



The Corporation of the Town of Pelham

By-law No. 4484(2022)

Being a By-law to adopt Official Plan Amendment No. 16 for the Town of Pelham Planning Area.

**120 Meridian Way
File No. OP-AM-01-21**

The 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, c.P. 13, as amended, hereby enacts as follows:

1. **THAT** Amendment No. 16 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 of Pelham 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.

Read, enacted, signed and sealed this 22nd day of August, 2022.

A handwritten signature in black ink, appearing to read "Marvin Junkin", is written over a faint circular official seal.

Marvin Junkin, Mayor

A handwritten signature in blue ink, appearing to read "Holly Willford", is written over a faint circular official seal.

Holly Willford, Town Clerk

**AMENDMENT NO. 16
TO THE
OFFICIAL PLAN (2014)
FOR THE
CORPORATION OF THE TOWN OF PELHAM**

CONTENTS

PART “A” – THE PREAMBLE

Section 1	Title and Components
Section 2	Purpose of the Amendment
Section 3	Location of the Amendment
Section 4	Basis of the Amendment
Section 5	Implementation of the Amendment

PART “B” – THE AMENDMENT

Introductory Statement
Details of the Amendment

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. 16 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. 16 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 add a new Subsection to Section B1.7 of the Town of Pelham Official Plan being the East Fonthill Secondary Plan to permit a higher residential density on the lands known as 120 Meridian Way, to be identified as Special Policy Area 1, notwithstanding Subsection B1.7.8.3.2 – Development Policies associated with the East Fonthill – Mixed Use land use designation. The purpose of this Amendment is also to amend Schedule ‘A5’ to the East Fonthill Secondary Plan – Land Use Plan to show the Subject Lands, 120 Meridian Way, as Special Policy Area 1.

SECTION 3

LOCATION OF THE AMENDMENT

The lands that are subject to this Amendment are all lands within the Town of Pelham.

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. This Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and the Niagara Region Official Plan.
2. The purpose of this Amendment is to change one (1) policy for the Subject Lands, located within the East Fonthill Secondary Plan Area, to permit a density of 214 units per hectare whereas the East Fonthill Secondary Plan permits a maximum site density of 160 units per hectare.
3. The overall reason for the increase in density will accommodate a market-based range and mix of residential unit sizes and provide an opportunity for households of various income levels to enter the housing market (market-based affordability).
4. This Amendment, to permit additional dwelling units within a building height that conforms to the Official Plan and Zoning By-law and within a building footprint that complies with the Zoning By-law is appropriate at the periphery of the East Fonthill Secondary Plan Area, adjacent to a Regional Road and a major Community Facility (Meridian Community Centre).
5. This Amendment, to allow an increase in density is not an over intensification of the Subject Lands given that the increase in the number of dwelling units can be supported by an adequate number of vehicle and bicycle parking spaces and amenity space and further that no modifications to the Zoning By-law regulations are required to setbacks, height, number of parking spaces or landscape buffers.

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

This part of the document consisting of the following Schedules and Text constitutes Amendment No.16 to the Official Plan for the Town of Pelham.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Pelham is amended as follows:

1. That Schedule ‘A5’ – Land Use Plan to the East Fonthill Secondary Plan is hereby amended by identifying lands municipally known as 120 Meridian Way which are designated East Fonthill – Mixed Use as Special Policy Area 1 as shown in Schedule ‘B’ to this Amendment.
2. That Section B1.7 – East Fonthill Secondary Plan of the Town of Pelham Official Plan is hereby amended by adding a new Subsection, which shall read as follows:

