



# **FOREST PARK**

## **TOWN OF PELHAM**

**ZONING BY-LAW AMENDMENT**

**Nicholas Godfrey, MCIP, RPP**  
**Senior Planner**  
**Upper Canada Consultants**



**UPPER CANADA  
CONSULTANTS**  
*ENGINEERS / PLANNERS*

# History of Forest Park

THE CORPORATION OF THE  
TOWN OF PELHAM



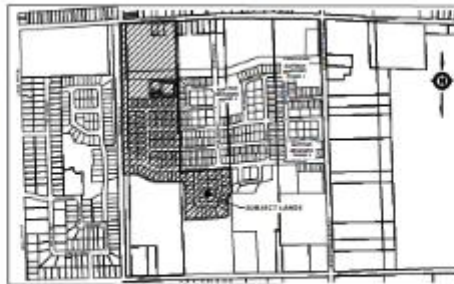
## FOREST PARK

JUNE 2023

MARVIN JUNKIN  
MAYOR

JASON MARR, P. ENG.  
DIRECTOR OF PUBLIC WORKS

STERLING REALTY  
(NIAGARA) INC.  
PROPERTY DEVELOPER



LOCATION PLAN (NTS)

UCC PROJECT #1995

DRAWING INDEX	
GENERAL NOTES	0100
PROPOSED DEVELOPMENT	0200
EXISTING DEVELOPMENT	0300
PROPOSED ROADWAY	0400
EXISTING ROADWAY	0500
PROPOSED UTILITIES	0600
EXISTING UTILITIES	0700
PROPOSED LANDSCAPE	0800
EXISTING LANDSCAPE	0900
PROPOSED SITEWORK	1000
EXISTING SITEWORK	1100
PROPOSED SITEWORK	1200
EXISTING SITEWORK	1300
PROPOSED SITEWORK	1400
EXISTING SITEWORK	1500
PROPOSED SITEWORK	1600
EXISTING SITEWORK	1700
PROPOSED SITEWORK	1800
EXISTING SITEWORK	1900
PROPOSED SITEWORK	2000
EXISTING SITEWORK	2100
PROPOSED SITEWORK	2200
EXISTING SITEWORK	2300
PROPOSED SITEWORK	2400
EXISTING SITEWORK	2500
PROPOSED SITEWORK	2600
EXISTING SITEWORK	2700
PROPOSED SITEWORK	2800
EXISTING SITEWORK	2900
PROPOSED SITEWORK	3000
EXISTING SITEWORK	3100
PROPOSED SITEWORK	3200
EXISTING SITEWORK	3300
PROPOSED SITEWORK	3400
EXISTING SITEWORK	3500
PROPOSED SITEWORK	3600
EXISTING SITEWORK	3700
PROPOSED SITEWORK	3800
EXISTING SITEWORK	3900
PROPOSED SITEWORK	4000
EXISTING SITEWORK	4100
PROPOSED SITEWORK	4200
EXISTING SITEWORK	4300
PROPOSED SITEWORK	4400
EXISTING SITEWORK	4500
PROPOSED SITEWORK	4600
EXISTING SITEWORK	4700
PROPOSED SITEWORK	4800
EXISTING SITEWORK	4900
PROPOSED SITEWORK	5000
EXISTING SITEWORK	5100
PROPOSED SITEWORK	5200
EXISTING SITEWORK	5300
PROPOSED SITEWORK	5400
EXISTING SITEWORK	5500
PROPOSED SITEWORK	5600
EXISTING SITEWORK	5700
PROPOSED SITEWORK	5800
EXISTING SITEWORK	5900
PROPOSED SITEWORK	6000
EXISTING SITEWORK	6100
PROPOSED SITEWORK	6200
EXISTING SITEWORK	6300
PROPOSED SITEWORK	6400
EXISTING SITEWORK	6500
PROPOSED SITEWORK	6600
EXISTING SITEWORK	6700
PROPOSED SITEWORK	6800
EXISTING SITEWORK	6900
PROPOSED SITEWORK	7000
EXISTING SITEWORK	7100
PROPOSED SITEWORK	7200
EXISTING SITEWORK	7300
PROPOSED SITEWORK	7400
EXISTING SITEWORK	7500
PROPOSED SITEWORK	7600
EXISTING SITEWORK	7700
PROPOSED SITEWORK	7800
EXISTING SITEWORK	7900
PROPOSED SITEWORK	8000
EXISTING SITEWORK	8100
PROPOSED SITEWORK	8200
EXISTING SITEWORK	8300
PROPOSED SITEWORK	8400
EXISTING SITEWORK	8500
PROPOSED SITEWORK	8600
EXISTING SITEWORK	8700
