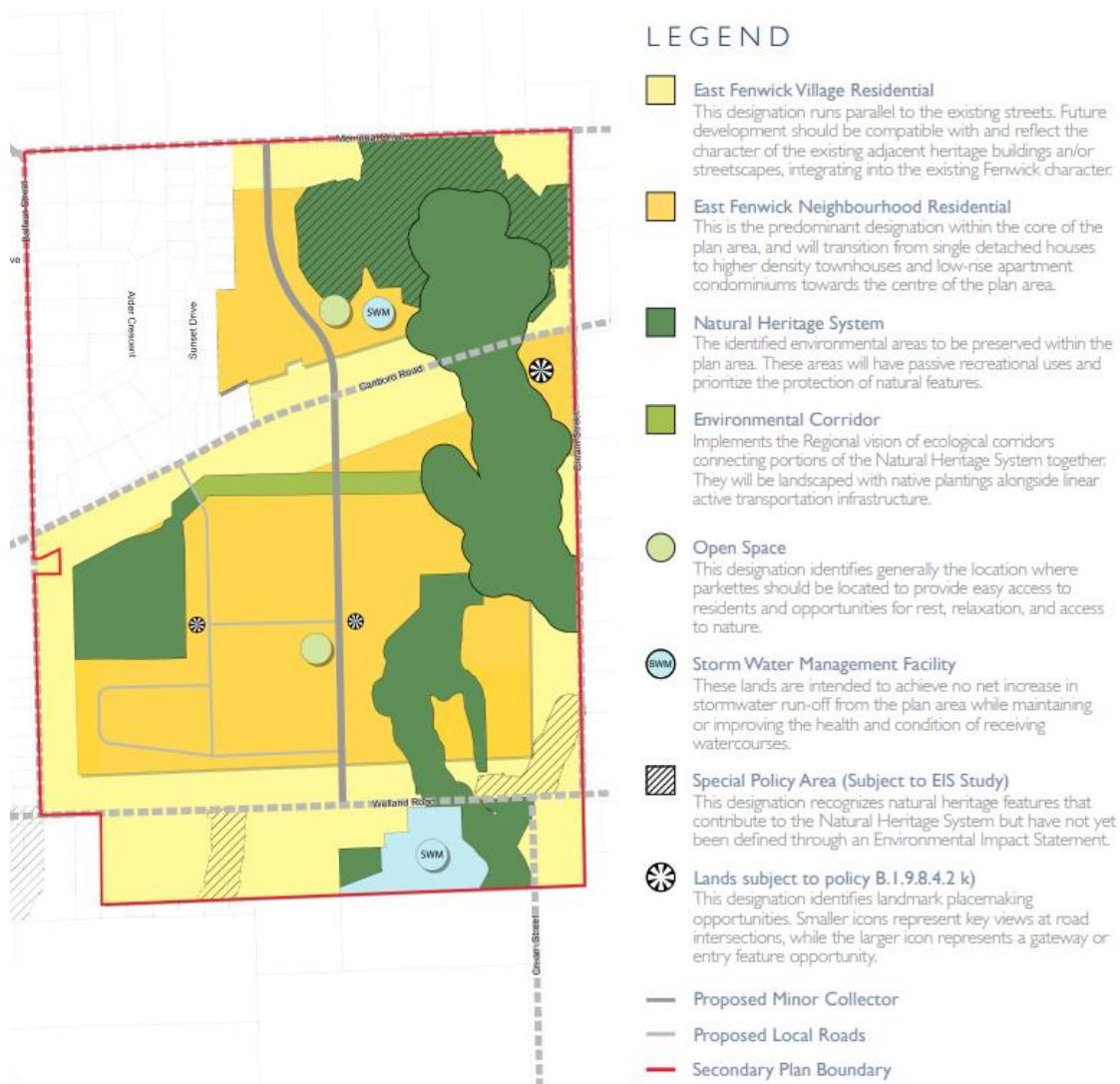


Figure 4

Servicing

As detailed in the servicing study that was completed in conjunction with the draft East Fenwick Secondary Plan, the water and wastewater capacity is able to support the proposed fully developed state of the Plan area. A future sanitary lift station will be required generally around the south-west corner of Canboro Road and Cream Street to help support complete development of the entire Plan area, as well as provide additional capacity to the entire hamlet.

As each phase of development is proposed, additional studies and confirmation of servicing capacity will be required to ensure new development can still be serviced. Additionally, a small portion of the northwest corner between Cream Street and Welland Road in addition to lands north of Canboro Road will require further stormwater management studies in the future. Should these areas seek to redevelop comprehensively, an engineered solution to stormwater flows across these areas is required to mitigate any potential impacts.

Staff Response to Comments and Concerns

Generally, the comments/concerns received by Staff from the public and Council throughout this process have been with regards to:

Housing Typology/Land Use

- Ensuring a thoughtful mix of housing types and a need for housing for people at all stages of life;
- Proposed density and impact on current neighbourhood;
- High quality construction, with a focus on development that has a low impact on the environment and takes into account climate change;
- Impacts on the local school;
- Lack of commercial land use within the Plan; and
- Timing of development

The East Fenwick Secondary Plan is intended to be a long-range guidance document for the overall growth and development of the area bounded approximately by Memorial Drive, Balfour Street, Welland Road and Cream Street.

