

AMENDMENT NO. 07
TO THE
OFFICIAL PLAN (2014)
FOR THE
CORPORATION OF THE TOWN OF PELHAM

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PART “A” – THE PREAMBE

SECTION 1

TITLE AND COMPONENTS

This document was approved in accordance with Section 17 and 21 of the Planning Act, R.S.O. 1990, as amended and shall be known as Amendment No. 07 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 constitutes Amendment No. 07 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.

SECTION 2

PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend the text of Policy B1.7.7.5.2(c) to delete the text “The height of the first floor of all buildings within the EF-High/Medium Density Residential designation shall be a minimum of 4 metres to accommodate live-work units.”

In addition, the Amendment will amend the text of Policy B.1.7.4.3(a)(i) to delete the text “Buildings shall be street-front oriented.”

The Amendment will also amend the text of Policy B.1.7.4.3(a)(ii) to delete the text “Large scale automobile parking areas shall generally be sited to the side or rear of buildings, or preferably below grade.”

SECTION 3

LOCATION OF THE AMENDMENT

The lands that are subject to this Amendment are municipally known as 120 Summersides Boulevard, located on the southwest corner of Rice Road and Summersides Boulevard within the Fonthill Settlement Area and shown on Schedule A.

SECTION 4

BASIS OF THE AMENDMENT

The Planning Act, R.S.O. 1990, as amended, provides that amendments may be made to the Official Plan. Policies of the Official Plan have been considered in the preparation of this Amendment and the following factors:

1. The subject lands are located within the East Fonthill Secondary Plan Area with a Greenfield Overlay and are proposed to be developed for high density residential use.
2. The proposed use of lands is compatible with the existing and planned neighbourhood and represents an appropriate and compatible form of greenfield development by making effective use of urban land and infrastructure.
3. This Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Niagara Official Plan.
4. The development will provide a diverse range of residential uses for the community.
5. The proposed development will be subject to Plan of Condominium and Site Plan Control.

SECTION 5 IMPLEMENTATION AND INTERPRETATION

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

Part “B” – The Amendment consisting of the following policies and attached map designated as Schedule ‘A’, constitute Amendment No. 07 to the Official Plan adopted by By-law 3259 (2012) for the Pelham Planning Area, and confirmed by the Ontario Municipal Board decision of July 18, 2014.