PROPOSED SITEWORK	8800
EXISTING SITEWORK	8900
PROPOSED SITEWORK	9000
EXISTING SITEWORK	9100
PROPOSED SITEWORK	9200
EXISTING SITEWORK	9300
PROPOSED SITEWORK	9400
EXISTING SITEWORK	9500
PROPOSED SITEWORK	9600
EXISTING SITEWORK	9700
PROPOSED SITEWORK	9800
EXISTING SITEWORK	9900
PROPOSED SITEWORK	10000
EXISTING SITEWORK	10100
PROPOSED SITEWORK	10200
EXISTING SITEWORK	10300
PROPOSED SITEWORK	10400
EXISTING SITEWORK	10500
PROPOSED SITEWORK	10600
EXISTING SITEWORK	10700
PROPOSED SITEWORK	10800
EXISTING SITEWORK	10900
PROPOSED SITEWORK	11000
EXISTING SITEWORK	11100
PROPOSED SITEWORK	11200
EXISTING SITEWORK	11300
PROPOSED SITEWORK	11400
EXISTING SITEWORK	11500
PROPOSED SITEWORK	11600
EXISTING SITEWORK	11700
PROPOSED SITEWORK	11800
EXISTING SITEWORK	11900
PROPOSED SITEWORK	12000
EXISTING SITEWORK	12100
PROPOSED SITEWORK	12200
EXISTING SITEWORK	12300
PROPOSED SITEWORK	12400
EXISTING SITEWORK	12500
PROPOSED SITEWORK	12600
EXISTING SITEWORK	12700
PROPOSED SITEWORK	12800
EXISTING SITEWORK	12900
PROPOSED SITEWORK	13000
EXISTING SITEWORK	13100
PROPOSED SITEWORK	13200
EXISTING SITEWORK	13300
PROPOSED SITEWORK	13400
EXISTING SITEWORK	13500
PROPOSED SITEWORK	13600
EXISTING SITEWORK	13700
PROPOSED SITEWORK	13800
EXISTING SITEWORK	13900
PROPOSED SITEWORK	14000
EXISTING SITEWORK	14100
PROPOSED SITEWORK	14200
EXISTING SITEWORK	14300
PROPOSED SITEWORK	14400
EXISTING SITEWORK	14500
PROPOSED SITEWORK	14600
EXISTING SITEWORK	14700
PROPOSED SITEWORK	14800
EXISTING SITEWORK	14900
PROPOSED SITEWORK	15000
EXISTING SITEWORK	15100
PROPOSED SITEWORK	15200
EXISTING SITEWORK	15300
PROPOSED SITEWORK	15400
EXISTING SITEWORK	15500
PROPOSED SITEWORK	15600
EXISTING SITEWORK	15700
PROPOSED SITEWORK	15800
EXISTING SITEWORK	15900
PROPOSED SITEWORK	16000
EXISTING SITEWORK	16100
PROPOSED SITEWORK	16200
EXISTING SITEWORK	16300
PROPOSED SITEWORK	16400
EXISTING SITEWORK	16500
PROPOSED SITEWORK	16600
EXISTING SITEWORK	16700
PROPOSED SITEWORK	16800
EXISTING SITEWORK	16900
PROPOSED SITEWORK	17000
EXISTING SITEWORK	17100
PROPOSED SITEWORK	17200
EXISTING SITEWORK	17300
PROPOSED SITEWORK	17400
EXISTING SITEWORK	17500
PROPOSED SITEWORK	17600
EXISTING SITEWORK	17700
PROPOSED SITEWORK	17800
EXISTING SITEWORK	17900
PROPOSED SITEWORK	18000
EXISTING SITEWORK	18100
PROPOSED SITEWORK	18200
EXISTING SITEWORK	18300
PROPOSED SITEWORK	18400
EXISTING SITEWORK	18500
PROPOSED SITEWORK	18600
EXISTING SITEWORK	18700
PROPOSED SITEWORK	18800
EXISTING SITEWORK	18900
PROPOSED SITEWORK	19000
EXISTING SITEWORK	19100
PROPOSED SITEWORK	19200
EXISTING SITEWORK	19300
PROPOSED SITEWORK	19400
