

Town of Pelham Information Reconnaissance

The Town of Pelham is currently updating its Official Plan to align with recent provincial and regional policies, including the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan (2017), the Niagara Escarpment Plan (2017), and the Niagara Region Official Plan (2022). ([Engaging Pelham](#))

Key Highlights of the Draft Official Plan:

- **Strategic Vision:** Emphasizes creating vibrant, healthy communities, addressing climate change, and promoting economic vitality. ([pelhamtoday.ca](#))
- **Growth Management:** Introduces updated strategies to accommodate projected population growth, including revised population and dwelling forecasts and increased intensification targets. ([Town of Pelham](#))
- **Housing and Land Use:** Supports the protection and enhancement of existing residential areas while encouraging higher-density, transit-supportive, and mixed-use developments. ([Engaging Pelham](#))
- **Agricultural Preservation:** Aims to preserve the diversification, integrity, and function of agricultural areas to ensure the sector's sustainability. ([Engaging Pelham](#))
- **Environmental Protection:** Places greater emphasis on protecting natural environmental and water resource systems, green spaces, and tree cover. ([Engaging Pelham](#))
- **Climate Change Mitigation:** Includes policies to mitigate climate change impacts, reduce air and water pollutants, and create natural and open spaces, aligning with the Town's Corporate Climate Adaptation Plan. ([Engaging Pelham](#))
- **Cultural Integration:** Integrates art, culture, and design considerations to enhance the quality of life for residents. ([Engaging Pelham](#))
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The Town has been actively engaging the community through public open houses and meetings to gather feedback on the draft plan. Residents are encouraged to review the draft and provide comments to help shape the final Official Plan. ([pelhamtoday.ca](#), [Town of Pelham](#)). For more detailed information or to review the draft Official Plan, please visit the Town of Pelham's Official Plan page: <https://engagingpelham.ca/town-of-pelham-official-plan>.

Planning Proposal

The Town is undergoing an exercise to conform to the *Niagara Region Official Plan 2022* and recent changes to the Provincial Legislation as of 2024 and early 2025. Notably, the *Provincial Planning Statement, 2024*, repealed the *Growth Plan* and *Provincial Policy Statement* into one policy to support development and plan for and increase housing supply across the Province, align development with infrastructure to build a strong and competitive economy, foster long term viability of rural areas and where applicable, protect agricultural lands, the environment, public health and safety.

