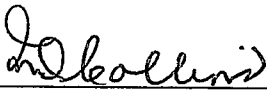
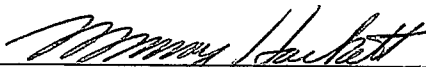


CERTIFICATE
OFFICIAL PLAN OF THE
TOWN OF PELHAM
AMENDMENT NO. 15

The attached Schedule and text constituting Amendment No. 15 to the Official Plan of the Town of Pelham, was prepared by the Pelham Planning and Development Committee and was adopted by the Corporation of the Town of Pelham by By-Law #1303 (1989) in accordance with Section 17 of the Planning Act, 1983, on the 6th day of November, 1989.



MAYOR



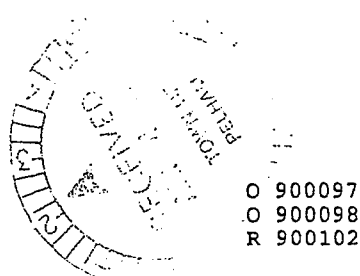
CLERK

This Amendment to the Official Plan of the Town of Pelham which has been adopted by the Council of the Corporation of the Town of Pelham, is hereby approved in accordance with Section 17 of the Planning Act, 1983 as Amendment No. 15 to the Official Plan for the Town of Pelham.

Date

Approval Authority

DB# 87 FOLIO# 63
 ORDER ISSUE DATE
 MAR 28 1991
 DB# 09D-1 FOLIO# 44



Ontario Municipal Board

Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 17(11) of
 the Planning Act, 1983

AND IN THE MATTER OF a referral to
 this Board by the Honourable John
 Sweeney, Minister of Municipal
 Affairs, on a request by the
 Preservation of Agricultural Lands
 Society for consideration of Proposed
 Amendment No. 15 to the Official Plan
 for the Town of Pelham
 Minister's File No. 26-OP-3875-015
 OMB File No. O 900097

IN THE MATTER OF Section 17(11) of
 the Planning Act, 1983

AND IN THE MATTER OF a referral to
 this Board by the Honourable John
 Sweeney, Minister of Municipal
 Affairs, on a request by the
 Preservation of Agricultural Lands
 Society for consideration of Proposed
 Amendment No. 36 to the Regional
 Niagara Policy Plan
 Minister's File No. 26-OP-0034-036
 OMB File No. O 900098

IN THE MATTER OF Section 34(18) of
 the Planning Act, 1983

AND IN THE MATTER of appeals by
 Fonthill Mini-Farms Incorporated and
 the Preservation of Agricultural
 Lands Society against Zoning By-law
 1304 (1989) of the Corporation of the
 Town of Pelham
 OMB File No. R 900102

C O U N S E L :

- | | |
|-----------------|---|
| P. H. Kratzmann | - for the Fonthill Congregation of
Jehovah's Witnesses |
| D. M. McFarlane | - for the Town of Pelham |
| J. J. Burns | - for the Regional Municipality of
Niagara |

MEMORANDUM OF ORAL DECISION delivered by M. A. ROSENBERG
on March 14, 1991 AND ORDER OF THE BOARD

The Fonthill Congregation of Jehovah's Witnesses wish to build
 a church on 1.33 acres of land located on the east side of Rice Road,

The Board finds that the intent and purpose of both the Town of Pelham's Official Plan and the Region of Niagara's Official Plan have been maintained. The application is both appropriate, suitable and desirable. Under these unique and unusual circumstances the application represents good planning.

In the result:

- 1) Official Plan Amendment 15 for the Town of Pelham is approved.
- 2) Official Plan Amendment '36 to the Regional Niagara Policy Plan is approved.
- 3) The appeal by the Preservation of Agricultural Land Society against Zoning By-law 1304 (1989) of the Corporation of the Town of Pelham is dismissed.

The Board so orders.

"M. A. Rosenberg"

M. A. ROSENBERG
MEMBER