EXISTING SITEWORK	19500
PROPOSED SITEWORK	19600
EXISTING SITEWORK	19700
PROPOSED SITEWORK	19800
EXISTING SITEWORK	19900
PROPOSED SITEWORK	20000
EXISTING SITEWORK	20100
PROPOSED SITEWORK	20200
EXISTING SITEWORK	20300
PROPOSED SITEWORK	20400
EXISTING SITEWORK	20500
PROPOSED SITEWORK	20600
EXISTING SITEWORK	20700
PROPOSED SITEWORK	20800
EXISTING SITEWORK	20900
PROPOSED SITEWORK	21000
EXISTING SITEWORK	21100
PROPOSED SITEWORK	21200
EXISTING SITEWORK	21300
PROPOSED SITEWORK	21400
EXISTING SITEWORK	21500
PROPOSED SITEWORK	21600
EXISTING SITEWORK	21700
PROPOSED SITEWORK	21800
EXISTING SITEWORK	21900
PROPOSED SITEWORK	22000
EXISTING SITEWORK	22100
PROPOSED SITEWORK	22200
EXISTING SITEWORK	22300
PROPOSED SITEWORK	22400
EXISTING SITEWORK	22500
PROPOSED SITEWORK	22600
EXISTING SITEWORK	22700
PROPOSED SITEWORK	22800
EXISTING SITEWORK	22900
PROPOSED SITEWORK	23000
EXISTING SITEWORK	23100
PROPOSED SITEWORK	23200
EXISTING SITEWORK	23300
PROPOSED SITEWORK	23400
EXISTING SITEWORK	23500
PROPOSED SITEWORK	23600
EXISTING SITEWORK	23700
PROPOSED SITEWORK	23800
EXISTING SITEWORK	23900
PROPOSED SITEWORK	24000
EXISTING SITEWORK	24100
PROPOSED SITEWORK	24200
EXISTING SITEWORK	24300
PROPOSED SITEWORK	24400
EXISTING SITEWORK	24500
PROPOSED SITEWORK	24600
EXISTING SITEWORK	24700
PROPOSED SITEWORK	24800
EXISTING SITEWORK	24900
PROPOSED SITEWORK	25000
EXISTING SITEWORK	25100
PROPOSED SITEWORK	25200
EXISTING SITEWORK	25300
PROPOSED SITEWORK	25400
EXISTING SITEWORK	25500
PROPOSED SITEWORK	25600
EXISTING SITEWORK	25700
PROPOSED SITEWORK	25800
EXISTING SITEWORK	25900
PROPOSED SITEWORK	26000
EXISTING SITEWORK	26100
PROPOSED SITEWORK	26200
EXISTING SITEWORK	26300
PROPOSED SITEWORK	26400
EXISTING SITEWORK	26500
PROPOSED SITEWORK	26600
EXISTING SITEWORK	26700
PROPOSED SITEWORK	26800
EXISTING SITEWORK	26900
PROPOSED SITEWORK	27000
EXISTING SITEWORK	27100
PROPOSED SITEWORK	27200
EXISTING SITEWORK	27300
PROPOSED SITEWORK	27400
EXISTING SITEWORK	27500
PROPOSED SITEWORK	27600
EXISTING SITEWORK	27700
PROPOSED SITEWORK	27800
EXISTING SITEWORK	27900
PROPOSED SITEWORK	28000
EXISTING SITEWORK	28100
PROPOSED SITEWORK	28200
EXISTING SITEWORK	28300
PROPOSED SITEWORK	28400
EXISTING SITEWORK	28500
PROPOSED SITEWORK	28600
EXISTING SITEWORK	28700
PROPOSED SITEWORK	28800
EXISTING SITEWORK	28900
PROPOSED SITEWORK	29000
EXISTING SITEWORK	29100
PROPOSED SITEWORK	29200
EXISTING SITEWORK	29300
PROPOSED SITEWORK	29400
EXISTING SITEWORK	29500
PROPOSED SITEWORK	29600
EXISTING SITEWORK	29700
PROPOSED SITEWORK	29800
EXISTING SITEWORK	29900
PROPOSED SITEWORK	30000