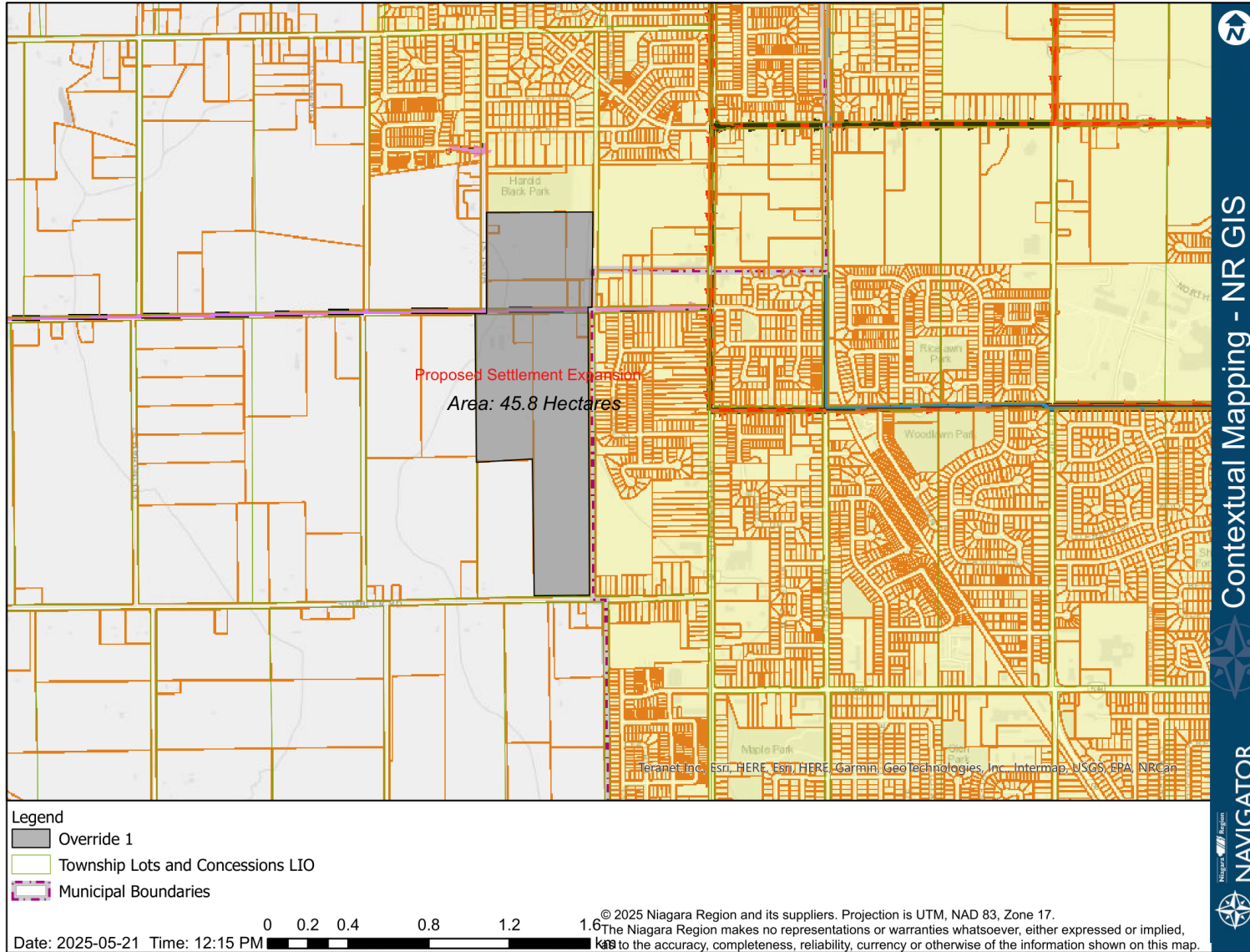
We are primarily focused on the following policy to propose further expansion to the properties on the east side Haist Street and north and south side of Foss Road towards the Welland municipal boundary:

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
- c) whether the applicable lands comprise specialty crop areas;
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- g) the new or expanded settlement area provides for the phased progression of urban development.

2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.



