

Picturing Pelham Official Plan Review

Planning for the future of the Town.

Open House:

Town of Pelham Official Plan, 2026

April 28, 2026





Background

The Town of Pelham new Official Plan (OP) was adopted by Council on May 21, 2025, following a three-phase approach that included:

Phase 1 – Conformity Review (2023)

- Review of the existing OP to identify required updates to meet provincial and regional policy requirements.

Phase 2 – Draft Plan & Consultation (2024–Early 2025)

- Release of the draft OP and public, stakeholder, and agency consultation to inform revisions.

Phase 3 – Statutory Meeting & Adoption (2025)

- Statutory public meeting held and final OP brought forward for Council adoption and provincial approval.



Bill 23 & Change in Approval Authority

- Bill 23 removed key upper-tier planning responsibilities from the Regional Municipality of Niagara;
 - Responsibilities affected: Official Plans, amendments, subdivision approvals, and appeals
- Approval authority for Pelham's Official Plan transferred to the Ministry of Municipal Affairs and Housing



Provincial Review Process & Timeline

- Town of Pelham submitted its Official Plan in June 2025 (deemed complete June 26);
- The Province has 120 days under the Planning Act to issue a decision, but the review exceeded this timeline;
- Formal feedback received February 2, 2026, following a January 27, 2026 meeting;
- Province cited transition to the post-Bill 23 framework as the reason for extended review timeline and requested the Town go through the Section 26 approval process to re-adopt a new official Plan (OP 2026) for resubmission.



Purpose and Policy Changes

- OP 2026 was prepared based on comments and proposed changes from the Ministry of Municipal Affairs and Housing on the Town's 2025 adopted official plan, including:
 - New suggested wording for mineral aggregate policies to ensure conformity with appropriate provincial legislation;
 - Re-working Section 9: Rural Area Land Use to ensure consistency with Provincial Plans in terms of language used and policies;
 - Changes to complete application, pre-consultation requirements and required studies;
 - Introduction of additional policies in Section 4 to address wildland fire hazards and human-made hazards;



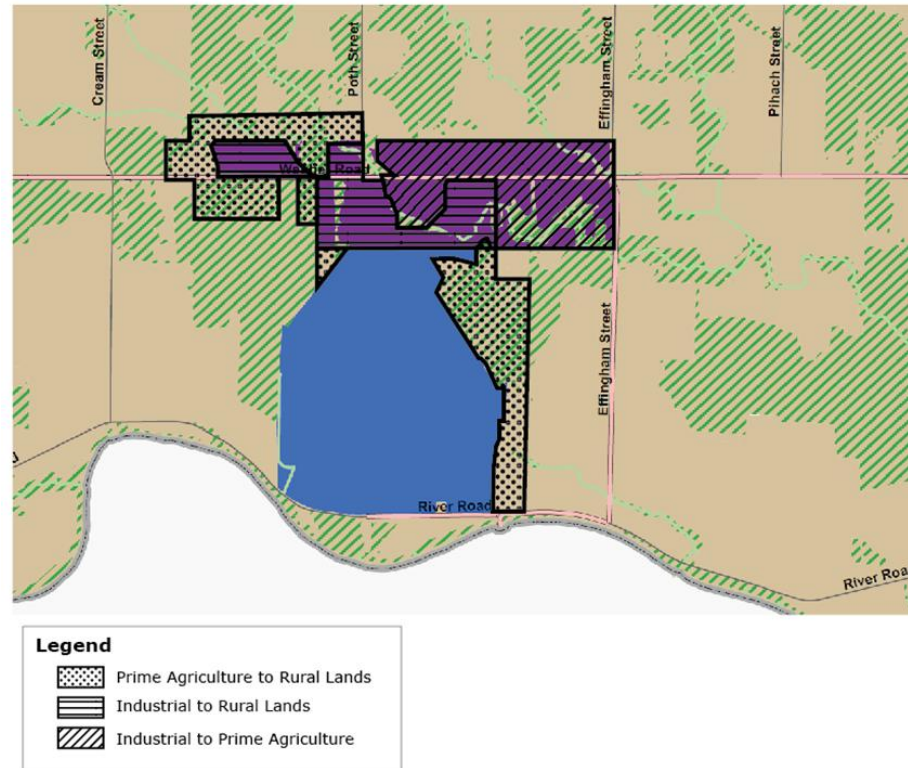
Purpose and Policy Changes (Continued)

- Mapping to identify wildland fire hazard areas and gas well locations;
- Removal of Secondary Plans from the principal document;
- Changes for site plan requirements for urban design, and climate change initiatives to align with new Provincial policy guidance;
- Minor changes to several schedules, including Schedule A, and A1 to address legend terminology and highlight the Greenbelt Protected Countryside area;
- A number of minor wording, numbering, reference requirements and general minor revisions to better align with provincial policy, including verbatim inclusion of wording from various provincial documents (PPS, Greenbelt etc.) and;



Purpose and Policy Changes (Continued)

- Re-designation of industrial lands surrounding the airport to align with the Niagara Official Plan designations in this location and appropriate policies in accordance with the following:





Next Steps

The intent of this open house is to receive public feedback on specific proposed changes resulting from comments and feedback from the Province. All other elements of the Official Plan remain as adopted by Council in 2025.

Important Dates:

- | | |
|------------------------------|--|
| May 4, 2026 | Last day for comments to be included in the Public Meeting Report *Comments can still be submitted after this date |
| May 13, 2026 | Statutory Public Meeting (Council Chambers starting at 5:30) *Pre-registration is helpful, but not required |
| May 20, 2026
(*tentative) | Recommendation Report and By-law |
| May 25, 2026
(*tentative) | Resubmission to the Province for Ministerial Approval |



Staying Connected to the Official Plan

Each individual section of the Official Plan can be found on the dedicated website, accessed by scanning the QR code or visiting the website below.

Comments and questions can be directed to:

Lindsay Richardson, Policy Planner
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www.pelham.ca/officialplan

