

AMENDMENT NO. 11
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 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. 11 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. 11 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 Official Plan Schedule A5 – to designate the subject lands from EF Low Density and Environmental Protection One to EF Medium Density and Environmental Protection One.

The effect of the amendment will be to permit the development of the property exclusively with townhomes and recognize the confirmed boundaries of an Environmental Protection Area.

SECTION 3

LOCATION OF THE AMENDMENT

The lands that are subject to this Amendment are municipally known as 1304 Rice Road, located on the west side of Rice Road (Regional Road 54), north of Merritt Road within the Fonthill Settlement Area.

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 and are designated for residential development.
2. The amendment will facilitate development that achieves the cumulative density targets for Neighborhood 3 and the overall Secondary Plan Area.
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.

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

1. Schedule A4 to the Town of Pelham Official Plan “East Fonthill Secondary Plan Area Schedule ‘A5’ Land Use Plan” is hereby revised in accordance with Appendix A.