Planning Framework

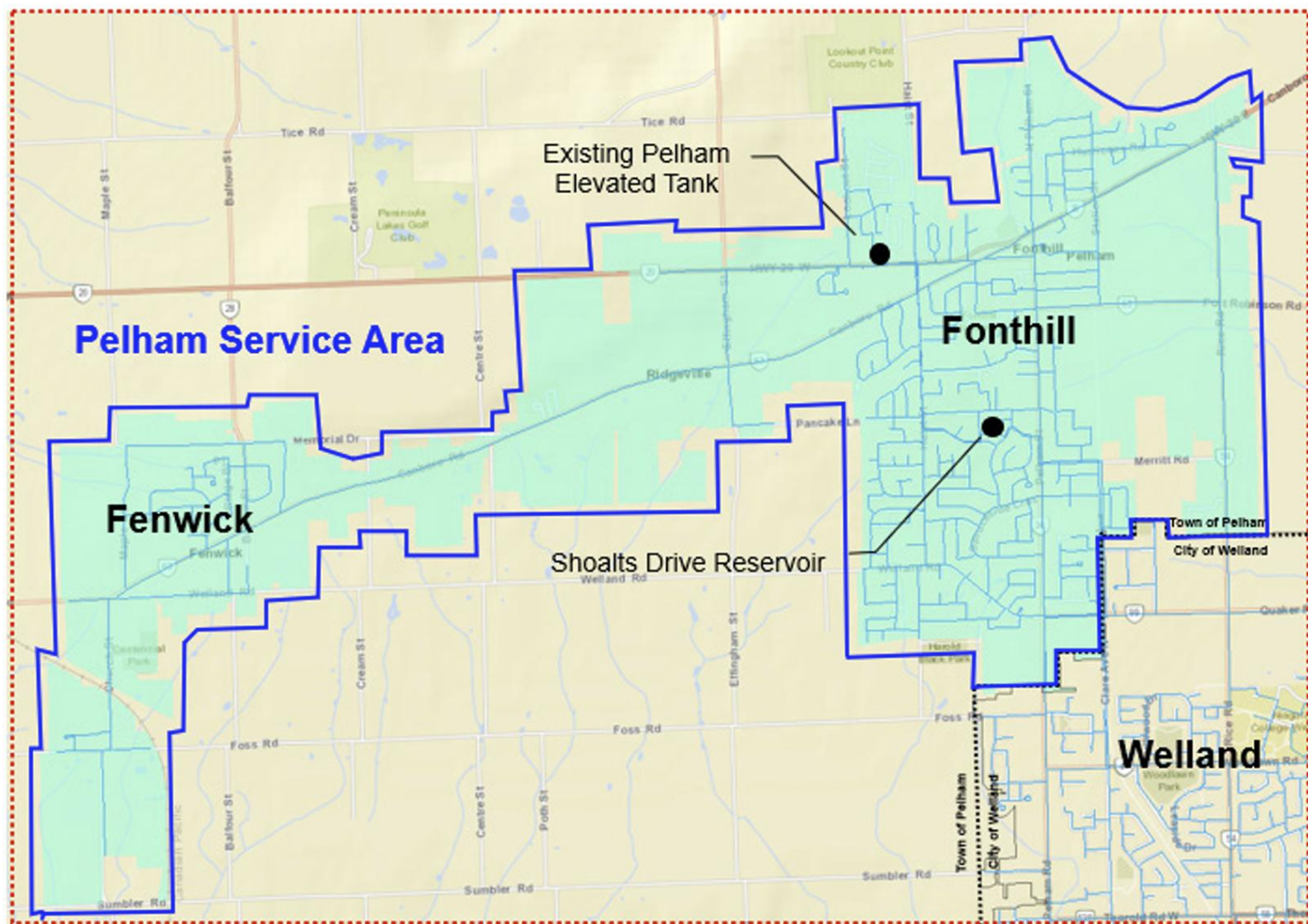
The subject lands within the proposed settlement expansion are designated *Good General Agriculture* under the current and in-effect *Town of Pelham Official Plan (Land Use Schedule 'A')*. Portions of the properties straddling the north side of Foss Road and east of Haist Street are partially designated as *Environmental Protection One EP1*. The draft Official Plan designates the subject lands as *Prime Agriculture* and *Natural Environment System Overlay*. The *Town of Pelham Comprehensive Zoning By-law 4481 (2022)* designates the subject lands as generally under the *Agriculture designation* and partial *Environmental Protection One - EP1 designation*.

