

The Corporation of the Town of Pelham

BY-LAW NO. _____ (2019)

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

Amendment No. 08

File No. OP-AM-03-18 (Saffron Meadows Phase 3)

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. 08 to the Official Plan of the Town of Pelham consisting of the attached explanatory text and schedules 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

15TH Day of July, 2019.

Mayor Marvin Junkin

Clerk Nancy J. Bozzato

Amendment No. 08
to the Official Plan (2014) for the
Corporation of the Town of Pelham

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PART “A” – THE PREAMBE

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. 08 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. 08 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 B.1.7.7.4.1(b) by replacing the number “15%”, with “30%”.

The policy currently reads, *“In addition to the permitted uses identified above, single and semi-detached dwellings may be permitted but may not constitute more than 15% of the total number of dwelling units within any individual draft plan of subdivision;”*

SECTION 3

LOCATION OF THE AMENDMENT

The lands that are subject to this Amendment are municipally known as 162 Port Robinson Road, located on the south side of Port Robinson Road, west of Walker Road, Acacia Road and Swan Avenue within the Fontheil Settlement Area and shown on Schedule A.

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 with a Greenfield Overlay and are proposed to be developed for low and medium density residential, parkland, and open space / environmental protection uses.
2. The proposed use of lands is compatible with the existing and planned neighbourhood and represents an appropriate and compatible form of greenfield development by making effective use of urban land and infrastructure.
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.
4. The development will provide a diverse range of residential uses for the community.
5. The proposed development will maintain the policy requirement of a minimum density of 50 people and jobs per hectare.

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

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:

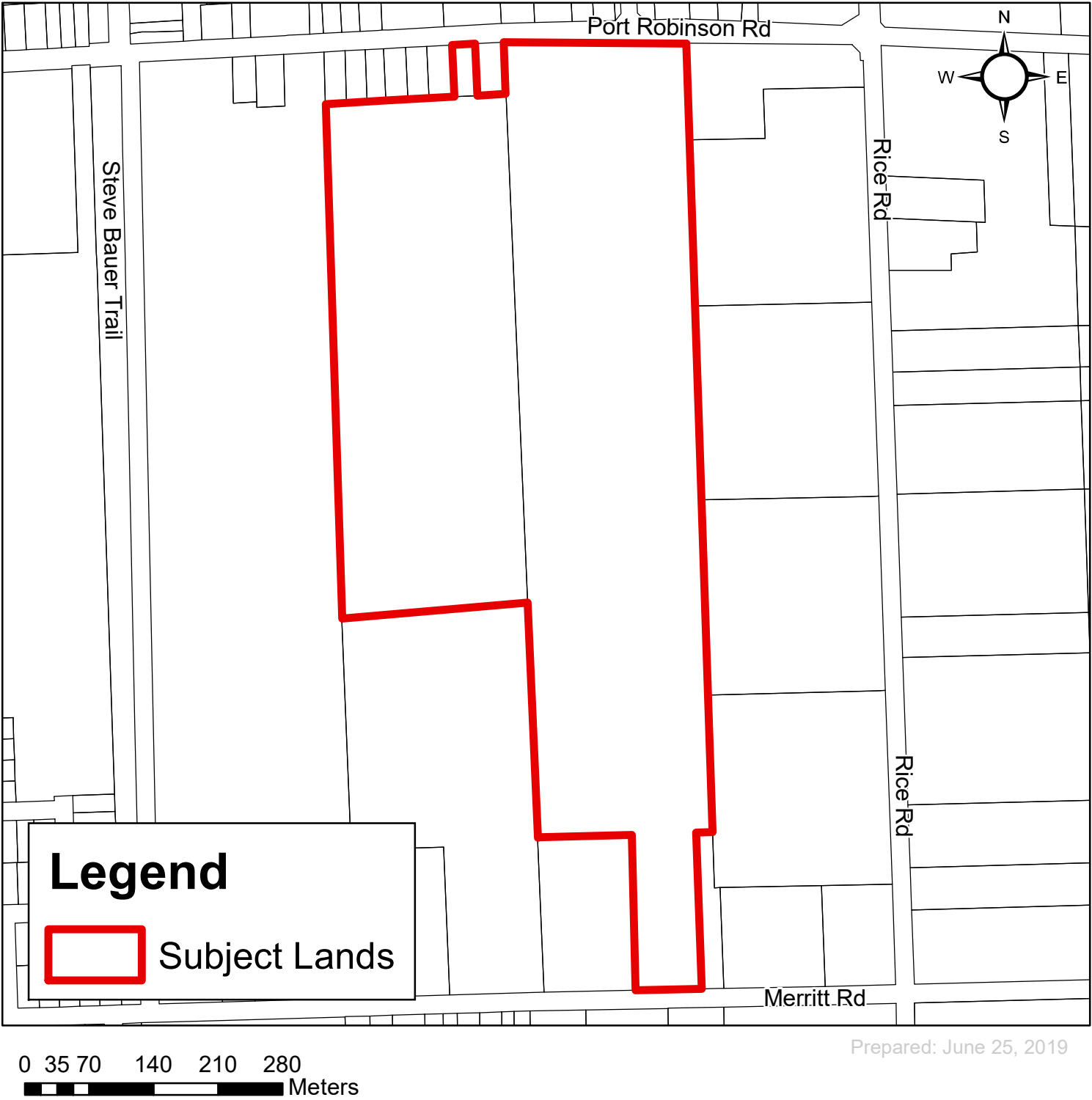
1. The revision of the following Policy:

B.1.7.7.4 EF-Medium Density Residential

B.1.7.7.4.1 Permitted Uses

b) Policy B1.7.7.4.1 b) is hereby revised from, *“In addition to the permitted uses identified above, single and semi-detached dwellings may be permitted but may not constitute more than 15% of the total number of dwelling units within any individual draft plan of subdivision;”* to *“In addition to the permitted uses identified above, single and semi-detached dwellings may be permitted but may not constitute more than 30% of the total number of dwelling units within any individual draft plan of subdivision;”*.

Schedule 'A':



This is Schedule 'A' to By-law No. _____ (2019) passed the 15th day of July, 2019.

Mayor: Marvin Junkin

Clerk: Nancy J. Bozzato