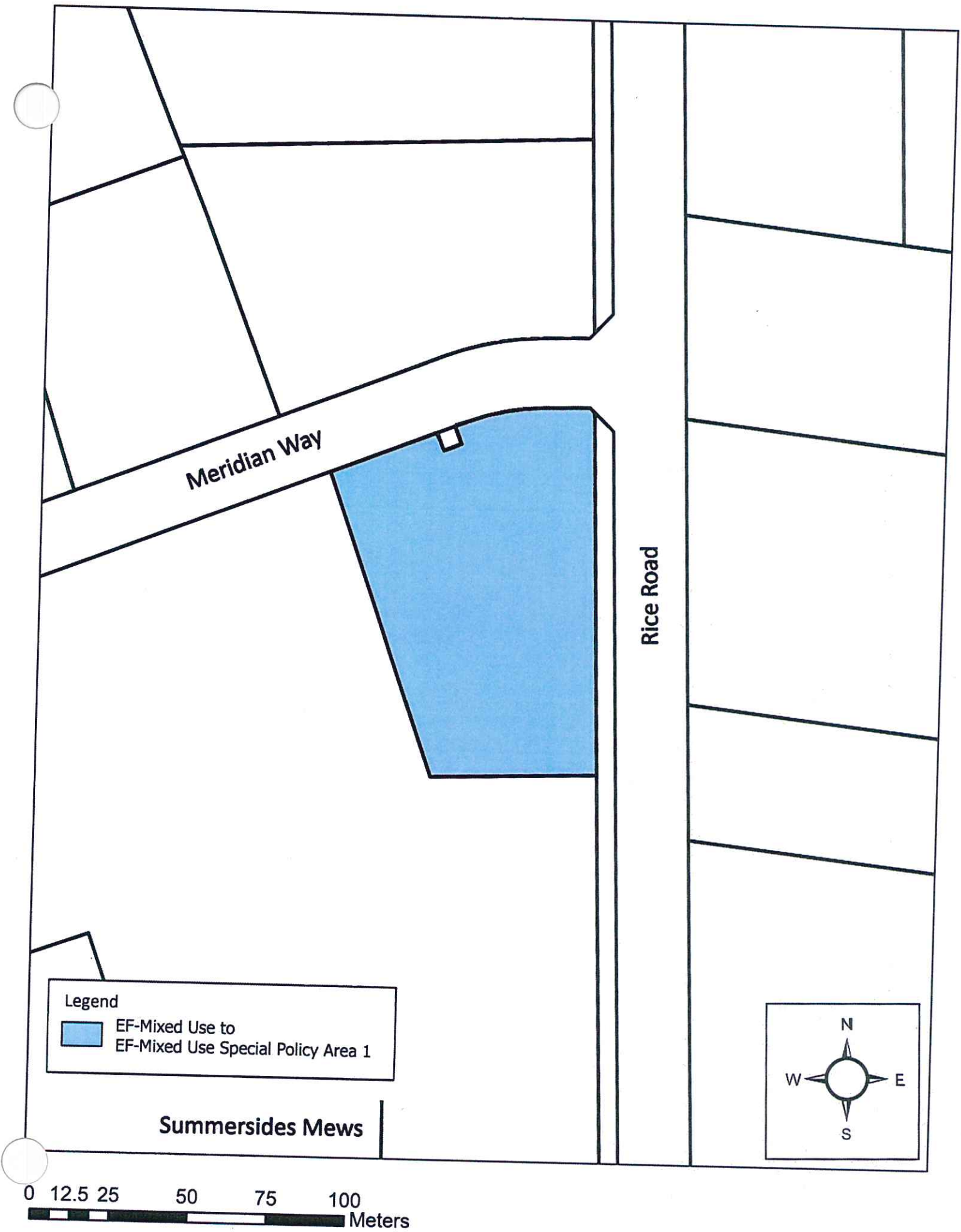
B1.7.13 Special Policy Areas

Special Policy Area 1

Notwithstanding Subsection B1.7.8.3.2 b), Development Policies, an Apartment Dwelling with a maximum density of 214 units per net residential hectare shall be permitted on the lands designated East Fonthill – Mixed Use Area - Special Policy Area 1 as shown on Schedule ‘A5’ of this Plan.

The ground floor of the Apartment Dwelling shall only be for Medical Office uses.

Schedule 'B'



This is Schedule 'B' to Official Plan Amendment No. 16 (2022) passed the 22nd day of August, 2022.


Mayor: Marvin Junkin


Clerk: Holly Willford