Servicing Possibilities

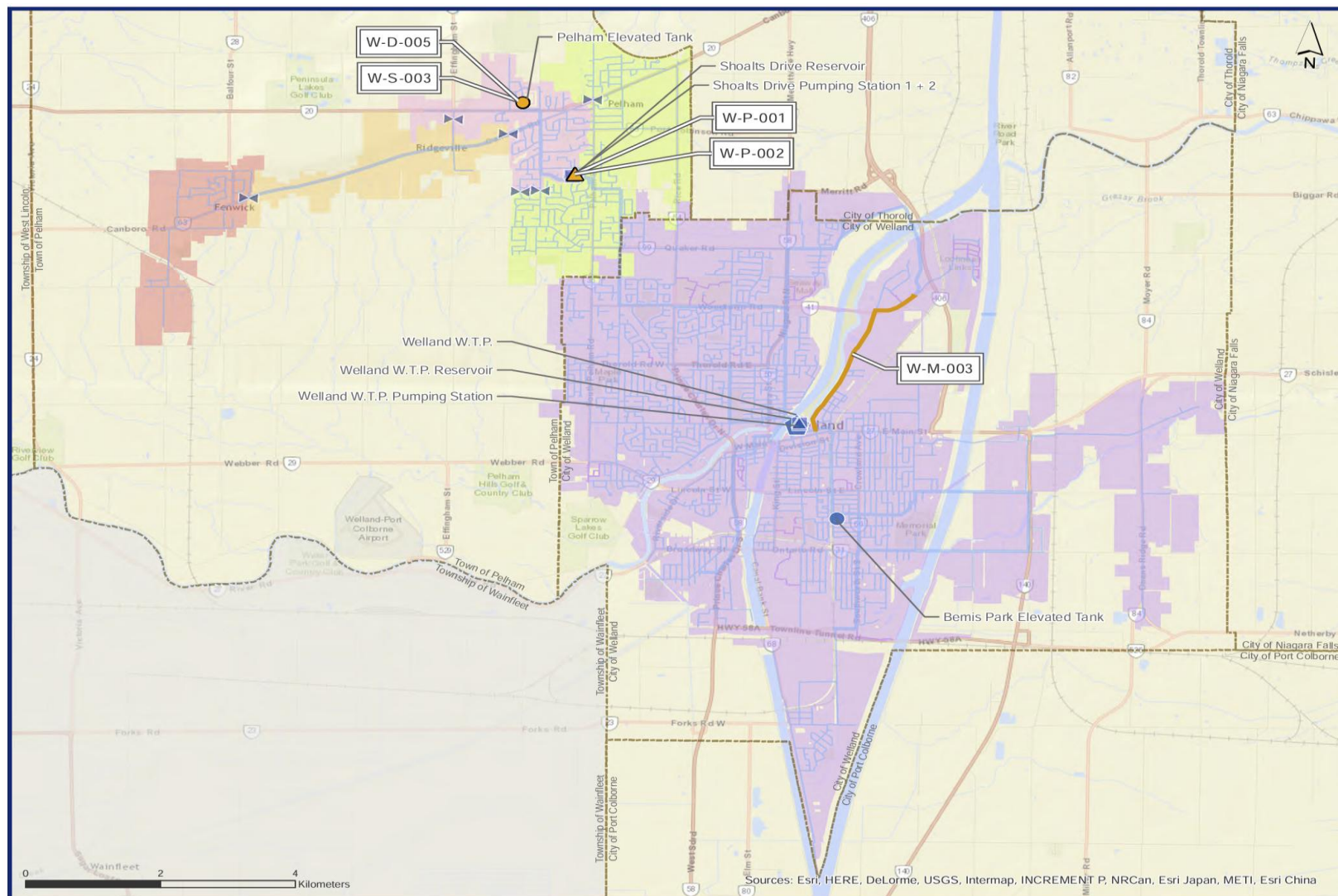
We note that the Niagara Region Master Servicing Plans for Water, Wastewater and Stormwater infrastructure has planned for expansion to service the 2051 residential and employment density targets for each municipality. We have provided the key mapping showing the existing water connection and subsequently, the proposed upgrades within the Region's servicing plan schedules.

