

AMENDMENT NO. 25
TO THE OFFICIAL PLAN
FOR THE TOWN OF PELHAM
PLANNING AREA

TOWN OF PELHAM
CERTIFICATE
OFFICIAL PLAN OF THE
TOWN OF PELHAM
AMENDMENT NO. 25

The attached text constituting Amendment No. 25 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 No. 1508 (1992) in accordance with Section 17 of the Planning Act, R.S.O. 1990, on the 8th day of September, 1992.

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, R.S.O. 1990, as Amendment No. 25 to the Official Plan for the Town of Pelham.

Date

Approval Authority

**AMENDMENT NO. 25
TO THE
OFFICIAL PLAN
FOR THE
TOWN OF PELHAM**

PART A

The preamble does not constitute part of this amendment.

PART B

The amendment, consisting of the following text and Schedules "A" and "B" constitutes Amendment No. 25 to the Official Plan for the Town of Pelham.

PART A - PREAMBLE

PURPOSE

The purpose of this amendment is to:

- i) amend Policy 1.36.4 of the Open Space Areas Policies of the Official Plan to recognize the existing use of the subject lands north of Highway 20 as a golf course, and to permit uses accessory and ancillary thereto.
- ii) redesignate those lands north of Highway 20 from Mineral Resource Extraction to Unique Agricultural on Schedule "A" Land Use Plan and recognize the existing golf course.
- iii) redesignate those lands south of Highway 20 from Mineral Resource Extraction to Unique Agricultural to recognize the rehabilitation of these lands for an agricultural use.

LOCATION

The subject lands are located on the north and south sides of Highway 20 in the Town of Pelham.

The legal description of the property to the north of Highway 20 is Part of Lots 10, 11, and 12, Concession 7, and is irregular in shape having a total area of 78.026 hectares (192.8 acres).

The legal description of the property to the south of Highway 20 is part of lot 12, Concession 8, and is irregular in shape having a total area of 16.6 hectares (41.01 acres).

BASIS

The basis of this amendment is to:

- i) Recognize the existing golf course use and permit uses accessory and ancillary thereto on the subject lands, and to reflect the use of the lands in accordance with rehabilitation plans for the site that have received the approval of the Ministry of Natural Resources.
- ii) Recognize the rehabilitation of the lands to the south of Highway 20 for agricultural purposes.
- iii) Provide for the adoption of an implementing zoning by-law amendment which would permit the use of the subject lands for the above-noted purposes.

PART B - AMENDMENT

The Official Plan of the Town of Pelham is hereby amended as follows:

1. Section 1, Land Use - Open Space Areas of the Official Plan for the Town of Pelham is hereby amended by deleting the word "three" in the first line and substituting therefore the word "four" in Policy 1.36.4. Policy 1.36.4 of the Open Space Areas policies will now read as follows:

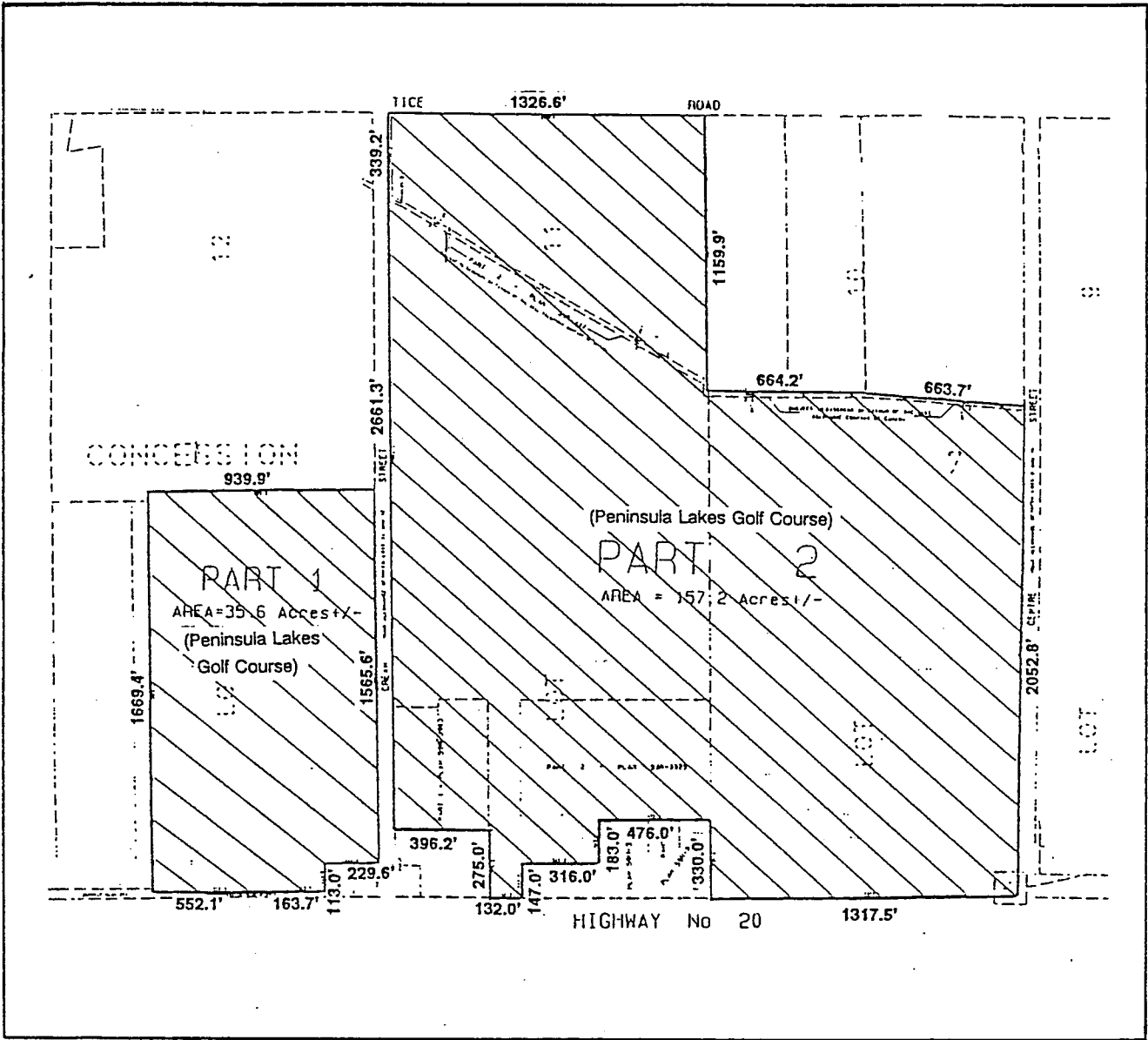
1.36.4 Notwithstanding the agricultural designation of the four existing golf courses and the two private parks as illustrated on Schedule "A", these existing recreational uses will be appropriately recognized in the implementing Zoning By-law. This will allow the existing uses to continue. Additional uses and/or expansions shall be permitted providing the proposed use or expansion is minor, complementary, related to, and in keeping with, the nature of the existing use. Such uses and/or expansions will be evaluated based upon:

1. Demonstration of the need for and desirability of the operation;
2. Reasonable regard for the Environmental, Agricultural and other policies and designations of this Plan; and
3. Reasonable compatibility with existing surrounding land uses.

Should it be determined that the proposed use and/or expansion significantly alters the intensity or scope of the existing use or does not comply with criteria 1, 2 and 3 above, then an Official Plan Amendment will be required.


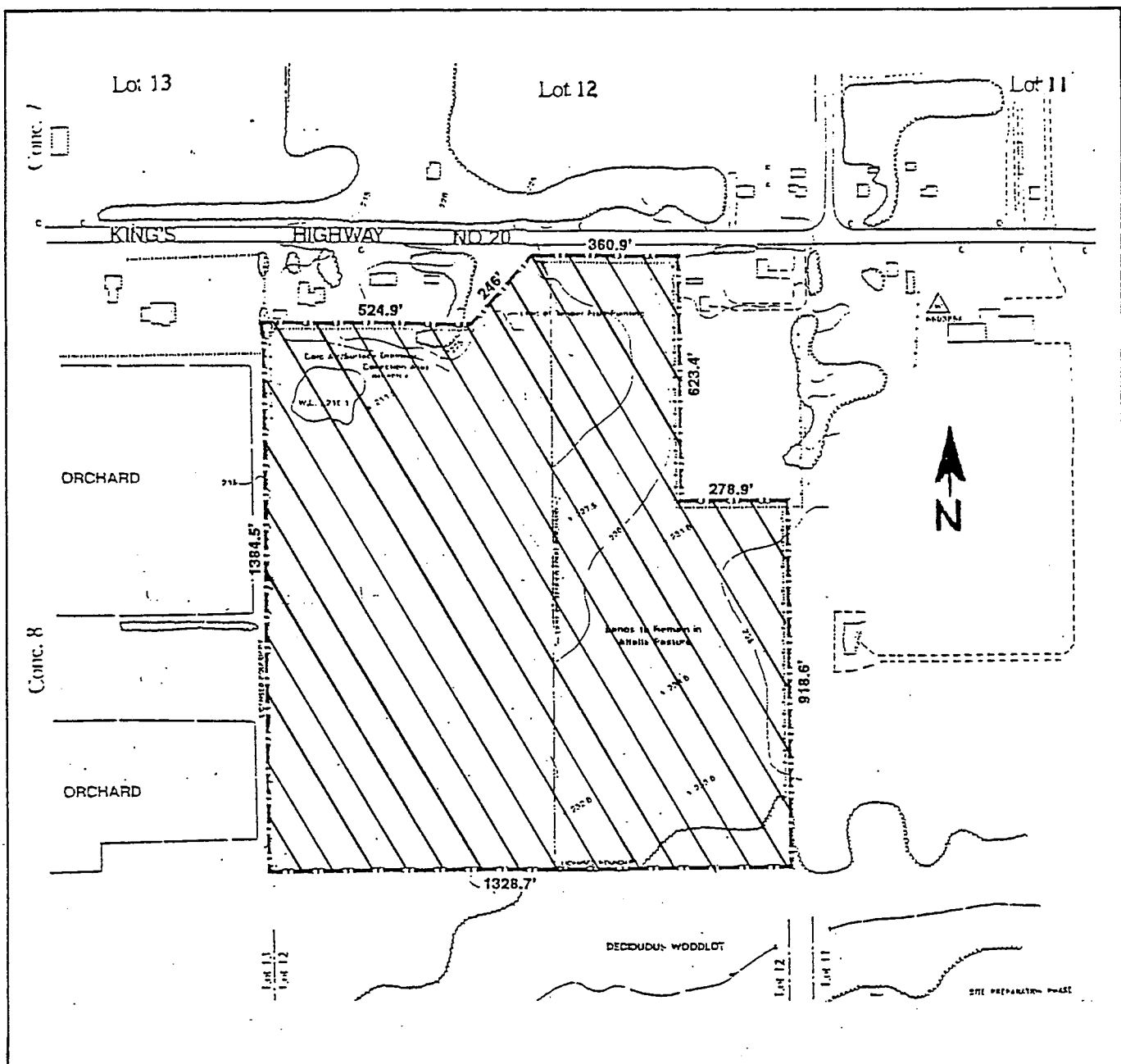
2. Schedule "A" Land Use Plan is amended as illustrated on the attached Schedules "A" and "B".

SCHEDULE "A"

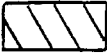
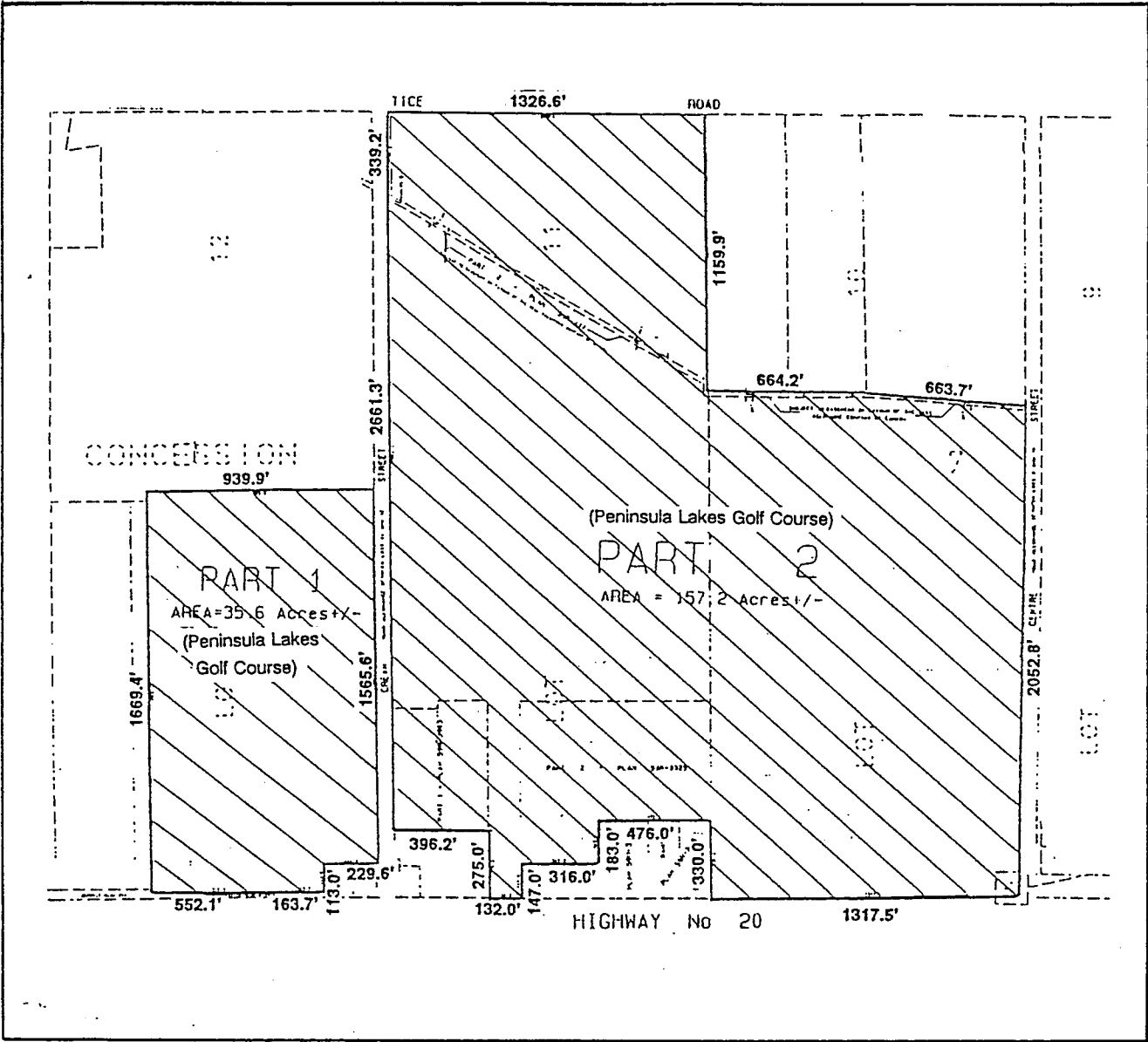


LANDS TO BE REDESIGNATED FROM MINERAL RESOURCE EXTRACTION TO UNIQUE AGRICULTURAL

SCHEDULE "B"

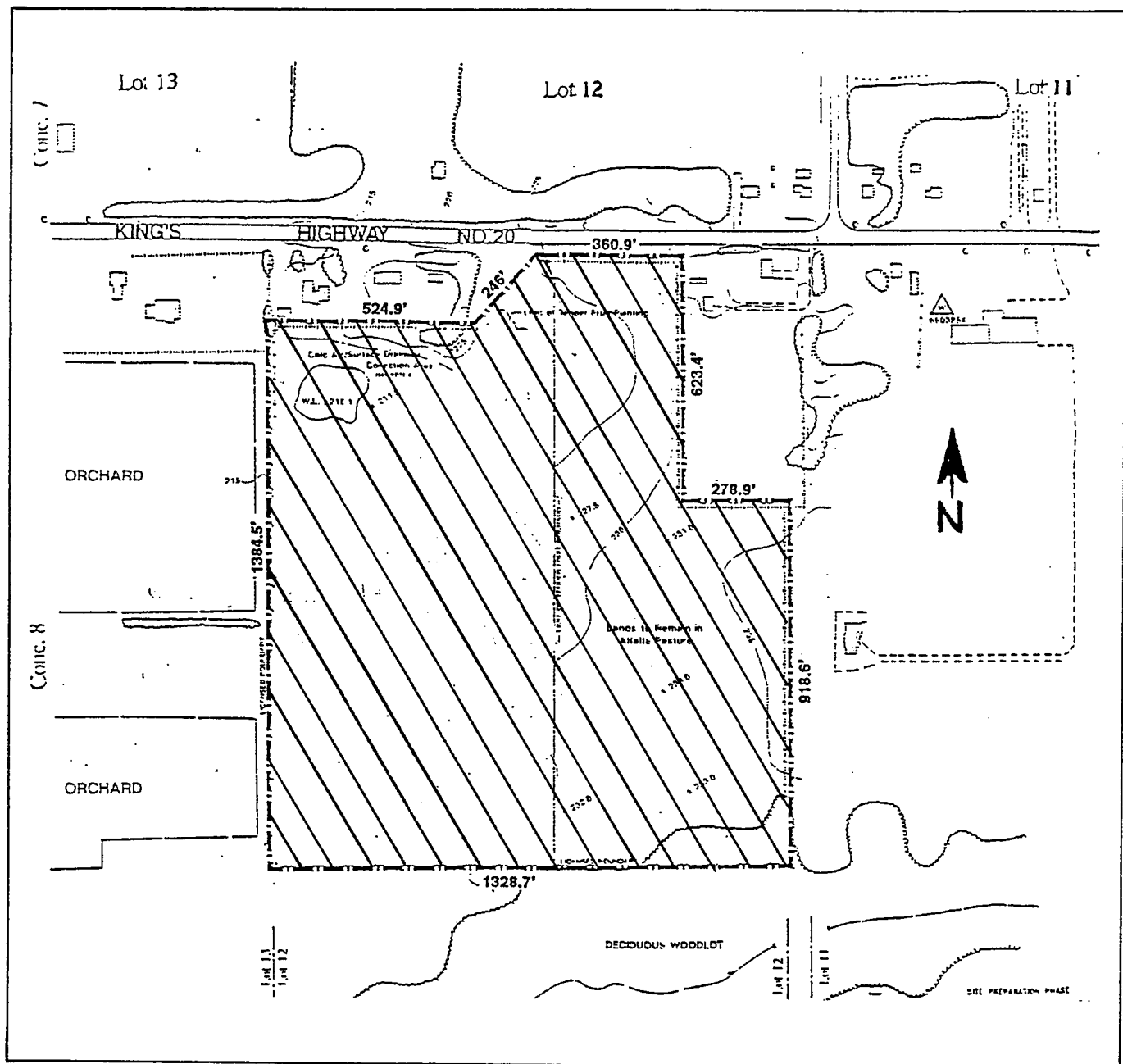
LANDS TO BE REDESIGNATED FROM MINERAL RESOURCE EXTRACTION
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SCHEDULE "A"

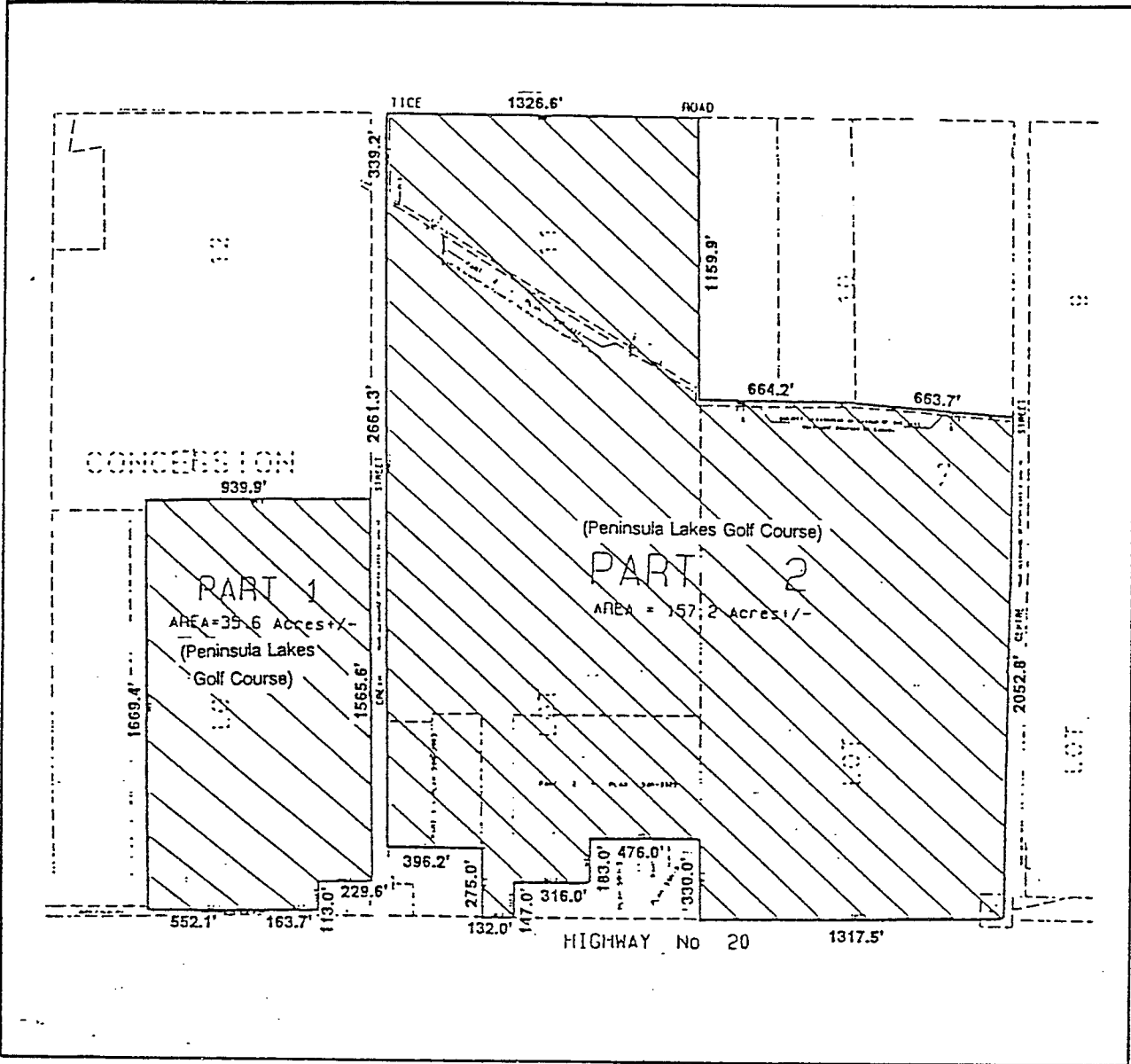



LANDS TO BE REDESIGNATED FROM MINERAL RESOURCE EXTRACTION
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SCHEDULE "B"

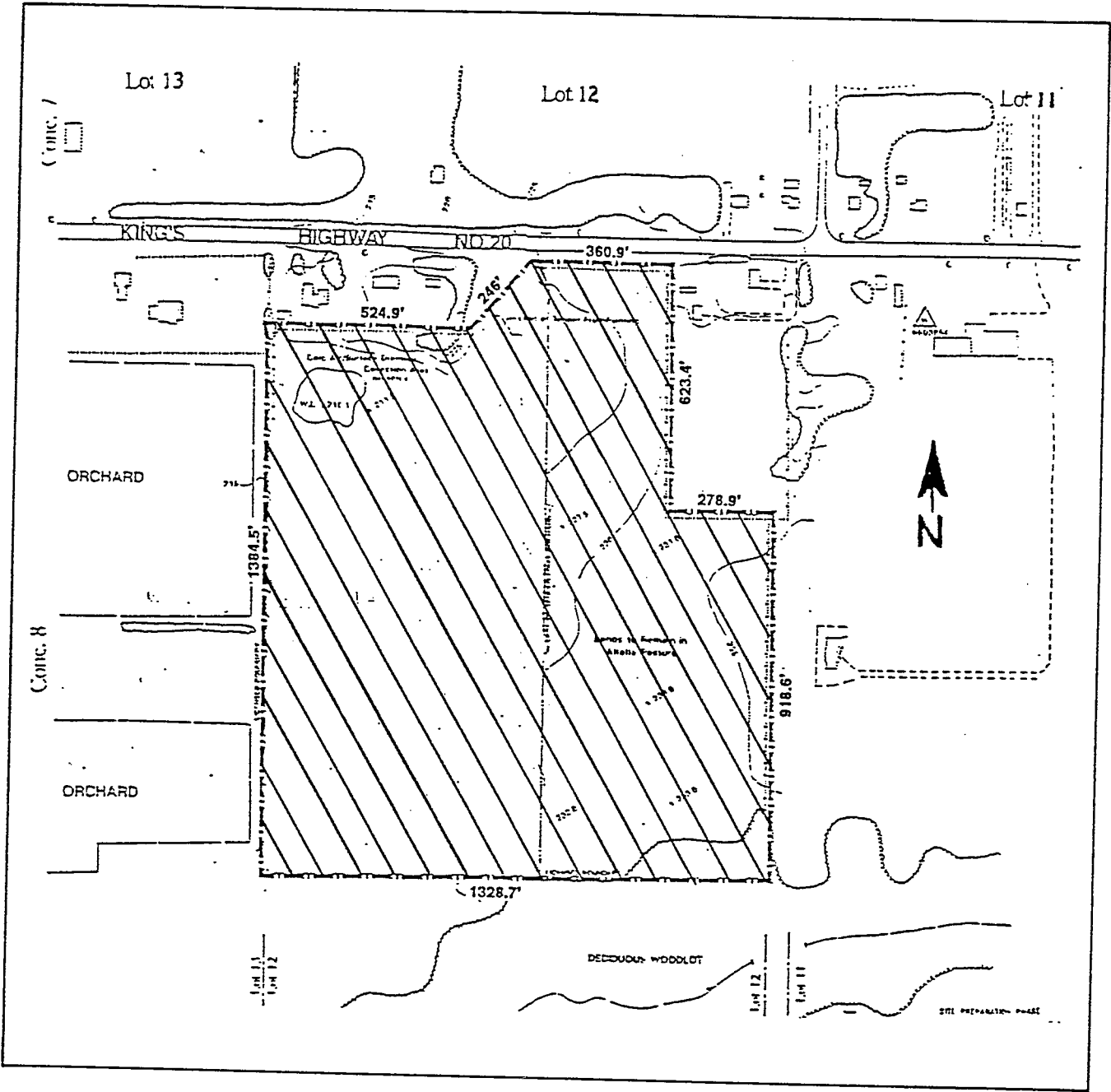
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SCHEDULE "A"



 LANDS TO BE REDESIGNATED FROM MINERAL RESOURCE EXTRACTION TO UNIQUE AGRICULTURAL

SCHEDULE "B"



LANDS TO BE REDESIGNATED FROM MINERAL RESOURCE EXTRACTION
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