



The Corporation of the Town of Pelham

By-law No. 54-2023

Being a By-law to adopt Official Plan Amendment No. 19 for the Town of Pelham Planning Area.

550 Webber Road
File No. OP-AM-01-2023

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, as amended, hereby enacts as follows:

1. **THAT** Amendment No. 19 to the Official Plan of the Town of Pelham consisting of the attached explanatory text 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 20th day of September 2023.



John Wink, Deputy Mayor



William Tigert, Town Clerk

AMENDMENT NO. 19
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. 19 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. 19 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 B2.1.2 to permit a place of worship on the property located at 550 Webber Road.

The effect of the amendment will be to permit the development of the property for a church.

SECTION 3

LOCATION OF THE AMENDMENT

The lands that are subject to this Amendment are located at 550 Webber Road within the Good General Agricultural 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 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.
2. The Amendment aims to adaptively re-use the existing building, with minor extensions, which will be within the developable limits of the subject lands.

3. The amendment conforms to Policy 2.1.3.10 of the Town Official Plan and will have no direct impact on agricultural land within the vicinity of the subject lands.

4. The amendment conforms to the Policy B3.2.4 of the Town Official Plan with no significant negative impacts to the Provincially Significant Wetlands located on the southern portion of the Subject Lands.

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

The Amendment consisting of the following policies and attached map designated as Schedule 'A', identifies the Special Policy Area that constitutes Amendment No. 19 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 policy and attached map designated as Schedule 'A', identifies the Special Policy Area that constitutes Amendment No. 19 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:

The addition of the following to Policy B.2.1.2 Permitted Uses:

- I) Place of Worship;

Schedule 'A'



This is Schedule 'A' to By-law No. 54-2023 passed the 20th day of September, 2023.

Deputy Mayor: Marvin Junkin
John Wink

Acting Clerk: William Tigert