

AMENDMENT NO. 7

TO THE

OFFICIAL PLAN FOR THE

TOWN OF PELHAM

Pursuant to Sections 17 & 21 of the Planning Act, I hereby approve the following further portions of Amendment No. 7 to the Official Plan for the Town of Pelham, as follows:

1. Deferral No. 9, being the Welland-Port Colborne Airport (Area 5) on Schedule A is hereby approved in its entirety.
2. Deferral No. 10, being policies 1.10.11, 1.10.12, 1.42, 1.43 and 1.44 as they apply to the lands identified in Deferral No. 9 (Area 5 - the Welland-Port Colborne Airport) are modified as follows:
  27. by deleting policies 1.10.11 and 1.10.12 in their entirety;
  28. by deleting policies 1.42, 1.43 and 1.44 in their entirety and by replacing them with the following:

**WELLAND-PORT COLBORNE AIRPORT**

This area is comprised of the lands under the jurisdiction of the Welland-Port Colborne Airport Commission being part of Lots 7, 8, and 9, Concession 14.

- 1.42 The primary use permitted within this designation shall be the airport as existing or expansions thereto within the existing property limits, and uses normally accessory or subordinate to the operation of an airport.
- 1.43 Industrial uses requiring close proximity to the airport, such as speciality warehousing, research and development laboratories and airplane repair and service shall also be permitted.

3. Deferral No. 12, being policies 1.39 and 1.40 are hereby modified as follows:

30. by deleting policies 1.39 and 1.40 in their entirety and by replacing them with the following:

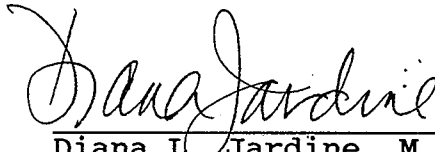
**FLOOD PLAINS**

The flood plain policies of this plan are intended to control the use and development of these flood plain lands in recognition of their susceptibility to flooding.

- 1.39 The regulatory flood for the designation of flood plains in Schedule "A" is defined by the 1 in 100 year flood. Where 100 year flood information is not currently available, the Regional Flood shall be used for regulation purposes. Applications/landowners may, at their own expense, generate 100 year flood information.
- 1.40 The uses permitted on flood plains shall be limited to agriculture, conservation, forestry, wildlife management areas, and non-structural types of development associated with existing public or private parks, existing golf courses and other existing recreational uses.
- 1.40.1 Reconstruction or minor additions to existing structures shall be permitted only if such works are approved by the Niagara Peninsula Conservation Authority, in accordance with Fill, Construction and Alteration to Waterways Regulation.
- 1.40.2 In cases where some doubt exists as to whether or not a particular parcel of land is affected by the Flood Plain designation, as shown on Schedule "A", verification will be through consultation with the Niagara Peninsula Conservation Authority. If this agency verifies the parcel of land is not within the flood plain, then an amendment to the Flood Plain designation will not be necessary.

- 1.40.7. If it is intended that areas designated as part of the Flood Plain be dedicated to the municipality, such dedication shall not be considered a component of the required land dedication for park purposes pursuant to subsection 51(5) of the Planning Act.
- 1.40.8 All plans to divert, channelize or in any way alter a watercourse with an upstream drainage area greater than 125 hectares shall not proceed without the prior written authorization of the Niagara Peninsula Conservation Authority.
- 1.40.9 There is no obligation to redesignate or to purchase any area designated "Flood Plain".

Date

1993-11-26

Diana I. Jardine, M.C.I.P.  
Director  
Plans Administration Branch  
Central and Southwest