

AMENDMENT NO. 02

TO THE

OFFICIAL PLAN (2014)

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. 02 to the Official Plan adopted by By-Law No. 3259 (2012), and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Town of 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. 02 to the Official Plan adopted by By-Law No. 3259 (2012), and confirmed by the Ontario Municipal Board decision of July 18, 2014, 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 'Urban Highway Commercial' to 'Urban Living Area / Built Boundary' to permit the use of the lands for residential uses.

SECTION 3

LOCATION OF THIS AMENDMENT

The lands, which are the subject of this amendment, are a 0.42 hectare parcel of land located on the south side of Welland Road, east of Pelham Street as shown on Schedule 'A' attached hereto.

SECTION 4

BASIS OF THIS AMENDMENT

The Planning Act, 1990 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 Settlement Area' of the Town of Pelham and are being developed for residential uses. The amendment will address a need for a range of residential uses within the Town of Pelham.
2. The proposed use of the lands is compatible with the existing and planned neighbourhoods and represents an appropriate and compatible form of intensification by making efficient use of land and infrastructure.
3. The amendment is consistent with Provincial Policy Statement, 2014, and confirms to the Growth Plan, the Regional Official Plan, consolidated August 2015, and the general intent of the Town's Official Plan, 2014.
4. The development will provide for an appropriate range of residential uses for the community.

SECTION 5

IMPLEMENTATION AND INTERPREATION

The relevant policies of the Official Plan adopted by By-Law No. 3259 (2012)), and confirmed by the Ontario Municipal Board decision of July 18, 2014, of the Town of Pelham Planning Area shall apply to the implementation and interpretation of this Amendment.

PART "B" – THE AMENDMENT

All of this part of the document entitled "Part "B" – "The Amendment" consisting of the following policies and attached map designated as Schedule 'A' (Land Use Plan) constitute Amendment No. 02 to the Official Plan adopted by By-Law 3259 (2012)), and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Town of Pelham Planning Area.

The Official Plan adopted by By-Law 3259 (2012)), and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Town of Pelham Planning Area is hereby amended as follows:

1. The subject lands described on the attached Schedule "A" is hereby re-designated from 'Urban Highway Commercial' to 'Urban Living Area / Built Boundary'.

Schedule 'A': Land Use Plan