Draft Approval in 2022 for Draft Plan of Subdivision and Zoning By-law Amendment

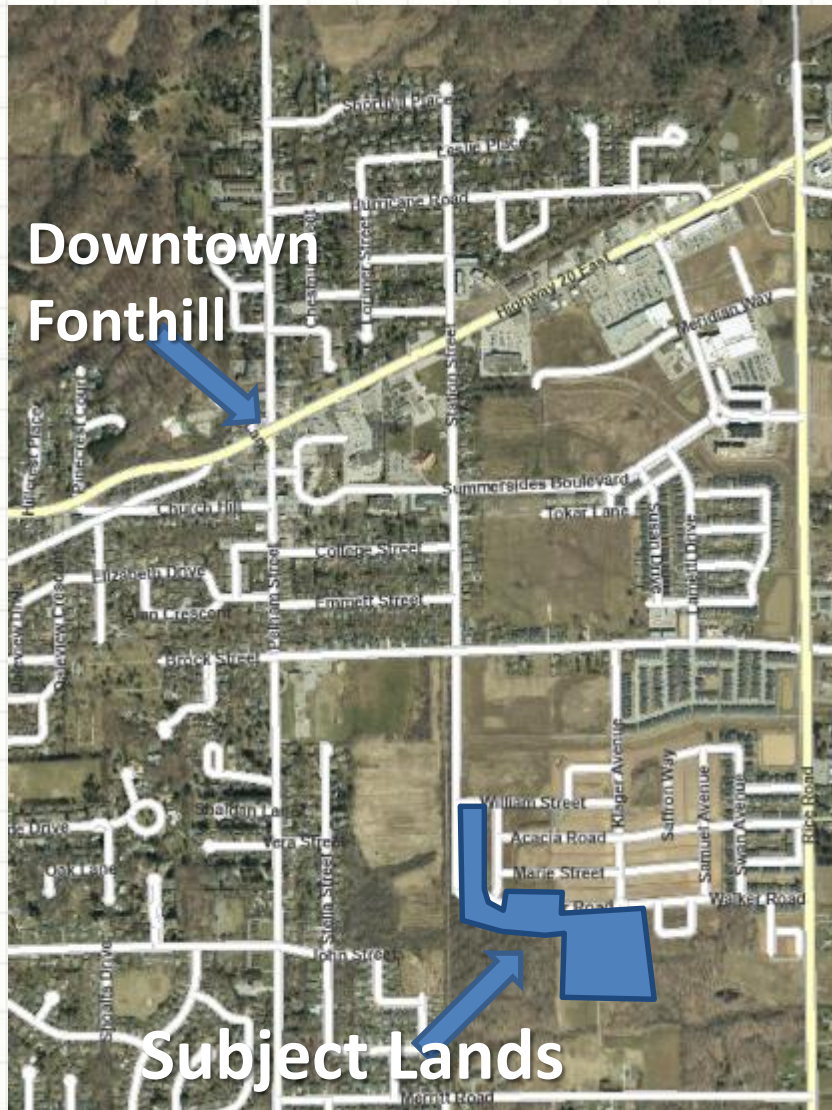
Lands re-zoned from Agricultural to Residential 2-316 (now known as R2-129)