The Plan proposes a range of low, medium and high density housing types, with the lower density proposed on the other edges of the plan area and the higher density focused in the middle. Urban design standards have been developed as part of this Plan which will ensure a high quality of building design that incorporates sustainable design standards and Low Impact Development standards. It is important to note that the Secondary Plan provides the framework by which new development may be allowed to

proceed in the future and identifies what those future land uses should be, study and information requirements to support development applications, appropriate infrastructure requirements and where open and greenspaces should be located and what areas are to be protected.

The local school boards were notified by the Town as per the standard circulation requirements and that they will be circulated on all future development applications in the secondary plan area. Each school board is responsible to monitor growth, development and population change in communities across Niagara to understand the impacts on their facilities and to determine when and where future expansions are required to their facilities.

The Town did consider commercial uses within the Secondary Plan area, but through the community workshop and consultation process, the public expressed that the core area of Fenwick should remain as the commercial focus for Fenwick and new residential development can help to support and maintain the commercial vitality of downtown Fenwick.

In terms of timing on development, this is really dependant on when the Town receives and development application (i.e., Plan of Subdivision). Staff are of the opinion that it could be approximately 3 years for infrastructure to begin to go in and likely 4-5 years before house construction commences, but this in turn is heavily dependant on individual development applications, budgeting and other factors. Approval of the Secondary Plan is the first step and is required prior to the Town being in a position to receive development applications.

Infrastructure Matters

- Road upgrades to existing road network;
- Future road/path networks;
- Increased demand for energy;
- Drainage and flood control; and
- Cost and requirement to upgrade to municipal services.

Approval of the Secondary Plan does not automatically commit Council or the Town to move forward with any proposed upgrades to municipal services or facilities at this time. Council will have to budget and approve any improvements to the existing road network and extension of municipal services within the Secondary Plan area as part of future capital budget approval processes. In addition, Council is the approval authority for draft plans of subdivisions and can impose conditions of development approval related to infrastructure requirements to service future developments on development proponents.

It is important to note that the land use plans contained within the Secondary Plan are conceptual and provide the framework on which future

development applications will be reviewed and assessed. Adjustments to the demonstration plans can occur through development applications based on detailed analysis of individual applications. While expropriation can be a tool utilized by the Town to expand road or trail networks, generally it is used as a last resort and the Town would prefer to acquire lands through the development process and negotiations with developers and willing landowners.

A Transportation Assessment was done as part of the secondary plan process. This assessment looked at current conditions and set a baseline for future study. Development applications will be required to submit traffic studies and plans that would identify any potential traffic concerns and provide mitigation measures to ensure that new development does not negatively impact the traffic flow in the area.

With respect to the increased demand for electrical power, Staff note that the power issues related to the Fenwick area are known to Hydro One and there have been some recent upgrades in the area which has alleviated some of the concerns. Further, Hydro One was circulated the draft Secondary Plan as part of the agency consultation process and accordingly are aware of the growth planned for this area. Also, Hydro One is circulated development applications and as part of the development approval process they identify the requirements and conditions required to service new areas at that time. Again, the approval of the Secondary Plan is the first step in the process.

In terms of drainage and flood control, it should be noted that through the secondary plan process studies were undertaken to assess the current hydrogeological and geotechnical conditions which will be information used to establish parameters for additional study requirements and requirements for the design of future stormwater management facilities. Proponents of future development applications would be required to submit further studies, as determined by the Town and technical agencies through the application process that would need to address how new development will manage drainage and stormwater management.

Finally, existing Town Official Plan policies currently require that properties in the urban area are to be connected to municipal services. As municipal services are extended to the East Fenwick area, existing residents will be given the opportunity to connect to the municipal services. However, the timing on when this would occur would be a decision for Council to consider in the future.

Conclusion:

Overall, the East Fenwick Secondary Plan will provide the policy guidance for the orderly development of these urban lands that have been intended and

designated for urban land use since 1982 with the understanding of how the lands will be serviced and what areas are required to be protected. The plan will allow for the orderly growth of the lands within this area of Fenwick, balancing the need for higher density housing opportunities with appropriate design standards, climate resiliency and the preservation of natural heritage features.

As noted earlier in this report, the East Fenwick Secondary Plan (OPA 21) is consistent with and conforms to Provincial and Regional policies. It is therefore exempt from Regional approval in accordance with Niagara Official Plan Policy 7.4.1.6.

Alternatives:

Council can choose to approve the East Fenwick Secondary Plan with modifications.

Attachments:

Appendix A – Official Plan Amendment No. 21: East Fenwick Secondary Plan
Appendix B – Agency Comments
Appendix C – Public Open House Summary
Appendix D – Public Comments
Appendix E – Public Meeting Minutes, February 14, 2024

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