

AMENDMENT NO. 15

TO THE
OFFICIAL PLAN
OF THE
TOWN OF PELHAM

PART A The Preamble does not constitute part of this amendment.

PART B The amendment, consisting of the following text, constitutes Amendment No. 15 to the Official Plan for the Town of Pelham.

PART A - PREAMBLE

PURPOSE

The purpose of this amendment is to:

- i) permit an institutional use, specifically a church, to locate on a particular parcel of land within an area of the municipality designated as "Unique Agriculture".
- ii) introduce a new policy statement to the Agricultural policies of the Official Plan to permit the establishment of a church at the subject site.

LOCATION

The lands subject to this amendment are located on the east side of Rice Road just north of the intersection of Rice Road and Port Robinson Road as shown on the key map attached. This property is described as Part of Lot 165, formerly in the Township of Thorold, now in the Town of Pelham.

BASIS

The basis of this amendment is to:

- i) permit the development of a church on a 0.5 hectare site located on the east side of Rice Road, north of Port Robinson Road;
- ii) provide for the adoption of a zoning by-law amendment which would in addition to permitting agricultural uses would permit a church on the subject lands and provide appropriate zone regulations to guide development thereon;
- iii) conform with and implement Regional Policy Plan Amendment No. 36;
- iv) respond to the special circumstances of this church (Jehovah's Witnesses) based upon need and lack of suitable and alternative sites in Fonthill.

PART B - THE AMENDMENT

1. Section 1, Land Use of the Official Plan for the Town of Pelham is hereby amended by the introduction of a new policy to the Agricultural Area policies, which reads as follows:

"1.10.15 Notwithstanding other policies of this Plan, a church is permitted on a 0.5 hectare site on the east side of Rice Road, north of Port Robinson Road, comprising Part of Lot 165 in the former Township of Thorold, now in the Town of Pelham."