Draft Plan created lots for Single-Detached, Townhome and Apartment Dwellings

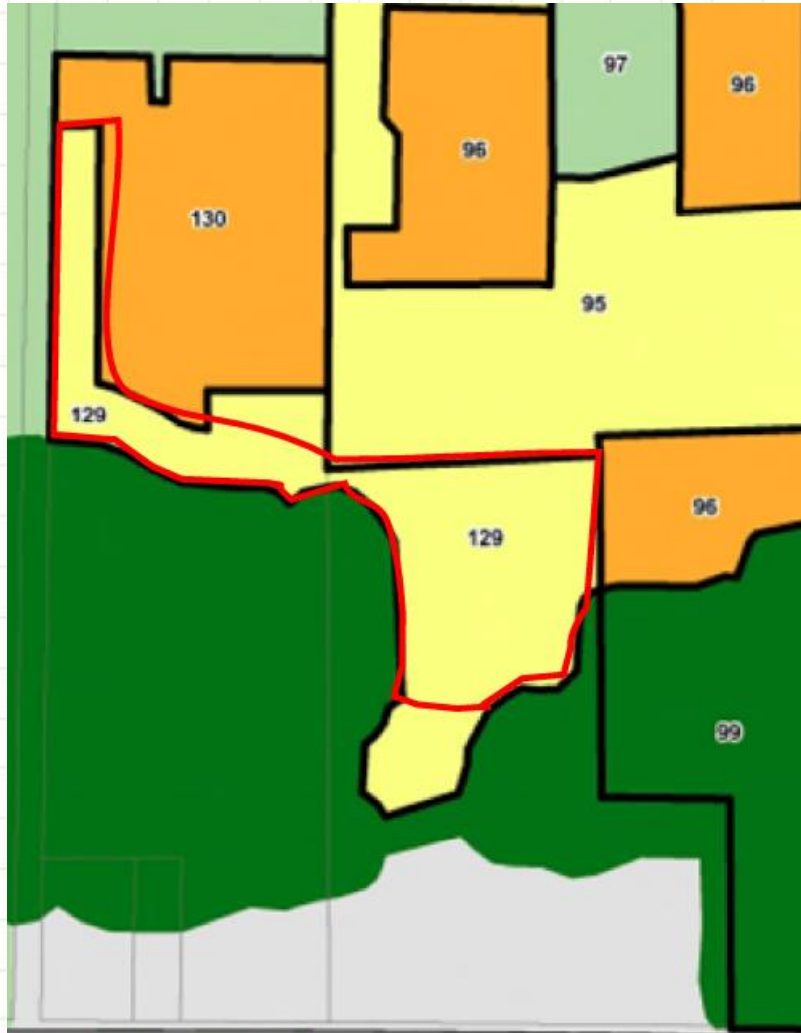
Single-detached lots range from 14 metres – 22.94 metres

















# Subject Lands



# Zoning By-law

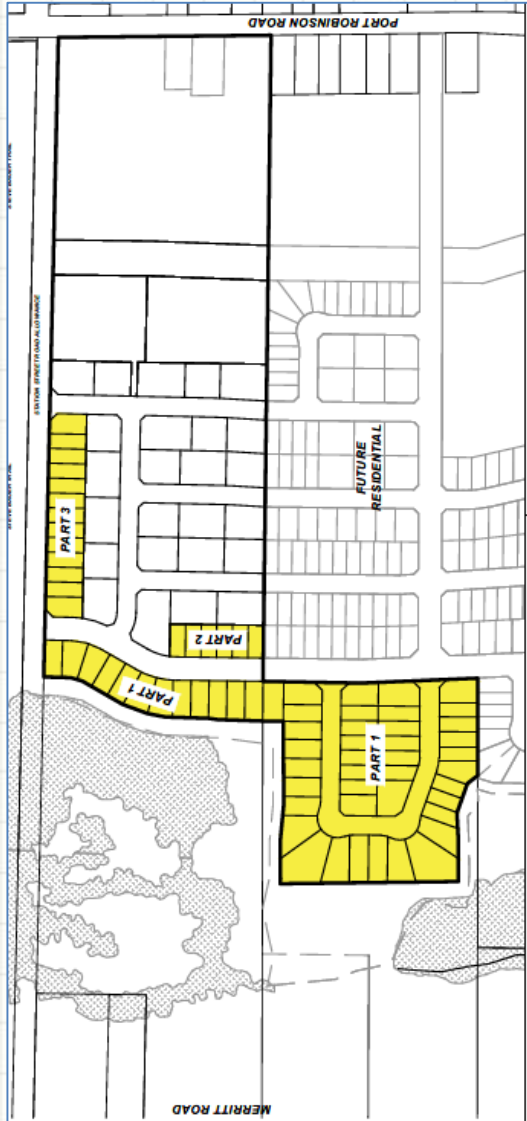


## Legend

- |  |  |
|--|--|
|  R1 - Residential One           |  I - Institutional              |
|  R2 - Residential Two           |  A - Agricultural               |
|  R3 - Residential Three         |  EP1 - Environmental Protection |
|  RM1 - Residential Multiple One |  OS - Open Space                |
|  RM2 - Residential Multiple Two |  Exceptions                     |
|  NC - Neighbourhood Commercial  |  See Schedule 'E'               |
|  RD - Residential Development   |  Settlement Area                |

Zoning By-law

# Proposed Zoning



Area of Zoning Relief

Revised definition of “**Lot Frontage**” to accommodate irregular lots

Revised definition of “**Height**”

Revised **Minimum Front Yard** setback to allow flexible design

Revised **Maximum Attached Garage Width/Driveway Width** to allow flexible design on larger single-detached lots


Lot 34: **Minimum Rear Yard** to accommodate rear-yard pinch-point





# Fonthill Design Precedents





Thank You – Questions?