

## **NOTICE OF ADOPTION TOWN OF PELHAM OFFICIAL PLAN**

This Notice of Adoption of the new Town of Pelham Official Plan (“the Official Plan”) is issued pursuant to section 17 of the *Planning Act*, R.S.O. 1990, c. P. 13 (“*Planning Act*”).

On May 21, 2025, the Council of the Corporation of the Town of Pelham adopted the Official Plan by By-law No. 2025-28, in accordance with section 17 of the *Planning Act*. The Official Plan was prepared pursuant to Section 26 of the *Planning Act* to comprehensively apply provincial land use and planning policies while also addressing local priorities.

Pursuant to section 17 of the *Planning Act*, the Minister of Municipal Affairs and Housing is the approval authority for the Official Plan adopted by Council. Once the Minister of Municipal Affairs and Housing approves the Official Plan, it will come into force and effect and will replace the existing Niagara Region and Town of Pelham Official Plans.

### **PURPOSE AND EFFECT**

The Official Plan is a long-term, strategic land use planning document that describes how and where the Town of Pelham will grow over a 30-year planning horizon. The Official Plan establishes principles and policies to manage future land use, promotes long-term community sustainability, provides a basis for comprehensive land use policy for future development, and guides decision-making and community building to the year 2051.

The Official Plan addresses matters such as protection of the natural environment, agriculture, and cultural heritage and archaeology. It establishes a local urban structure to strategically manage growth, and facilitates intensification, attainable and affordable housing, and identification of employment areas for protection. Tools such as secondary planning, subwatershed planning and urban design, along with supporting infrastructure and transportation systems, are important to growing sustainably and achieving a complete and vibrant community.

### **MORE INFORMATION**

The Official Plan is available online at: <https://engagingpelham.ca/town-of-pelham-official-plan>.

Information about the Official Plan is available from the Town of Pelham Community Planning and Development Department, which is located at 20 Pelham Town Square and is open weekdays from 8:30 a.m. to 4:30 p.m. Questions about the Official Plan may be directed to Lindsay Richardson, Policy Planner, by phone 905-892-2607 x 335, or by email to [lrichardson@pelham.ca](mailto:lrichardson@pelham.ca).

### **WRITTEN AND ORAL SUBMISSIONS**

All statutory written and oral submissions made on the Official Plan have been reviewed and suggestions incorporated, where appropriate. Further information on the public consultation process, the written and oral submissions received, and how those submissions were incorporated into the Official Plan can be found at the following links:

<https://event.pelham.ca/meetings/Detail/2025-04-09-1730-Public-Meeting-Under-the-Planning-Act/b56c1c79-3861-4da5-bae4-b2b5010ae903>

<https://event.pelham.ca/meetings/Detail/2025-05-07-0900-Town-of-Pelham-Regular-Council-Meeting/0c8e317a-7393-44af-948f-b2d1010948a3>

### **RIGHT TO APPEAL**

The decision of the Council of the Corporation of the Town of Pelham to adopt the Town of Pelham Official Plan is not subject to appeal.

## **APPROVAL AUTHORITY DECISION**

Pursuant to section 17 of the *Planning Act*, the Official Plan adopted by Council will be forwarded to the Minister of Municipal Affairs and Housing, as the approval authority, for a decision.

Any person or public body that makes a written request to the approval authority to be notified of the decision of the approval authority will be entitled to receive notice of the decision when it is made. Requests to be notified of the decision must include the name, address, fax number or email address of the requesting person or public body and be submitted to:

Regional Director, Central Region  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 13th Floor  
Toronto ON M7A 2J3  
Tel: 416-585-7041  
Fax: 416-585-6882