

OPA #	OPA Description	By-law No.	Date Passed
1	The purpose of this Amendment is to change the land use designation of certain lands shown on Schedule 'A' attached hereto from "EF - Mixed Use" to "EF -Urban Highway Commercial" to permit the use of the lands for a range of commercial and employment uses.	3544(2014)	September 15, 2014
2	The purpose of this Amendment is to change the land use designation of certain lands shown on Schedule 'A' attached hereto from 'Urban Highway Commercial' to 'Urban Living Area / Built Boundary' to permit the use of the lands for residential uses.	3679(2015)	November 16, 2015
3	The purpose of this Amendment is to change the land use designation of certain Lands shown on Schedule 'A' (the "Lands") attached hereto from Urban Highway Commercial to a site specific Downtown Transitional Area to permit the use of the Lands for a range of commercial uses, together with residential apartments, and townhouse dwellings.	3866(2017)	May 1, 2017
4	The purpose of this Amendment is to change the land use designation of certain lands shown on Schedule 'A' attached hereto from Specialty Agricultural to a site specific Specialty Agricultural to permit the use of the lands for a secondary dwelling on heritage properties in accordance with Policy B2.1.3.4 and to exclude the reference to site plan control in Policy B2.1.3.4 as an existing structure has been constructed, with a building permit, on the site.	3869(2017)	May 1, 2017
5	The purpose of this Amendment is to delete the EF-Low Density Residential Policy 81 .7. 7.3.1 (b) affecting lands designated EF-Low Density in the East Fonthill Secondary Plan area, and replace it with a new policy to permit an increase in the ratio of townhouse units permitted within the EF-Low Density Residential designation from 15% to 60%.	3965(2018)	February 5, 2018

6	The purpose of this Amendment is to amend Official Plan Schedule A 1 - to redesignate lands from Open Space to 1120 Haist Street Special Policy Area, add Schedule A7 - