

AMENDMENT NO. 52
TO THE OFFICIAL PLAN
FOR THE TOWN OF PELHAM

PART 1 - PREAMBLE

1.1 TITLE

This Amendment when approved shall be known as Amendment No. 52 to the Official Plan for the Town of Pelham.

1.2 COMPONENTS

This Amendment consists of explanatory text only. This preamble does not constitute part of the actual Amendment, but is included as background information.

1.3 PURPOSE

The purpose of the Amendment is to amend the Town of Pelham Official Plan policies concerning Public Works in order to facilitate the extension of the sanitary sewer force main beyond the Fonthill Urban Area Boundary.

1.4 LOCATION

The Amendment affects lands on the west side of Haist Street, lying south of Beckett Crescent and the Fonthill Urban Area Boundary.

1.5 BASIS

The basis of the Amendment is to permit the extension of the sanitary sewer extension to accommodate the expansion of an existing church. The proposed extension conforms with the requirements of the Provincial Policy Statement and the Regional Policy Plan.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

All of this part of the document, entitled PART 2 - THE AMENDMENT, consisting of explanatory text constitutes Amendment No. 52 to the Official Plan of the Town of Pelham.

2.2 DETAILS OF THE AMENDMENT

Text Amendment

The following subsection is added to Section 4.10:

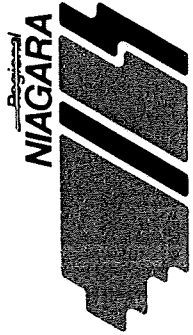
- "a) Notwithstanding Policy 4.10, the extension of a sanitary sewer forcemain is permitted on Haist Street outside the Fonthill Urban Area Boundary to serve 940 Haist Street and two intervening, existing residential dwellings located on Haist Street between the Urban Area Boundary and the church building."

2.3 IMPLEMENTATION

This Amendment will be implemented by the construction of the sanitary sewer forcemain in accordance with applicable regulations, policies and practices of the Ministry of Environment, Region of Niagara and Town of Pelham.

File Nos. AM-08/04
Applicant: Pelham Evangelical Friends Church
Assessment Roll Nos.: 2732-030-012-09600
Planning Report No.: P-06/05

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2648

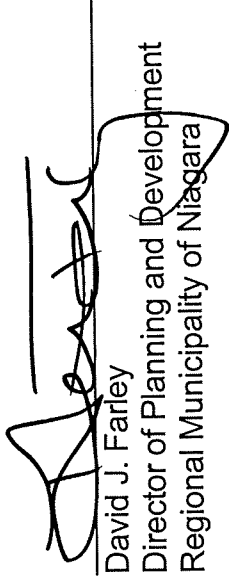
THE REGIONAL MUNICIPALITY OF NIAGARA

OFFICIAL PLAN AMENDMENT NO. 52

Sewer Line Extension -Pelham Evangelical Friends Church
Town of Pelham

Amendment No. 52 to the Official Plan of the Town of Pelham, which was adopted by the Council of the Town of Pelham, is hereby approved under Section 17 of the Planning Act.

DATE: May 25, 2005


David J. Farley
Director of Planning and Development
Regional Municipality of Niagara

AMENDMENT NO. 52
TO THE
OFFICIAL PLAN

CERTIFIED COPY OF

BY-LAW NO. 2648 (2005)

ADOPTING OFFICIAL PLAN AMENDMENT NO. 52

THE CORPORATION OF THE
TOWN OF PELHAM

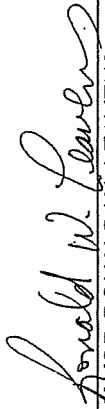
BY-LAW NO. 2648 (2005)

Being a by-law to adopt Amendment No. 52 to
the Official Plan of the Town of Pelham.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM IN
ACCORDANCE WITH THE PROVISION OF THE PLANNING ACT, R.S.O. 1990, AS
AMENDED, HEREBY ENACTS AS FOLLOWS:

- (1) Amendment No. 52 to the Official Plan of the Town of Pelham, consisting of the attached text, is hereby adopted.
- (2) THAT the Clerk is hereby authorized and directed to make application to the Regional Municipality of Niagara for approval of the aforementioned Amendment No. 52 to the Official Plan of the Town of Pelham.
- (3) THAT this by-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
7TH DAY OF MARCH, 2005 A.D.


MAYOR RONALD W. LEAVENS


CLERK CHERYL MICLETTE

THE CORPORATION OF
THE TOWN OF PELHAM
CERTIFIED A TRUE COPY


Clerk

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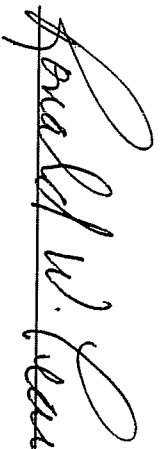
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File Nos. AM-08/04
Applicant: Pelham Evangelical Friends Church
Assessment Roll Nos.: 2732-030-012-09600
Planning Report No.: P-06/05

L:\BY-LAWS\Official Plan\No. 52 Pelham Evangelical Friends Church 2648.wpd

TOWN OF PELHAM
CERTIFICATE
OFFICIAL PLAN OF THE
TOWN OF PELHAM
AMENDMENT NO. 52

The attached text and map constituting Amendment No. 52 to the Official Plan of the Town of Pelham, was prepared by the Pelham Planning Services Department and was adopted by the Corporation of the Town of Pelham by By-law No. 2648 (2005) in accordance with Section 17 of the Planning Act, R.S.O. 1990, as amended, on the 7th day of March, 2005.


MAYOR


CLERK

**CERTIFIED COPY OF
OFFICIAL PLAN AMENDMENT NO. 52**

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File Nos. AM-08/04
Applicant: Pelham Evangelical Friends Church
Assessment Roll Nos.: 2732-030-012-09600
Planning Report No.: P-06/05

THE CORPORATION OF
THE TOWN OF PELHAM
CERTIFIED TRUE COPY


Clerk

PART 3 - APPENDICES

Appendix A	Copy of all written submissions and comments and when they were received
Appendix B	Affidavit by an employee of the municipality certifying that, i) the requirements for the giving of notice and the holding of at least one public meeting or the alternative measures for informing and obtaining the views of the public set out in the official plan have been complied with, and ii) the requirements for the giving of notice of adoption have been complied with
Appendix C	Affidavit of an employee of the municipality listing all persons and public bodies that made oral submissions at a public meeting
Appendix D	Copy of the minutes of the public meeting January 24, 2005
Appendix E-1 E-2	Copy of planning report P-02/05, dated January 19, 2005 Copy of planning report P-06/05, dated February 14, 2005
Appendix F	Affidavit certifying that the information required under Section 6 (2) and provided by the municipality is true
Appendix G	List of public bodies given notice of proposed plan or amendment but which did not respond
Appendix H	Information re Applicant Initiating the Amendment

Appendix A

Copy of all written submissions and comments and when they were received

Received

A-1	Regional Niagara Planning & Development Dept.	Jan. 27, 2005
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PLANNING AND DEVELOPMENT DEPARTMENT

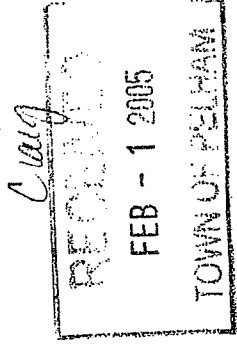
The Regional Municipality of Niagara
3550 Schmon Parkway, P.O. Box 1042
Thorold, Ontario L2V 4T7
Telephone: 905-984-3630
Fax: 905-641-5208
E-mail: plan@regional.niagara.on.ca

Appendix A-1
Page 1/2

January 27, 2004

File: D.10.M.19.21 (51)

Mr. Craig Larmour
Director of Planning Services
Town of Pelham
P.O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0



Dear Mr. Larmour:

**Re: Preliminary Provincial and Regional Comments
Proposed Official Plan Amendment
Pelham Evangelical Friends Church
Files: OPA 51
Haist Street, south of Beckett Crescent
Town of Pelham**

This application proposes to permit the extension of a sanitary sewer force main beyond the Fonthill Urban Area Boundary along Haist Street to the Pelham Evangelical Friends Church. The proposal also affects two residential properties lying between the Fonthill Urban Area and the church property. It is important to note that Regional Policy Plan Amendment 194 received final approval by Regional Council on October 14, 2004 to permit the proposed sewer line extension.

The subject property is located outside the Region's Urban Area Boundary for Fonthill in a Good General Agricultural Area and is designated Good General Agricultural in Pelham's Official Plan. Policy 6.B.5 of the Regional Policy Plan states that developments outside the urban area boundaries will not be provided municipal water and sewer services but instead will be expected to depend on private water supply and private waste disposal systems. An exception to this policy may be permitted to resolve an existing health problem as identified by the Medical Officer of Health. No other exceptions to the overall prohibition are provided for sewer line extensions. Although Policy 8.B.8 is directed towards waterline extensions, it has also been applied to proposals for sewer line extensions.

The Pelham Evangelical Friends Church is an existing use, established in 1799 and residing in the existing building since 1865. The Church is looking to expand its facility, however there is limited space on the 1.06 hectare (2.6 acre) site due to the cemetery located on the northern half of the property. The only available land on which to expand would be the septic system area located to the immediate west of the church building. In order to build in this area the septic system will need to be decommissioned and the church serviced by municipal sewers. The two dwellings that will also potentially be hooked up to municipal sewers are located on existing lots on Haist Street.

The proposed sewer line that will service the three properties will be a small 50 mm force main which should have no significant impacts on overall capacity and the small diameter of the pipe

will prohibit this area outside of the urban boundary to be opened up for future development. The cost of the sewer line extension will be borne entirely by the Church and the two existing residential properties should they wish to connect to the system resulting in no financial cost to the Town. As a final point, Regional Public Health staff should be consulted when the time comes to decommission the existing septic system. Overall, the proposed sewer line extension meets the review criteria of Policies 6.B.5 and 8.B.8 of the Regional Policy Plan. This was the basis for Regional Council's final approval of Regional Policy Plan Amendment 194.

The proposed church expansion can also be considered through Policy 12.6 of the Regional Policy Plan which states that other policies of this Plan which permits the continued operation of legally established residential, industrial, business, agricultural, and institutional facilities. Further a reasonable expansion or change in the use of such facilities may be permitted provided Urban Area Boundaries are not superceded; the expansion does not involve a major intensification of land use; or result in the intrusion of incompatible uses.

At this time no plans for the church expansion have been submitted. Regional Planning staff will be in a position to provide more detailed comments on this expansion when the proposed plans are circulated for review and comment. Our assessment of the proposed expansion will include assessing the impact of the proposed church addition on the nearby Draper's Creek and Provincially Significant Wetland. While the creek is not identified by the Ministry of Natural Resources as a significant fish habitat, a 30 metre buffer is normally required from a wetland which in this particular case encroaches upon the Church's property. Therefore, the proposed expansion should only be permitted subject to the submission of an Environmental Impact Study (EIS) demonstrating that the proposed addition will have no negative impacts on the wetland. The EIS prepared by a qualified professional will be subject to review and approval by the Regional Planning and Development Department.

In conclusion, Regional Planning staff would not object to the proposed official plan amendment from a Regional or Provincial planning perspective for the proposed sanitary sewer line extension. However, the expansion plans for the Church should be circulated when they are available and will need to be supported by the completion of an EIS. The recommendations of the EIS can then be implemented through a site plan agreement with the Town.

Yours truly,



David J. Farley
Director of Planning Services

BD/

- c: Ms. B. Ryter, Ministry of the Environment, Hamilton
Mr. J. Durst, Ministry of Natural Resources, Vineland
Ms. S. McInnes, MCIP, RPP, Niagara Peninsula Conservation Authority
Mr. D. Semple, MCIP, RPP, Regional Planning and Development Department
Mr. W. Stevens, Regional Public Works
Mr. W. Hunter, Regional Public Health

THE CORPORATION OF THE TOWN OF PELHAM

IN THE MATTER OF SECTION 17 OF THE
PLANNING ACT, R.S.O. 1990, AS AMENDED

TOWN OF PELHAM OFFICIAL PLAN AMENDMENT NO. 52

PART OF LOT 3, CONCESSION 10
940 HAIST STREET

AFFIDAVIT

I, CRAIG LARMOUR, DIRECTOR OF PLANNING SERVICES OF THE TOWN OF
PELHAM, IN THE REGIONAL MUNICIPALITY OF NIAGARA, MAKE OATH AND SAY AS
FOLLOWS:

- (1) I am the Director of Planning Services of the Corporation of the Town of Pelham and as
such I have knowledge of the matters herein set forth.
- (2) The requirements for the giving of notice and the holding of one public meeting have been
complied with.
- (3) The requirements for the giving of notice of adoption have been complied with.

SWORN BEFORE ME AT THE TOWN OF PELHAM)
IN THE REGIONAL MUNICIPALITY OF NIAGARA)
THIS 14TH DAY OF MARCH, 2005 A.D.)

Cheryl Miclette
CHERYL MICLETTE, CLERK

CHERYL MICLETTE, Clerk,
Town of Pelham, a Commissioner,
for taking Affidavits in the
Regional Municipality of Niagara

Craig Larmour
CRAIG LARMOUR

THE CORPORATION OF THE TOWN OF PELHAM

IN THE MATTER OF SECTION 17 OF THE
PLANNING ACT, R.S.O. 1990, AS AMENDED

TOWN OF PELHAM OFFICIAL PLAN AMENDMENT NO. 52

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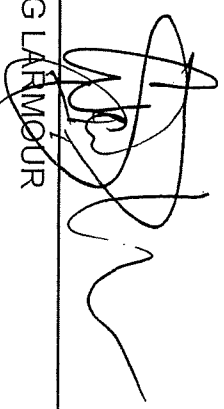
AFFIDAVIT

I, CRAIG LARMOUR, DIRECTOR OF PLANNING SERVICES OF THE TOWN OF
PELHAM, IN THE REGIONAL MUNICIPALITY OF NIAGARA, MAKE OATH AND SAY AS
FOLLOWS:

- (1) I am the Director of Planning Services of the Corporation of the Town of Pelham and as such
I have knowledge of the matters herein set forth.
- (2) The following member of the public made comments at the public meeting:

Randy Klassen, 954 Haist St., Fonthill

SWORN BEFORE ME AT THE
TOWN OF PELHAM IN THE
REGIONAL MUNICIPALITY OF NIAGARA
THIS 14th DAY OF MARCH, 2005 A.D.

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CRAIG LARMOUR



CHERYL MILETTE, CLERK

CHERYL MILETTE, Clerk,
Town of Pelham, a Commissioner,
for taking Affidavits in the
Regional Municipality of Niagara

Meeting GC-02/05

GENERAL COMMITTEE
January 24, 2005

Minutes of a regular General Committee meeting held on Monday, January 24th, 2005 at 7:00 p.m. in the Council Chambers at the Town of Pelham Municipal Building, 20 Pelham Town Square, Fonthill.

ATTENDANCE:

Council:

Mayor R. Leavens
Councillor M. Allen
Councillor U. Brand
Councillor S. Cook
Councillor J. Durley
Councillor P. Papp
Councillor D. Urbanowicz

Staff:

Director of Planning Services, C. Larmour
CAO, G. Cherney (part-time)
Recording Secretary (Deputy Clerk) N. Bozzato

Other:

Randy Klassen
Jessie Ganshi

1. CALLED TO ORDER:
The meeting was called to order by Mayor R. Leavens.
2. ADOPTION OF AGENDA:
RECOMMENDATION – MOVED BY COUNCILLOR S. COOK, SECONDED BY COUNCILLOR P. PAPP – THAT the agenda for the January 24th, 2005 regular General Committee meeting be adopted, as amended. CARRIED, CHAIR, MAYOR R. LEAVENS
3. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF:
There were no disclosures of pecuniary interest noted by members of the Committee.
4. PUBLIC MEETING UNDER THE PLANNING ACT:
(A) 7:00 p.m. - Town of Pelham Official Plan Amendment Application AM-08/04 – Pelham Evangelical Friends Church:

At this point in the meeting, Mayor R. Leavens vacated the Chair and Councillor J. Durley assumed the Chair, as Chair of the Planning Services Division. Chair, Councillor J. Durley recited the required form of notice as per the Planning Act with respect to a public meeting.

Chair, Councillor Durley then introduced Town of Pelham Director of Planning Services Craig Larmour who noted that the Town of Pelham Council has not made a decision on this application to date, nor have they discussed the proposal. He summarized the application as detailed in Report P-02/05.

A Council resolution in October, 2003 was passed to support provision of sewer services to this Church facility. Public sewers are required by the church to permit construction of an addition to the church to accommodate an expanding congregation.

The application has been circulated to the appropriate commenting agencies, however no comments have been received to date. There is no conflict with the Provincial Policy Statement or Zoning By-law. Mr. Larmour advised that a recommendation report will be submitted to Committee in February.

APPLICANT'S PRESENTATION:

No one was present on behalf of the applicant.

PUBLIC INPUT:

Mr. Randy Klassen, 954 Haist Street, Fonthill, L0S 1E4, indicated that he resides at one of the properties lying between the existing, serviced urban area and the applicant church. He requested that if water and/or sewer extensions are permitted to service the church, they be made available for his property as well. Mr. Larmour indicated that although there is nothing in the Official Plan to prevent the extension of municipal water, he did not think the church was anticipating connecting to the municipal water supply, only sanitary sewers.

COMMITTEE INPUT:

In response to a query by Councillor Cook, Mr. Larmour explained the definition of Rural Settlement Areas, Villages and Hamlets as they pertain to permitting extension of municipal services, noting that sewer extensions are different than water connections.

The public meeting was declared closed by the Chair.

RECOMMENDATION - MOVED BY COUNCILLORS S. COOK, SECONDED BY COUNCILLOR P. PAPP – THAT Report P-02/05 re Town of Pelham Official Plan Amendment Application AM-08/04 – Pelham Evangelical Friends Church be received; AND THAT the recommendation contained therein be approved, as follows: “THAT the Committee recommend to Council that a recommendation report on this matter be provided by Planning Services Staff at the next available meeting of the General Committee.” CARRIED, CHAIR, COUNCILLOR J. DURLEY.

5. BUSINESS SUBDIVISIONS:

(A) PLANNING SERVICES DIVISION:

(i) Staff Reports:

Report P-03/05 re Appeal of committee of Adjustment Decision; Consent Application B01/2005P (Yvon and Ghislaine Pigeon).

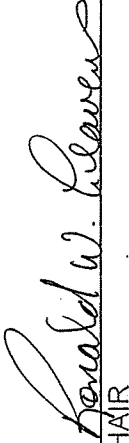
Mr. Larmour explained the nature of the consent application, noting that due to the deficient frontage that would be created by approval of this application, it does not represent an appropriate infill situation. He noted that the applicants met with him several times, and each time were told that the Town Planning documents did not support the proposal, and as such he would not be recommending approval of the application. The applicants submitted the proposal, recognizing that the proposed Provincial Greenbelt Legislation would eliminate any chance for a severance of the property in the future.

RECOMMENDATION – MOVED BY COUNCILLOR P. PAPP, SECONDED BY COUNCILLOR D. URBANOWICZ – THAT Report P-03/05 re Appeal of Committee of Adjustment Decision Consent Application B01/2005 (Yvon and Ghislaine Pigeon) be received; AND THAT the recommendation contained therein be approved, as follows: “THAT Council appeal the decision of the Town of Pelham Committee of Adjustment to appeal Consent Application B01/2005 (Yvon and Ghislaine Pigeon) to the Ontario Municipal Board.” CARRIED, CHAIR, J. DURLEY.

Mayor R. Leavens resumed the Chair for the balance of the meeting.

6. ADJOURNMENT:

RECOMMENDATION - MOVED BY COUNCILLOR P. PAPP, SECONDED BY COUNCILLOR S. COOK - THAT this regular meeting of the General Committee be adjourned until the next regular meeting scheduled for MONDAY, FEBRUARY 7TH, 2005, unless sooner called by the Chair. CARRIED, CHAIR, MAYOR R. LEAVENS.


CHAIR


SECRETARY

PLANNING SERVICES REPORT

Appendix E-1

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P-02/05

TO: Chair, Councillor John Durley, and Members of the General Committee,
Planning Services Division

FROM: C. Larmour, MCIP, RPP, Director of Planning Services

DATE OF REPORT: January 19, 2005

DATE OF MEETING: January 24, 2005

SUBJECT: Town of Pelham Official Plan Amendment
Application AM-08/04
Pelham Evangelical Friends Church

RECOMMENDATION

THAT the General Committee, Planning Services Division, receive Planning Services Report P-02/05 regarding Town of Pelham Official Plan Amendment Application AM-08/04, part of Lot 3, Concession 10, 940 Haist Street, Town of Pelham;

AND FURTHER THAT a recommendation report be provided by Planning Services Staff at the next available meeting of the General Committee.

LOCATION, PURPOSE, BACKGROUND AND POLICY

1. Location

The subject lands are located on the west side of Haist Street, lying between Foss and Welland Roads. The lands are legally described as part of Lot 3, Concession 10, and municipally as 940 Haist Street. A map illustrating the general location of the lands is included as Attachment No. 1.

2. Purpose

The purpose of this application is to amend the Town of Pelham Official Plan to permit the extension of a sanitary sewer force main beyond the boundary of the Fonthill Urban Area.

3. Background

The subject lands are currently designated Good General Agricultural according to the Town of Pelham Official Plan and are identified as lying outside of the Fonthill Urban Area Boundary.

The Church has informed that in order to allow for future expansion of the existing place of worship, they require a connection to the municipal sanitary sewer system as the existing private sewage disposal system is incapable of accommodating increased flow. The proposal also affects two residential properties lying between the Urban Area and the subject lands.

On October 20, 2004, Council passed a resolution reflecting the recommendation contained within Town of Pelham Operations Department Report MOR-46/03. A copy of the report is included as Attachment No. 2.

Regional Policy Plan Amendment No. 194 affecting the subject lands received final approval on October 14, 2004, to permit the proposed sanitary sewer extension.

4. Provincial Policy Statement

Section 3 of the *Planning Act* requires that, in exercising any authority that affects planning matters, planning authorities "*shall be consistent with*" policy statements issued under the Act. To this end, the Town shall have regard for the policies of the Provincial Policy Statement (PPS).

In this particular situation, the PPS contains little policy direction concerning the proposed development.

1.1.3 Long term economic prosperity will be supported by:

- a) *making provisions such that infrastructure and public service facilities will be available to accommodate projected growth;*

1.3.1 Sewage and Water Systems

- a) *full municipal sewage and water services are the preferred form of servicing for urban areas and rural settlement areas. In areas serviced by full municipal sewage and water services, lot creation will be permitted only if sufficient reserve water and sewage plant capacity will be available to accommodate it;*

and

- d) *partial services will be discouraged except where necessary to address failed services, or because of physical constraints.*

5. Regional Policy Plan

The Regional Policy Plan identifies the subject lands as Good General Agricultural Area and as lying outside of the Fonthill urban service area. While the Plan generally discourages the extension of urban services outside of designated urban areas, the Plan also contains the following applicable policies for the provision of such services:

Cont.../3

Policy 6.B.5 *Developments outside the urban areas boundaries will not be provided with municipal water and sewer services but instead will be expected to depend on private waste disposal systems and private water supply.*

Notwithstanding the above:

- (a) *Municipal sewers or water supply mains may be extended outside the urban area where required to correct an existing health problem as determined by the Medical Officer of Health or where there is a clean-up order from the Ministry of Environment. All alternatives to municipal mains for resolving the health concern must be considered.*
- (b) *Further, extensions of the water supply system may be permitted for necessary operating purposes, such as the looping of existing mains, the replacement of existing mains, and the interconnection of urban areas.*
- (c) *Further, Regional Council may also consider requests by local municipalities for extensions of municipal water mains to serve existing and proposed agricultural and agriculturally-related uses subject to:*
 - (1) *Compliance with the provisions of Section 8.B.8;*
 - (2) *The proviso that the predominant use for the water supplied will be for existing or proposed agricultural or agriculturally-related uses; and*
 - (3) *Provided that notice is given by the municipality to neighbouring owners by personal service or prepaid first class mail to every owner of land whose land is within 120 metres (400 feet) of the proposed waterline extension as shown on the last revised assessment roll of the municipality.*
- (d) *The above policy regarding the extension of water to agricultural and agriculturally-related uses will expire at the end of 2009. In the event of such an expiry of the policy, subsequent applications will require an amendment to this Plan. Between 2004 and 2009, the number, location and size of all servicing extensions will be monitored.*
- (e) *Further, the Regional Council may only consider requests by local municipalities for municipal connections to Regional transmission water mains under Section 89(a) of the Municipal Act, 2001, subject to compliance with Policy 8.B.8.*
- (f) *The Regional Council may also consider requests by local municipalities for extensions of the water supply system beyond the urban areas boundaries for other permitted uses subject to amendments to this Plan which specify the area to be served and which satisfy the criteria set out in Policy 8.B.8.*

- (g) A policy of a local municipality regarding waterline extensions shall be deemed to be in conformity with the Regional Niagara Escarpment Policy Plan even if the local policy is more restrictive than Policy 6.B.5.
- (h) Within the area of the Niagara Escarpment Plan, such proposed extensions will be subject to conformity with the Niagara Escarpment Plan as amended from time to time, and will require a Development Permit from the Niagara Escarpment Commission.

Policy 8.B.8 The Region requires that each application by a local municipality for a municipal water main extension or extensions or for municipal connections to existing Regional water mains outside the urban areas boundaries shall be supported by detailed information illustrating its compliance with the following criteria:

- (a) It has the support of the local Council.
- (b) It is for legally existing or proposed agricultural and agriculturally related uses or for other legal permitted uses.
- (c) It will not jeopardize the ability of the Region to provide adequate water supply for existing urban development, for potential urban development within the urban areas boundaries, and for the development served by this or previous extensions outside the urban areas boundaries. The determination of the compliance with this criterion can only occur after due consideration of the size of the permanent connections to be made thereto.
- (d) It will not jeopardize the ability of the local municipality to provide an adequate water distribution system for existing urban development, for potential urban development within the urban areas boundaries, and for the development served by this and previous extensions outside the urban areas boundaries.
- (e) It will not contribute to or stimulate non-agricultural development other than in approved hamlets. Extensions to hamlets will be considered only if it can be adequately demonstrated that the cumulative effect of the extension to existing development and to any future development within the hamlet poses no potential health problems and that the other criteria set out in this policy including, in particular, the long term operation of existing private sewage systems and adequate lot sizes, can be met.
- (f) There are adequate local controls to regulate the use of water for irrigation or other uses which could place unreasonable demands on the water supply system.

- (g) There is confirmation from Regional Health Services that the existing waste disposal systems are satisfactory or will be upgraded to accommodate the increased loads which may result from a municipal water supply extension beyond the urban boundary and will not adversely affect any adjoining agricultural uses and all sewage disposal systems are in compliance with the requirements of Ontario Regulations 374/81 under The Environmental Protection Act or subsequent amendments thereto.
- (h) The financing system is satisfactory to the local municipality, is entirely locally or self financed, is not based on expectations of additional development, and does not place an undue cost on properties with large frontages.
- (i) An inventory of existing vacant lots of record that may become serviced by the proposed extension is shown.
- (j) That any municipal connection outside the urban areas boundaries to an existing Regional water main which is a local service connection from the Regional water main to the abutting lands of the consumer must be:
- (i) to a maximum of 2 centimetres (3/4 inch) in diameter,
 - (ii) only for the benefit of a use immediately abutting the Regional water main, and
 - (iii) the only municipal local service connection servicing the lands in question.
- (k) That any municipal connection to the existing Fourth Avenue Regional water main outside the urban areas boundaries which is a municipal water main extension or extensions shall be constructed in a closed loop.

As indicated previously, Regional Policy Plan Amendment No. 194 was approved for the subject lands. The Amendment provides for the following policy:

6.B.5.2

Notwithstanding the provisions of Policy 6.B.5, the extension of a sanitary sewer force main is permitted on Haist Street outside the Fonthill Urban Area to serve the Pelham Evangelical Friends Church location at 940 Haist Street and two intervening existing residential dwellings located on Haist Street between the Urban Area and the church building.

6. Town of Pelham Official Plan

The lands are designated as Good General Agricultural according to the Town of Pelham Official Plan. Section 4 of the Town's Plan provides policy concerning Public Works, Section 4.10 is of particular interest to this proposal:

The existing sanitary sewage disposal system is designed to accommodate all anticipated urban growth within the Plan period. Further extensions of the system beyond the urban area boundary of this Plan which shall include Fonthill and the Fenwick Village residential designation will require an amendment to this Plan.

7. Town of Pelham Zoning By-law

The lands are currently zoned Institutional I-115 Zone according to Town of Pelham Zoning By-law No. 1136 (1987), as amended. The I-115 Zone recognizes the use of the lands as a place of worship.

COMMENTS AND DISCUSSION

1. Agency Comments

The application was circulated to all internal departments and external agencies having an interest in the application. No comments in support of or opposition to the application have been received to date.

2. Public Comments

Notice of the application was mailed to all assessed property owners within 120 metres of the boundaries of the subject lands. Additionally, a Public Notice sign was posted on the Haist Street frontage of the lands. No comments in support of or opposition to the application have been received to date.

3. Planning Staff

The purpose of this report is to make the Committee and public aware of the intent of the application, applicable policies and agency comments and to facilitate discussion between the interested parties.

A recommendation report will be prepared and presented to this Committee at a subsequent meeting.

ATTACHMENTS

1. Location Map
2. Town of Pelham Operations Department Report MOR-46/03

Prepared by,


Craig Larmour, MCIP, RPP
Director of Planning Services

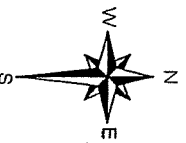
Approved and Submitted by,


Gord Cherney
Chief Administrative Officer

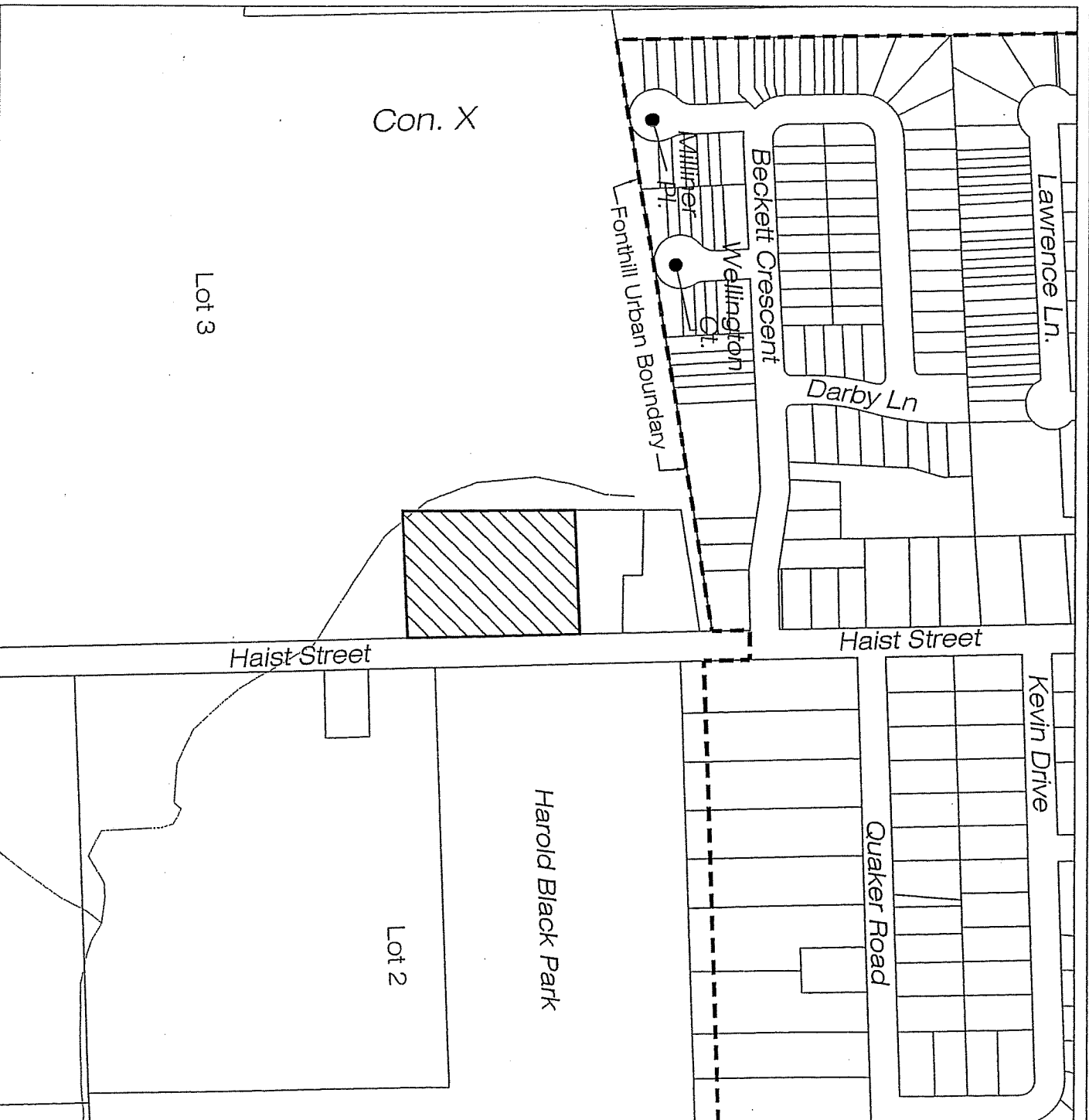
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Encl.

REPORT NO. *P-02105*
ATTACHMENT NO. *1*
PAGE NO. *111*

LOCATION MAP



Metric Scale:
1:4000



Subject Lands:



REPORT NO. 1-02/05
ATTACHMENT NO. 2
PAGE NO. 1/2

MUNICIPAL OPERATIONS REPORT

MOR-46/03

TO: Chair, Councillor U. Brand and Members of General Committee, Operations
Division

DATE OF REPORT: September 16, 2003

DATE OF MEETING: October 6, 2003

FROM: L. J. Hodge, P. Eng., Director of Operations

SUBJECT: Pelham Evangelical Friends Church
Proposed Sanitary Sewer Extension

RECOMMENDATION:

THAT the Committee recommend to Council that it support the extension of a sanitary sewer beyond the urban boundary to provide service to Pelham Evangelical Friends Church subject to requisite amendments to the Region and the Town's Official Plans;

AND THAT Council authorize staff to request the Regional Municipality of Niagara to amend its Official Policy Plan to permit this extension to proceed;

AND FURTHER THAT the sewer extension be designed and constructed to Town and MOE standards and guidelines at the cost of the benefitting landowners.

BACKGROUND:

The Church has been corresponding with the Town since 1998 with respect to the extension of a sanitary sewer. Town Council has been made aware of this interest by way of a 1998 staff report. The Church, after meeting with staff, submitted a formal request for the Town to proceed with a sanitary sewer extension to service the site.

The Church is located on the west side of Haist Street, approximately 255 metres south of Quaker Road, which is outside the urban boundary of the Town. The urban boundary is located 60m south of Quaker Road.

The sanitary sewer limit is currently at Beckett Crescent, approximately 45m south of Quaker Road and 146m north of the north property line of the Church (210 metres from the Church). The sewer at the intersection of Haist Street and Beckett Crescent is very shallow, being 1.0m deep and it would be necessary, due to the Church being at a lower elevation than this sewer, to construct a sewer for certain between the Church and Town's existing gravity system terminus.

REPORT NO. 1-02105
ATTACHMENT NO. 2
PAGE NO. 2/2
MOR-46/03

- 2 -

There are two (2) unserved residences between the current terminus of the sewer and the Church. Provision would be made to service these properties at the time of construction. As with similar projects, the costs are assessed to the benefiting properties, although in this case since the properties are all beyond the urban boundary, the Church as the proponent, would fund the entire cost, being reimbursed as residential connections were made.

The Public Health Department of the Region has visited the site and, based on a proposed future addition to the Church, has recommended a connection be made to the municipal sanitary sewer system. This recommendation is largely due to the small size of the Church property and the encroachment an addition would have on the existing septic system.

SUMMARY

The location of the Church, outside the urban boundary, will require an amendment to the Town's Official Plan to extend the boundary. The installation of a sewer will require a Certificate of Approval from the Ministry of the Environment and an amendment to the Regional Official Policy Plan.

The Church has identified a need for a sanitary sewer to allow for future expansion on the site to provide a suitable sized facility for the growing congregation. The Regional Public Health Department has recommended the extension of a sanitary sewer to allow for sewage disposal as part of a Church expansion. The Church has indicated an interest to pay for the sanitary sewer extension and the extension will allow for the provision of sanitary services to adjacent properties, if required.

The Church is currently serviced by a private water service located within the Haist Street road allowance. There has been interest expressed by a property owner, located between the Church and Beckett Crescent, to receive municipal water. The amendment to the Official Plan would allow for the future servicing of the area with a municipal watermain which the Church would be obligated to connect to and contribute financially.

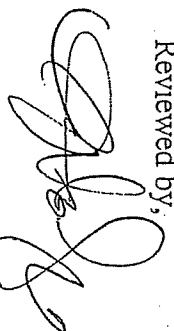
The neighbourhood has a semi-urban nature due to the proximity of Beckett Crescent and Harold Black Park. The lands south of the Church are rural in appearance and future requests to extend the service area are considered remote.

Prepared by,



Alan R. Mannell, C.E.T.
Operations & Technical Services
Coordinator

Reviewed by,



L. J. Hodge, P. Eng.
Director of Operations

Approved & Submitted by,



G. Cherney
C.A.O.

/hes

PLANNING SERVICES REPORT

P-06/05

TO: Chair, Councillor John Durley, and Members of the General Committee, Planning Services Division

FROM: C. Larmour, MCIP, RPP, Director of Planning Services

DATE OF REPORT: February 14, 2005

DATE OF MEETING: February 21, 2005

SUBJECT: Town of Pelham Official Plan Amendment
Application AM-08/04
Pelham Evangelical Friends Church

RECOMMENDATION

THAT the General Committee, Planning Services Division, receive Planning Services Report P-06/05 regarding Town of Pelham Official Plan Amendment Application AM-08/04, part of Lot 3, Concession 10, 940 Haist Street, Town of Pelham;

AND FURTHER THAT Official Plan Amendment Application AM-08/04, Pelham Evangelical Friends Church, be approved and that Staff be directed to prepare the necessary amendment for consideration by Council.

LOCATION, PURPOSE, BACKGROUND AND POLICY

1. Location

The subject lands are located on the west side of Haist Street, lying between Foss and Welland Roads. The lands are legally described as part of Lot 3, Concession 10, and municipally as 940 Haist Street. A map illustrating the general location of the lands is included as Attachment No. 1.

2. Purpose

The purpose of this application is to amend the Town of Pelham Official Plan to permit the extension of a sanitary sewer force main beyond the boundary of the Fonthill Urban Area.

3. Background

The subject lands are currently designated Good General Agricultural according to the Town of Pelham Official Plan and are identified as lying outside of the Fonthill Urban Area Boundary.

Cont.../2

The Church has informed that in order to allow for future expansion of the existing place of worship, they require a connection to the municipal sanitary sewer system as the existing private sewage disposal system is incapable of accommodating increased flow. The proposal also affects two residential properties lying between the Urban Area and the subject lands.

Regional Policy Plan Amendment No. 194 affecting the subject lands received final approval on October 14, 2004, to permit the proposed sanitary sewer extension.

4. Provincial Policy Statement

Section 3 of the *Planning Act* requires that, in exercising any authority that affects planning matters, planning authorities "shall be consistent with" policy statements issued under the Act. To this end, the Town shall have regard for the policies of the Provincial Policy Statement (PPS).

In this particular situation, the PPS contains little policy direction concerning the proposed development.

1.1.3 Long term economic prosperity will be supported by:

- a) making provisions such that infrastructure and public service facilities will be available to accommodate projected growth;*

1.3.1 Sewage and Water Systems

- a) full municipal sewage and water services are the preferred form of servicing for urban areas and rural settlement areas. In areas serviced by full municipal sewage and water services, lot creation will be permitted only if sufficient reserve water and sewage plant capacity will be available to accommodate it;*

and

- d) partial services will be discouraged except where necessary to address failed services, or because of physical constraints.*

5. Regional Policy Plan

The Regional Policy Plan identifies the subject lands as Good General Agricultural Area and as lying outside of the Fonthill urban service area. While the Plan generally discourages the extension of urban services outside of designated urban areas, the Plan does contain policies concerning the provision of such services

As indicated previously, Regional Policy Plan Amendment No. 194 was approved for the subject lands. The Amendment provides for the following policy:

6.B.5.2

Notwithstanding the provisions of Policy 6.B.5, the extension of a sanitary sewer forermain is permitted on Haist Street outside the Fonthill Urban Area to serve the Pelham Evangelical Friends Church location at 940 Haist Street and two intervening existing residential dwellings located on Haist Street between the Urban Area and the church building.

For Committee's information, Policy 6.B.5.2 amends the following requirements of the Regional Policy Plan:

Policy 6.B.5 *Developments outside the urban areas boundaries will not be provided with municipal water and sewer services but instead will be expected to depend on private waste disposal systems and private water supply.*

Notwithstanding the above:

- (a) Municipal sewers or water supply mains may be extended outside the urban area where required to correct an existing health problem as determined by the Medical Officer of Health or where there is a clean-up order from the Ministry of Environment. All alternatives to municipal mains for resolving the health concern must be considered.*
- (b) Further, extensions of the water supply system may be permitted for necessary operating purposes, such as the looping of existing mains, the replacement of existing mains, and the interconnection of urban areas.*
- (c) Further, Regional Council may also consider requests by local municipalities for extensions of municipal water mains to serve existing and proposed agricultural and agriculturally-related uses subject to:*
 - (1) Compliance with the provisions of Section 8.B.8;*
 - (2) The proviso that the predominant use for the water supplied will be for existing or proposed agricultural or agriculturally-related uses; and*
 - (3) Provided that notice is given by the municipality to neighbouring owners by personal service or prepaid first class mail to every owner of land whose land is within 120 metres (400 feet) of the proposed waterline extension as shown on the last revised assessment roll of the municipality.*
- (d) The above policy regarding the extension of water to agricultural and agriculturally-related uses will expire at the end of 2009. In the event of such an expiry of the policy, subsequent applications will require an amendment to this Plan. Between 2004 and 2009, the number, location and size of all servicing extensions will be monitored.*
- (e) Further, the Regional Council may only consider requests by local municipalities for municipal connections to Regional transmission water mains under Section 89(a) of the Municipal Act, 2001, subject to compliance with Policy 8.B.8.*
- (f) The Regional Council may also consider requests by local municipalities for extensions of the water supply system beyond the urban areas boundaries for other permitted uses subject to amendments to this Plan which specify the area to be served and which satisfy the criteria set out in Policy 8.B.8.*

Cont.../4

-4-

P-06/05

(g) A policy of a local municipality regarding waterline extensions shall be deemed to be in conformity with the Regional Niagara Policy Plan even if the local policy is more restrictive than Policy 6.B.5.

(h) Within the area of the Niagara Escarpment Plan, such proposed extensions will be subject to conformity with the Niagara Escarpment Plan as amended from time to time, and will require a Development Permit from the Niagara Escarpment Commission.

6. Town of Pelham Official Plan

The lands are designated as Good General Agricultural according to the Town of Pelham Official Plan. Section 4 of the Town's Plan provides policy concerning Public Works, Section 4.10 is of particular interest to this proposal:

The existing sanitary sewage disposal system is designed to accommodate all anticipated urban growth within the Plan period. Further extensions of the system beyond the urban area boundary of this Plan which shall include Forthill and the Fenwick Village residential designation will require an amendment to this Plan.

7. Town of Pelham Zoning By-law

The lands are currently zoned Institutional I-115 Zone according to Town of Pelham Zoning By-law No. 1136 (1987), as amended. The I-115 Zone recognizes the use of the lands as a place of worship.

COMMENTS AND DISCUSSION

1. Agency Comments

The application was circulated to all internal departments and external agencies having an interest in the application. The following comment has been received:

- The **Regional Planning and Development Department** has provided detailed comments concerning the details of the application in relation to the Regional Policy Plan as well as Amendment No. 194. The Region has also provided information concerning the potential impact of future development on the adjacent Draper's Creek and Provincially Significant Wetland. A copy of their correspondence is included as Attachment No. 2.

2. Public Comments

A public meeting was convened by the Town on Monday, January 24, 2005. Neighbouring property owners were in attendance at the meeting, however, no written correspondence has been submitted in respect to the application.

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-5-

P-06/05

3. Planning Staff

The purpose of this application is to amend the Town of Pelham Official Plan to permit the extension of a sanitary sewer force main beyond the boundary of the Fonthill Urban Area. The request for connection to the municipal sanitary sewer system is intended to accommodate the future expansion of the existing place of worship.

The Town's Official Plan informs that the sanitary system is designed to accommodate growth within the urban area and that extensions of the system beyond the urban area boundary require an amendment. The Plan contains neither policy direction nor criteria for the consideration of such extensions. In light of this absence, the Town would rely on Regional Policy Plan for evaluation.

As noted, the Regional Plan has been amended for the purpose of permitting the requested sewer line extension. In recommending approval of the Regional Policy Plan Amendment, the Regional Planning Department determined that the Town's sanitary sewer system would not be jeopardized as the proposed extension accommodates a small force main that would generate little additional flow. The Region also cited the fact that it is unlikely that the extension would generate non-farm development outside of the urban area based on existing use and municipal ownership.

Planning Staff are supportive of the application to accommodate the expansion of this historic church, enabling an improved level of service to the congregation and community. While Planning Staff are concerned that this extension could generate interest in requests for extension of services outside of the Urban Area, any subsequent applications would need to be considered on its individual merit.

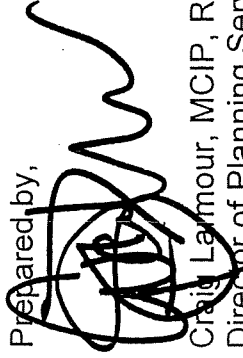
With respect to the Regional Planning Department comments concerning the potential impact of future development on the Provincially Significant Wetland, Planning Staff agree that the matter would be best addressed at such time as the applicant submits an application for Site Plan Approval to facilitate expansion of the Church.

In conclusion, Planning Staff recommend approval of the requested Official Plan Amendment.

ATTACHMENT

1. General Location Map
2. Regional Planning Department comments, dated January 27, 2005

Prepared by,


Craig Larmour, MCIP, RPP
Director of Planning Services

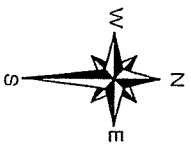
Approved and Submitted by,



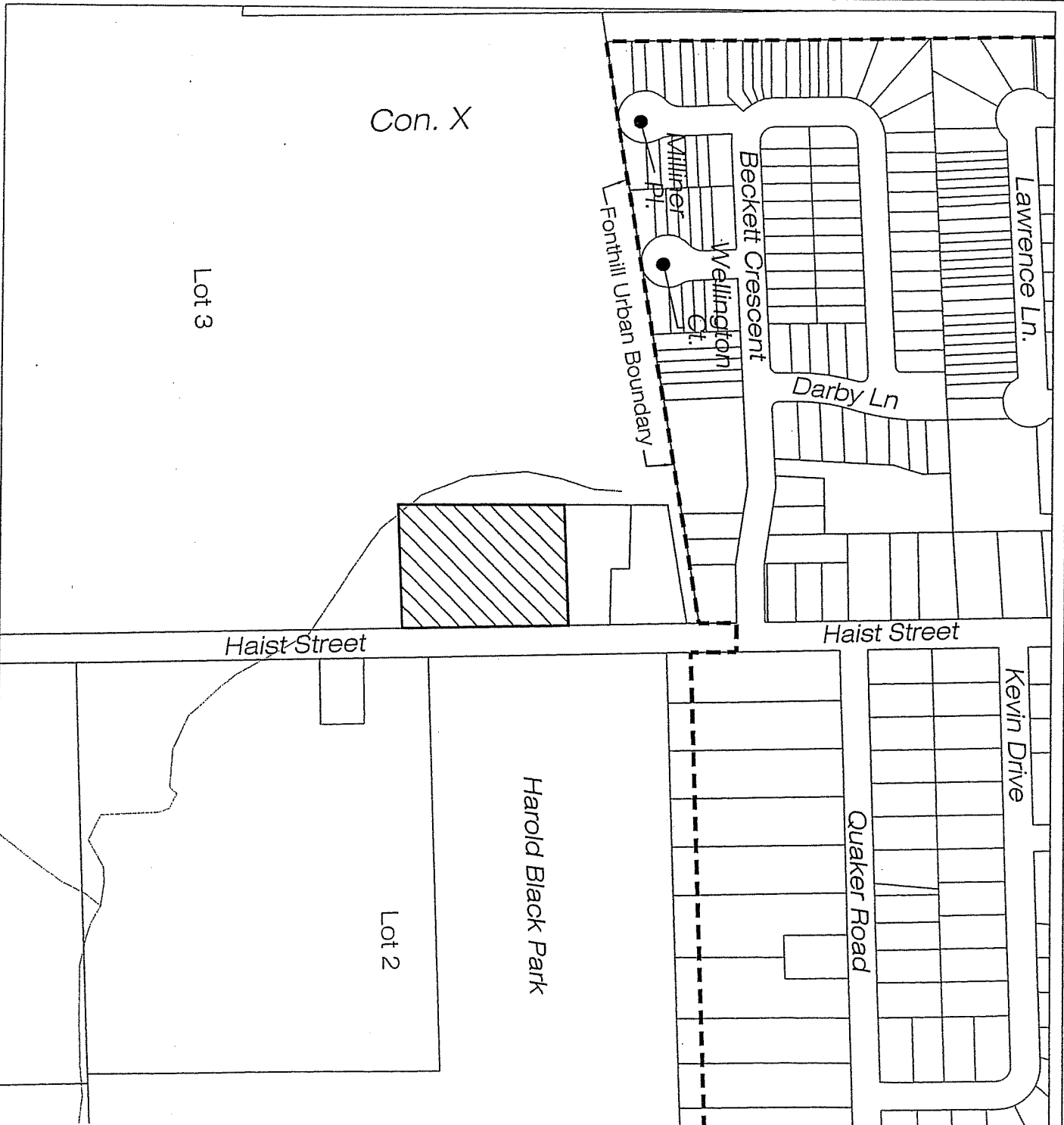
Gord Cherney
Chief Administrative Officer

/CL
Encl.

REPORT NO. *P-06105*
ATTACHMENT NO. *1*
PAGE NO. *1/1*



LOCATION MAP



Subject Lands: 



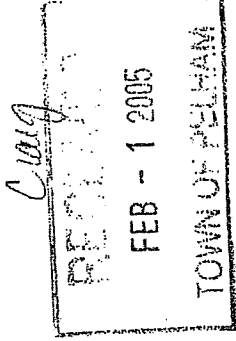
PLANNING AND DEVELOPMENT DEPARTMENT

The Regional Municipality of Niagara
3550 Schmon Parkway, P.O. Box 1042
Thorold, Ontario L2V 4T7
Telephone: 905-984-3630
Fax: 905-641-5208
E-mail: plan@regional.niagara.on.ca

REPORT NO. P-06105
ATTACHMENT NO. 2
PAGE NO. 1/2

January 27, 2004

Mr. Craig Larmour
Director of Planning Services
Town of Pelham
P.O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0



File: D.10.M.19.21 (51)

Dear Mr. Larmour:

**Re: Preliminary Provincial and Regional Comments
Proposed Official Plan Amendment
Pelham Evangelical Friends Church
Files: OPA 51
Haist Street, south of Beckett Crescent
Town of Pelham**

This application proposes to permit the extension of a sanitary sewer force main beyond the Fonthill Urban Area Boundary along Haist Street to the Pelham Evangelical Friends Church. The proposal also affects two residential properties lying between the Fonthill Urban Area and the church property. It is important to note that Regional Policy Plan Amendment 194 received final approval by Regional Council on October 14, 2004 to permit the proposed sewer line extension.

The subject property is located outside the Region's Urban Area Boundary for Fonthill in a Good General Agricultural Area and is designated Good General Agricultural in Pelham's Official Plan. Policy 6.B.5 of the Regional Policy Plan states that developments outside the urban area boundaries will not be provided municipal water and sewer services but instead will be expected to depend on private water supply and private waste disposal systems. An exception to this policy may be permitted to resolve an existing health problem as identified by the Medical Officer of Health. No other exceptions to the overall prohibition are provided for sewer line extensions. Although Policy 8.B.8 is directed towards waterline extensions, it has also been applied to proposals for sewer line extensions.

The Pelham Evangelical Friends Church is an existing use, established in 1799 and residing in the existing building since 1865. The Church is looking to expand its facility, however there is limited space on the 1.06 hectare (2.6 acre) site due to the cemetery located on the northern half of the property. The only available land on which to expand would be the septic system area located to the immediate west of the church building. In order to build in this area the septic system will need to be decommissioned and the church serviced by municipal sewers. The two dwellings that will also potentially be hooked up to municipal sewers are located on existing lots on Haist Street.

The proposed sewer line that will service the three properties will be a small 50 mm force main which should have no significant impacts on overall capacity and the small diameter of the nine

will prohibit this area outside of the urban boundary to be opened up for future development. The cost of the sewer line extension will be borne entirely by the Church and the two existing residential properties should they wish to connect to the system resulting in no financial cost to the Town. As a final point, Regional Public Health staff should be consulted when the time comes to decommission the existing septic system. Overall, the proposed sewer line extension meets the review criteria of Policies 6.B.5 and 8.B.8 of the Regional Policy Plan. This was the basis for Regional Council's final approval of Regional Policy Plan Amendment 194.

The proposed church expansion can also be considered through Policy 12.6 of the Regional Policy Plan which states that other policies of this Plan which permits the continued operation of legally established residential, industrial, business, agricultural, and institutional facilities. Further a reasonable expansion or change in the use of such facilities may be permitted provided Urban Area Boundaries are not superceded; the expansion does not involve a major intensification of land use; or result in the intrusion of incompatible uses.

At this time no plans for the church expansion have been submitted. Regional Planning staff will be in a position to provide more detailed comments on this expansion when the proposed plans are circulated for review and comment. Our assessment of the proposed expansion will include assessing the impact of the proposed church addition on the nearby Draper's Creek and Provincially Significant Wetland. While the creek is not identified by the Ministry of Natural Resources as a significant fish habitat, a 30 metre buffer is normally required from a wetland which in this particular case encroaches upon the Church's property. Therefore, the proposed expansion should only be permitted subject to the submission of an Environmental Impact Study (EIS) demonstrating that the proposed addition will have no negative impacts on the wetland. The EIS prepared by a qualified professional will be subject to review and approval by the Regional Planning and Development Department.

In conclusion, Regional Planning staff would not object to the proposed official plan amendment from a Regional or Provincial planning perspective for the proposed sanitary sewer line extension. However, the expansion plans for the Church should be circulated when they are available and will need to be supported by the completion of an EIS. The recommendations of the EIS can then be implemented through a site plan agreement with the Town.

Yours truly,



David J. Farley
Director of Planning Services

BD/

- c: Ms. B. Ryter, Ministry of the Environment, Hamilton
Mr. J. Durst, Ministry of Natural Resources, Vineland
Ms. S. McInnes, MCIP, RPP, Niagara Peninsula Conservation Authority
Mr. D. Semple, MCIP, RPP, Regional Planning and Development Department
Mr. W. Stevens, Regional Public Works
Mr. W. Hunter, Regional Public Health

THE CORPORATION OF THE TOWN OF PELHAM

IN THE MATTER OF SECTION 17 OF THE
PLANNING ACT, R.S.O. 1990, AS AMENDED

TOWN OF PELHAM OFFICIAL PLAN AMENDMENT NO. 52

PART OF LOT 3, CONCESSION 10
940 HAIST STREET

AFFIDAVIT

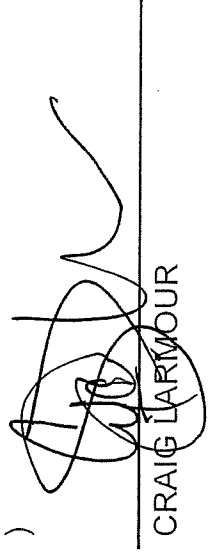
I, CRAIG LARMOUR, DIRECTOR OF PLANNING SERVICES OF THE TOWN OF PELHAM, IN THE REGIONAL MUNICIPALITY OF NIAGARA, MAKE OATH AND SAY AS FOLLOWS:

- (1) I am the Director of Planning Services of the Corporation of the Town of Pelham and as such I have knowledge of the matters herein set forth.
- (2) The information required under Section 6(2) of Ontario Regulation 198/96 attached as Schedule "A" is provided and is true.

SWORN BEFORE ME AT THE TOWN OF PELHAM)
IN THE REGIONAL MUNICIPALITY OF NIAGARA)
THIS 14TH DAY OF MARCH, 2005 A.D.)
)
)
)
)
)


CHERYL MCLETTE, CLERK

CHERYL MCLETTE, Clerk,
Town of Pelham, a Commissioner,
for taking Affidavits in the
Regional Municipality of Niagara


CRAIG LARMOUR

SCHEDULE A

1. Pelham Council is submitting an Official Plan Amendment.
2. The proposed Amendment does not replace an existing official plan.
3.
 - (i) The lands are described as Part of Lot 3, Concession 10, former Township of Pelham, now Town of Pelham.
 - (ii) The area of the land covered by the proposed Amendment is unknown.
 - (iii) The proposed Amendment does not replace or delete a policy in the Official Plan.
 - (iv) Not applicable.
 - (v) The proposed Amendment adds a policy to the Official Plan.
 - (vi) The purpose of the policy Amendment is to add a policy to the Town of Pelham Official Plan concerning Public Works in order to facilitate the extension of the sanitary sewer force main beyond the Fonthill Urban Area Boundary.
 - (vii) The subject land is designated Good General Agricultural according to the Town's Official Plan. Section 4 of the Plan provides policy concerning Public Works, Section 4.10, in particular, allowing extensions of the system beyond the urban area boundary by amendment to the Plan.
 - (viii) The proposed Amendment does not change or replace a designation.
 - (ix) Not applicable.
 - (x) The proposed amendment would permit the extension of the sanitary sewer force main to accommodate the expansion of an existing church at 940 Haist Street.
 - (xi) The subject land is not affected by any other application.
 - (xii) Not applicable.

Appendix G

LIST OF PUBLIC BODIES GIVEN NOTICE OF PROPOSED PLAN OR AMENDMENT BUT WHICH DID NOT RESPOND

ATTN MANAGER PLANNING & TRANSPORTATION DIST SCHOOL BRD OF NIAGARA 191 CARLTON ST ST CATHARINES ON L2R 7P4	ATTN SEC-TREASURER NIAGARA PENINSULA CONSERVATION AUTHORITY 250 THOROLD RD WEST 3RD FLR WELLAND ON L3C 3W2
D MANICCIA MGR OF OPERATIONS NIAGARA CATHOLIC DISTRICT SCHOOL BOARD 427 RICE RD WELLAND ON L3C 7C1	REGIONAL NIAGARA HEALTH SERVICES 573 GLENRIDGE AVE ST CATHARINES ON L2T 4C2
MANAGER LAND SERVICES ENBRIDGE CONSUMERS GAS P O BOX 650 TORONTO ON M1K 5E3	ATTN PENNY CHRISTIE MUNICIPAL ASSESSMENT CORP P O BOX 1270 ST CATHARINES ON L2R 7A7
ATTN SECRETARY ENBRIDGE CONSUMERS GAS P O BOX 1051 THOROLD ON L2V 5A8	CLERK CITY OF WELLAND 411 EAST MAIN ST WELLAND ON L3B 3X4
BELL CANADA RIGHT OF WAY CONTROL CTR 100 BOROUGH DR FLR 5 BLUE SCARBOROUGH ON M1P 4W2	REGIONAL PUBLIC WORKS REGIONAL NIAGARA THOROLD ON L2V 4T7
DIRECTOR OF OPERATIONS TOWN OF PELHAM	
DIRECTOR OF FIRE SERVICES TOWN OF PELHAM	
LAND USE PLANNING SECTION REAL ESTATE SERVICES HYDRO ONE NETWORKS INC 483 BAY ST 15 TH FLR TORONTO ON M5G 2P5	

Appendix H-1

AMENDMENT BEING INITIATED BY:

APPLICANT - Pelham Evangelical Friends Church
940 Haist Street
Fonthill ON L0S 1E4
(905) 892-6881

REGIONAL APPROVAL FEE OF \$800 TO BE PAID BY APPLICANT