Recommendation

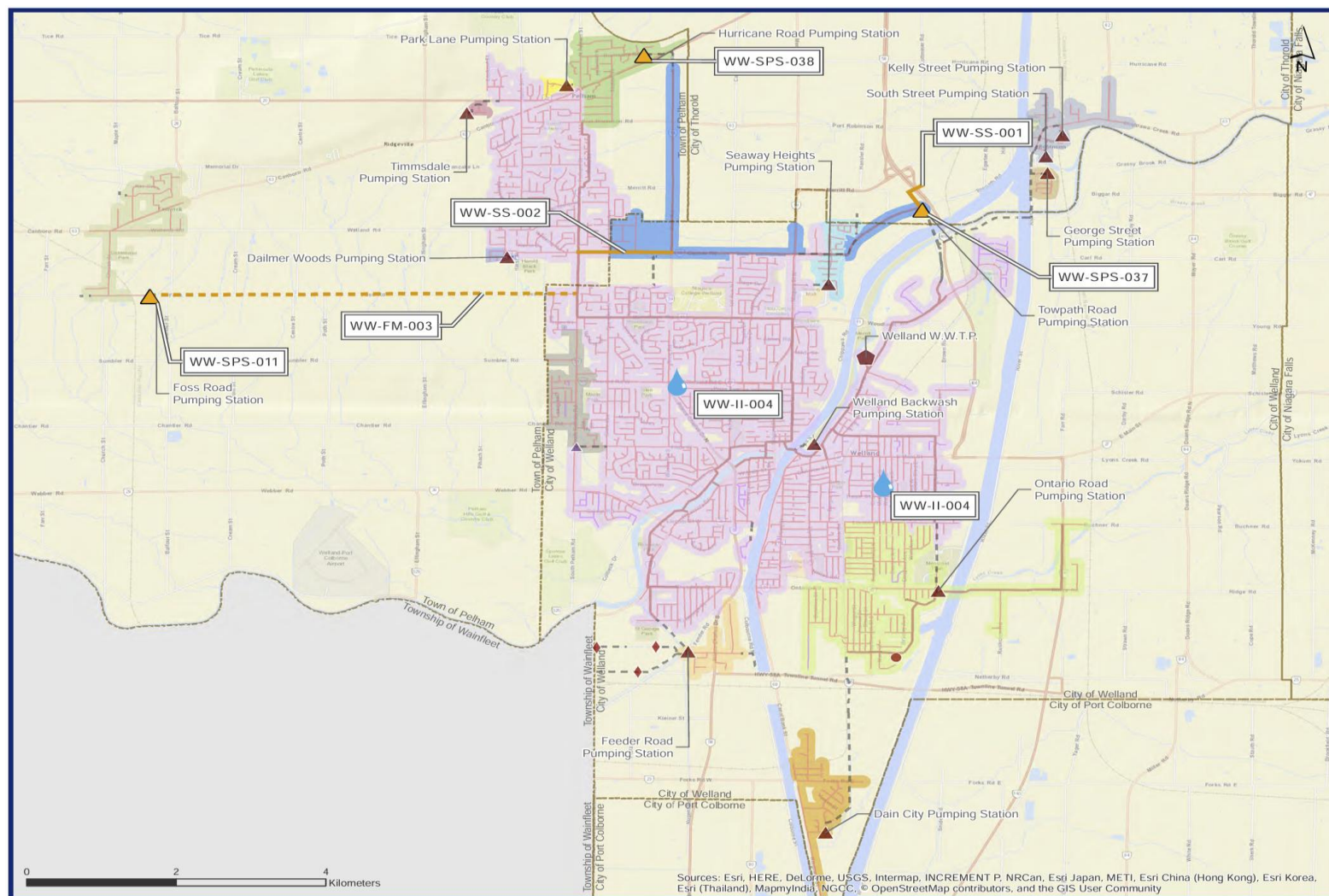
We are of the opinion that a Pre-consultation Application for a technical review meeting be filed with the Town of Pelham Staff in order to understand the development potential for the proposed area. The review will highlight key comments and consideration by various Town departments, Region of Niagara Staff, relevant Provincial and Conservation authorities. The consolidated comments list will be received prior to the meeting and determine what technical studies, plans and reviews need to be undertaken to justify and refine the proposed design.



