

THE CORPORATION OF THE  
TOWN OF PELHAM

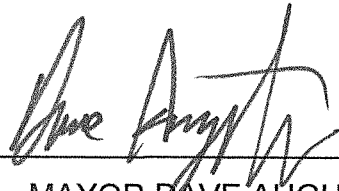
BY-LAW NO. 3544 (2014)

Being a by-law to adopt Amendment No. 01 to the Official Plan of the Town of Pelham.

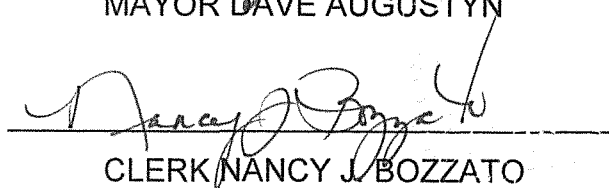
THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM IN ACCORDANCE WITH THE PROVISION OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, HEREBY ENACTS AS FOLLOWS:

1. **THAT** Amendment No. 01 to the Official Plan of the Town of Pelham, consisting of 'The Preamble', Part A, 'The Amendment' Part B, and 'The Appendices', Part C, is hereby adopted and approved.
2. **THAT** this by-law shall come into force and take effect on the day of the final passing thereof.
3. **THAT** pursuant to the provisions of Sections 23.1 to 23.5 inclusive of the Municipal Act, 2001, as amended, the Clerk of the Town of Pelham is hereby authorized to effect any minor modifications or corrections solely of administration, numerical, grammatical, semantical or descriptive nature or kind to this by-law or its schedules as such may be determined to be necessary after passage of this by-law.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
15<sup>th</sup> DAY OF SEPTEMBER, 2014 A.D.



MAYOR DAVE AUGUSTYN



CLERK NANCY J. BOZZATO

**AMENDMENT NO. 01  
TO THE  
OFFICIAL PLAN (2012)  
FOR THE  
CORPORATION OF THE TOWN OF PELHAM**

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## **PART “A” – THE PREAMBLE**

### **SECTION 1 TITLE AND COMPONENTS**

This document, when approved in accordance with Section 17 and 21 of The Planning Act, 1990, shall be known as Amendment No. 01 to the Official Plan adopted by By-law No. 3259 (2012), and confirmed by the Ontario Municipal Board decision of January 30, 2011\*, of the Pelham Planning Area.

Part “A”, the Preamble does not constitute part of this amendment.

Part “B”, the Amendment, consisting of the following text and map (designated Schedule “A”) constitutes Amendment No. 01 to the Official Plan adopt by By-law No. 3259 (2012)\* for the Town of Pelham Planning Area.

### **SECTION 2 PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to change the land use designation of certain lands shown on Schedule A attached hereto from “EF – Mixed Use” to “EF – Urban Highway Commercial” to permit the use of the lands for a range of commercial and employment uses.

### **SECTION 3 LOCATION OF THIS AMENDMENT**

The lands, which are the subject of this amendment, are located at the southwest corner of Highway #20 (Regional Road No. 20) and Rice Road (Regional Road No. 54). The lands are approximately 11 hectares as shown on Schedule “A” attached hereto.

## **SECTION 4**

### **BASIS OF THIS AMENDMENT**

The Official Plan adopted by By-law No. 3259 (2012)\* of the Pelham Planning Area provides that amendments may be made to the Official Plan. Policies of the plan have been considered in the preparation of this amendment and the following factors:

1. The subject lands are located within the Urban Area of the Town of Pelham and are being developed for commercial and employment uses. The amendment will address a need for a range of commercial and employment uses within the Town of Pelham and more specifically within The Village of East Fonthill.
2. The proposed use of the lands is compatible with the existing and planned neighborhood and represents appropriate and compatible form of intensification by making efficient use of land and infrastructure.
3. The amendment is consistent with the Provincial Policy Statement and confirms to the Greenbelt Plan, the Growth Plan, the Regional Policy Plan and the general intent of the Official Plan.
4. The development will provide for an appropriate range of commercial and employment uses for the community.
5. The proposal will be subject to further approval associated with Site Plan Control.

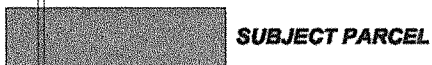
## SECTION 5 IMPLEMENTATION AND INTERPREATION

The relevant policies of the Official Plan adopted by By-law No. 3259 (2012)\* of the Pelham Planning Area shall apply to the implementation and interpretation of this Amendment.

### SCHEDULE 'A': LAND USE PLAN



#### LEGEND



THIS IS SCHEDULE 'A' OFFICIAL PLAN AMENDMENT No. 01 (2014) PASSED  
THE 5 DAY OF April, 2014

MAYOR: DAVE AUGUSTYN

CLERK: NANCY J. BOZZATO



## **PART “B” – THE AMENDMENT**

All of this part of the document entitled “Part “B” – “The Amendment” consisting of the following policies and attached maps designated as Schedule “A” (Land Use Plan) constitute Amendment No. 01 to the Official Plan adopted by By-law 3259 (2012)<sup>1</sup> for the Pelham Planning Area. The Official Plan adopted by By-law 3259 (2012)<sup>2</sup> for the Pelham Planning Area and is hereby amended as follows:

1. The subject lands described on the attached Schedule A is hereby re-designated from “EF – Mixed Use” to “EF – Urban Highway Commercial”.