



# The Corporation of the Town of Pelham

By-law No.16-2025


**Being a By-law to adopt Official Plan Amendment No. 22 for the  
Town of Pelham Planning Area.**

**1415 Station Street  
File No. OP-AM-01-2024**

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. 22 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 26th day of March, 2025.

  
\_\_\_\_\_  
Marvin Junkin, Mayor

  
\_\_\_\_\_  
Sarah Leach, Acting Town Clerk

**AMENDMENT NO. 22**  
**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
- Appendix A Schedule ‘A’ to the Official Plan 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. 22 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. 22 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 B1.3.4.3 (b) to permit a three-storey, 22-unit residential apartment building located at 1415 Station Street.

### **SECTION 3**

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

The lands that are subject to this Amendment are located at 1415 Station Street within the Downtown Transitional Area designation.

### **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 Planning Statement and conforms to the 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**

The Amendment consisting of the following policies and attached map designated as Schedule ‘A’, identifies the Special Policy Area that constitutes Amendment No. 22 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 from:

B1.3.4.3 Development Criteria

Policy B1.2.4 shall apply to the Downtown Transitional Area designation with the following exceptions and/or additional requirements:

- (b) The maximum building height should be limited to 2 storeys;

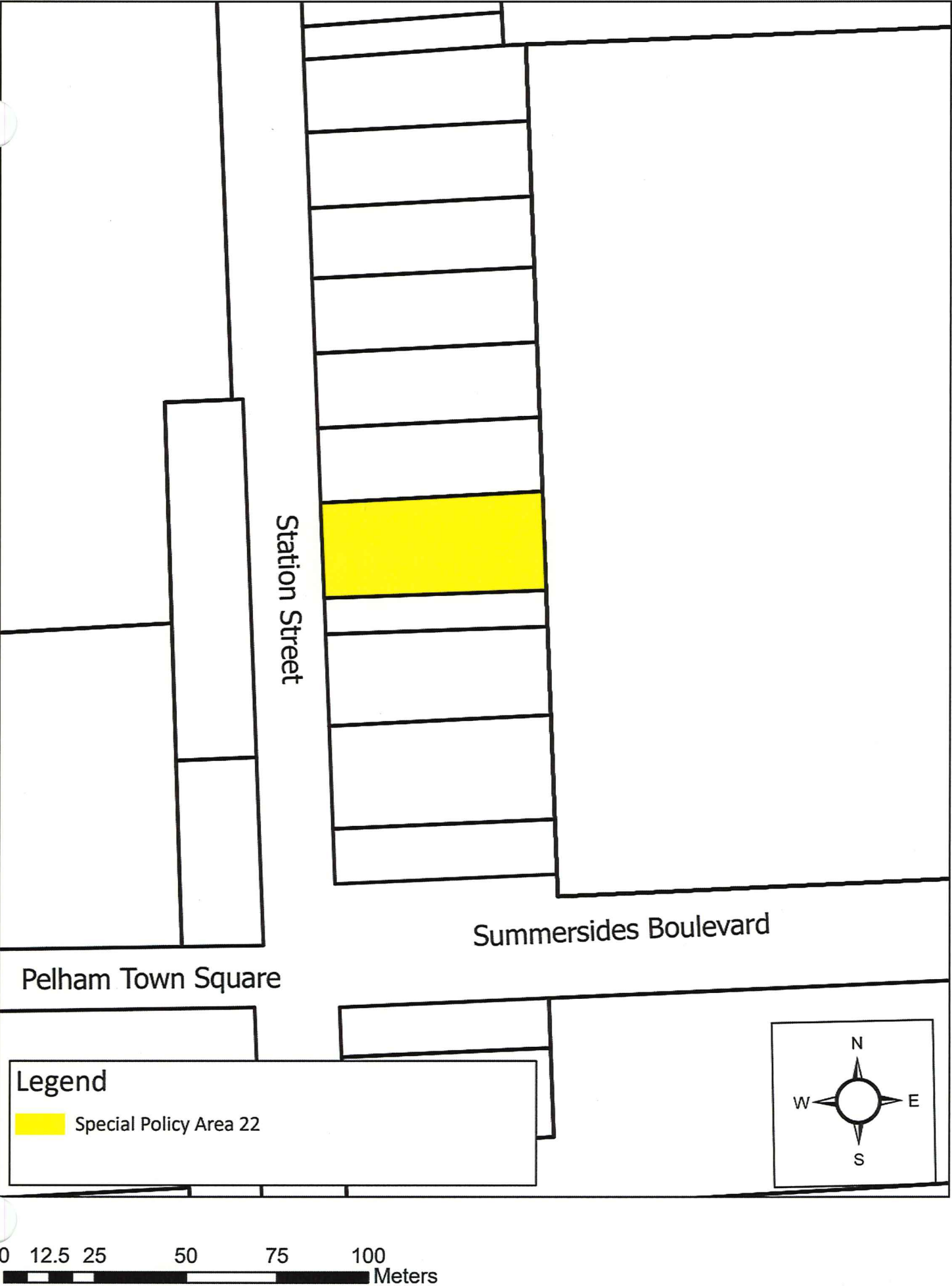
**to:**

B1.3.4.3 Development Criteria

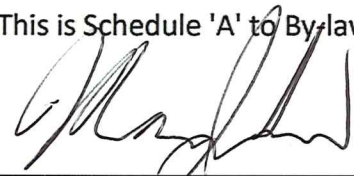
Policy B1.2.4 shall apply to the Downtown Transitional Area designation with the following exceptions and/or additional requirements:


- (b) The maximum building height should be limited to 3 storeys;

Schedule 'A'



This is Schedule 'A' to By-law No. 16 (2025) passed the 26th day of March, 2025.

  
 \_\_\_\_\_  
 Mayor: Marvin Junkin

  
 \_\_\_\_\_  
 Acting Clerk: Sarah Leach