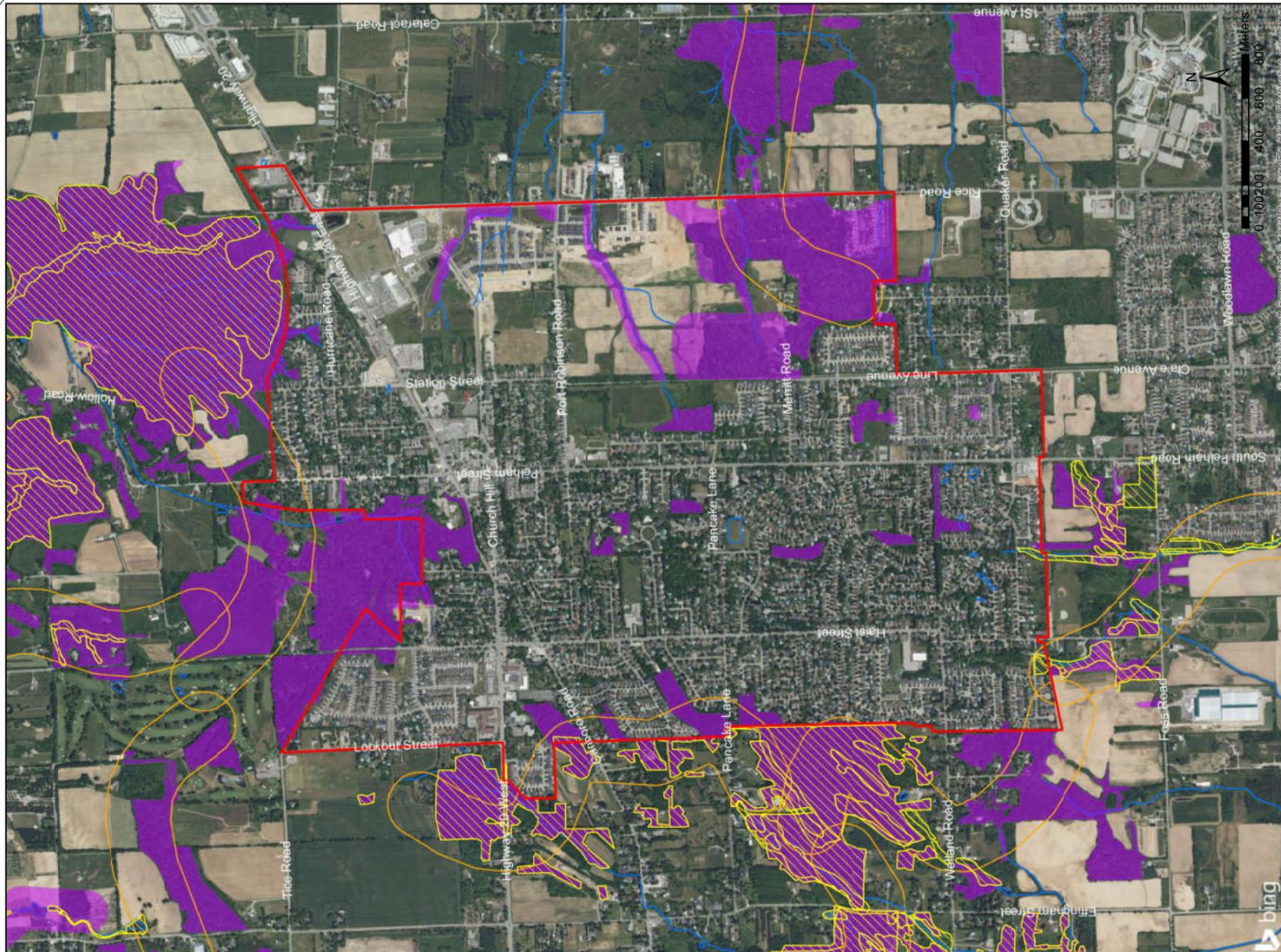
Current Servicing Area and Tanks in the Town of Pelham



Preferred Water Strategy and Servicing Areas – Town of Pelham, Niagara Region Master Water Servicing Plan



Force Main Projects and Existing Sewer Pumping Stations for 2041 Growth Projections



Constraints Mapping Provided in the Municipal Class EA – Town of Pelham

Pelham Elevated Tank EA
Niagara Region Data



Project	TA8909	Figure	2
Date	June 2019	Prepared By	KC
Scale	1:17,000	Verified By	LKR

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