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

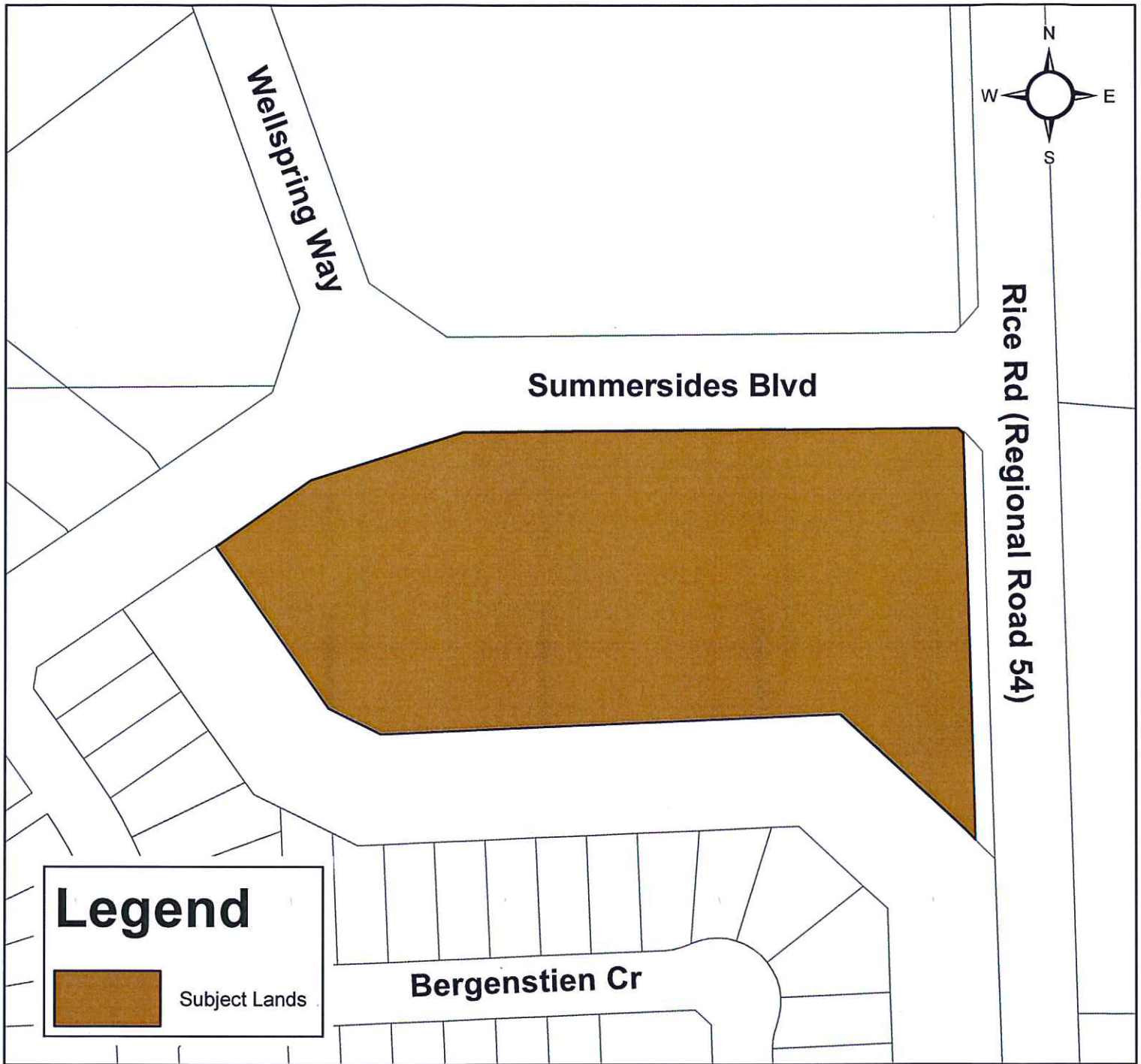
1. The addition of the following Policy:

B.1.7.13 Exceptions

B.1.7.13.1 120 Summersides Boulevard

- a) Policy B.1.7.7.5.2(c) is hereby revised from “The minimum building height for any Townhouse building shall be 2 storeys, or 7 metres and any Apartment building within the EF-High/Medium Density Residential designation shall be 3 storeys, or 11.0 metres, whichever is greater. The maximum building height for any building within the EF-High/Medium Density Residential designation shall be 10 storeys, or 35 metres, whichever is less. The height of the first floor of all buildings within the EF-High/Medium Density Residential designation shall be a minimum of 4 metres to accommodate live-work units.” to “The minimum building height for any Townhouse building shall be 2 storeys, or 7 metres and any Apartment building within the EF-High/Medium Density Residential designation shall be 3 storeys, or 11.0 metres, whichever is greater. The maximum building height for any building within the EF-High/Medium Density Residential designation shall be 10 storeys, or 35 metres, whichever is less.”
- b) Policy B.1.7.4.3(a)(i) is hereby revised from “Buildings shall be street-front oriented and provide direct street access for pedestrians.” to “Buildings shall provide direct street access for pedestrians.”
- c) Policy B.1.7.4.3(a)(ii) is hereby revised from “Large scale automobile parking areas shall generally be sited to the side or rear of buildings, or preferably below grade. The softening of the impact of the large areas of surface parking through building orientation, boulevard landscaping treatments and landscape islands is required.” to “The softening of the impact of the large areas of surface parking through building orientation, boulevard landscaping treatments and landscape islands is required.”

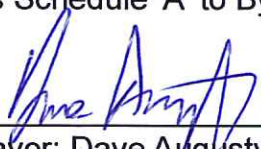
Schedule 'A':



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Prepared: August 2018

This is Schedule 'A' to By-law No. 4033 (2018) passed the 13th day of August, 2018.


Mayor: Dave Augustyn


Clerk: Nancy J. Bozzato