

THE CORPORATION OF THE  
TOWN OF PELAM

BY-LAW NO. 4418(2022)

**Being a by-law to adopt an Amendment to the Official Plan for the  
Town of Pelham Planning Area.**

**Amendment No. 13**

**Park Place North  
File no. OP-AM-03-21**

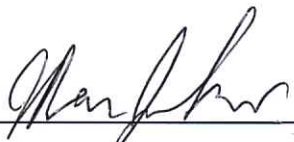
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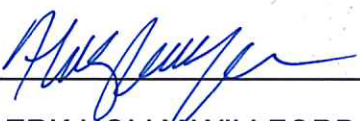
THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN  
OF PELHAM IN ACCORDANCE WITH THE PROVISIONS OF SECTION  
17 OF THE PLANNING ACT, R.S.O, 1990, AS AMENDED, HEREBY  
ENACTS AS FOLLOWS:

1. **THAT** Amendment No. 13 to the Official Plan of the Town of Pelham consisting of the attached explanatory text and schedule is adopted.
2. **AND THAT** the Clerk of the Town is authorized to effect any minor modifications or correction solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after passage of this by-law

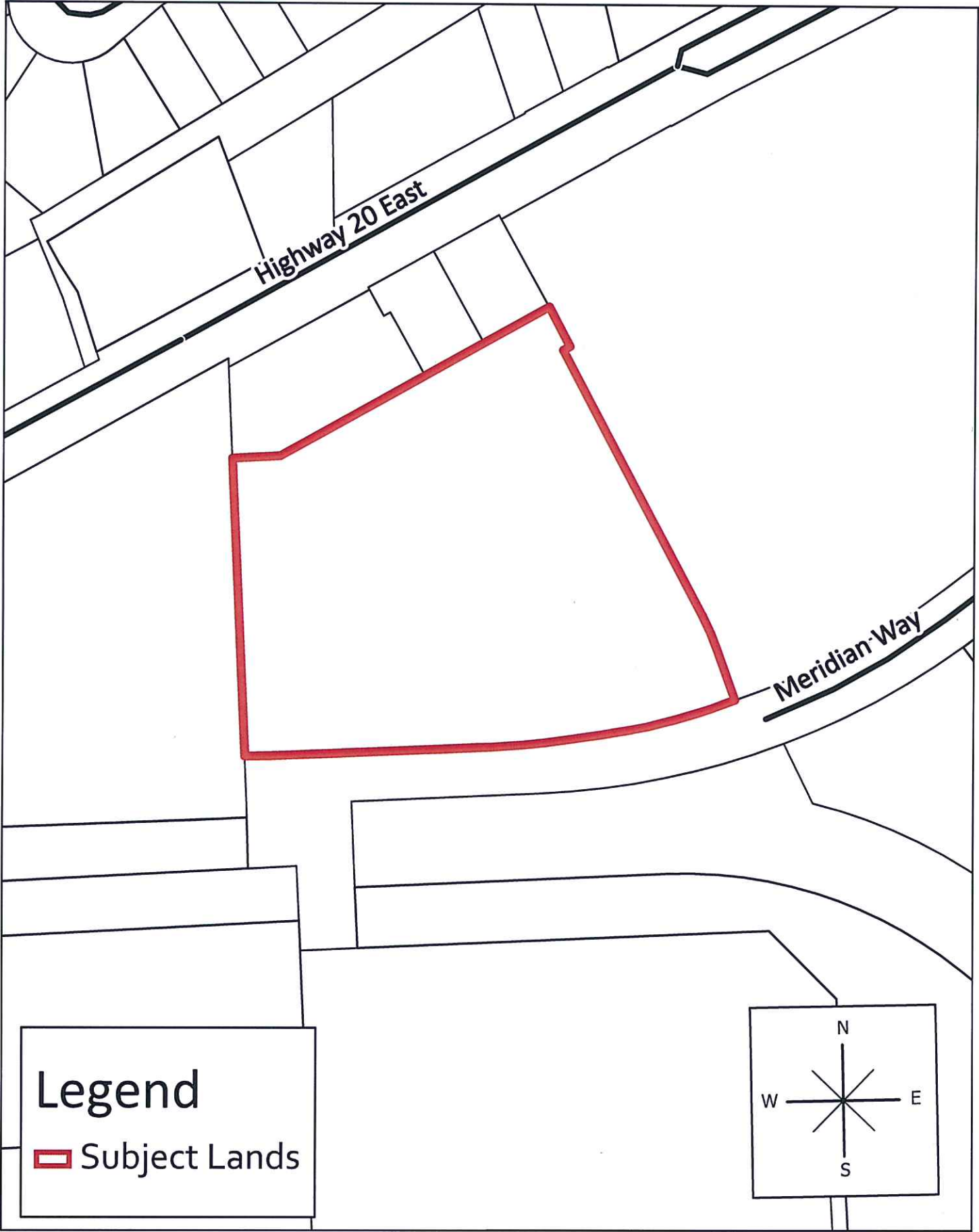
ENACTED, SIGNED AND SEALED THIS

24<sup>th</sup> DAY OF JANUARY, 2022 A.D.

  
MAYOR MARVIN JUNKIN

  
CLERK HOLLY WILLFORD

Schedule 'A'



This is Schedule 'A' to By-law No. 4418 (2022) passed the 24 day of January 2022.

  
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Mayor: Marvin Junkin

  
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Clerk: Holly Willford

**AMENDMENT NO. 13**  
**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. 13 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 Policy B1.7.8.2(d)(i) by reducing the minimum parking requirement for seniors housing from 0.75 spaces/unit to 0.5 spaces/unit.

The effect of the amendment will be to permit the development of the property for a residential retirement home in addition to other permitted residential uses.

### **SECTION 3**

#### **LOCATION OF THE AMENDMENT**

The lands that are subject to this Amendment are located on the north side of Meridian Way, east of Station Street within the Fonthill Settlement Area.

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## **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 EF – Urban Highway Commercial for mixed use development.
2. The amendment will facilitate development that achieves the cumulative density targets for the Commercial/Employment Centre 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.

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## **PART "B" – THE AMENDMENT**

The Amendment consisting of the following policies and attached map designated as Schedule 'A', identifies the subject lands that constitute Amendment No. 13 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 revision of the following Policy:

Part "B" – The Amendment consisting of the following policies and attached map designated as Schedule 'A', identifies the subject lands that constitute Amendment No. 08 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:

### **B.1.7.8.2 General Policies**

d) Based on the mixed-use nature of the Commercial/Employment Centre, typical parking requirements may be reduced and shared parking considered in recognition of the parking efficiencies offered by mixed-use development forms. The minimum and maximum parking standards throughout the Commercial/Employment Centre are:

- i) For Residential uses – 1.00 to 1.25 spaces/unit. Seniors housing will have a minimum of 0.75 spaces/unit.

**to**

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- i) For Residential uses – 1.00 to 1.25 spaces/unit. Seniors housing will have a minimum of 0.5 spaces/unit.
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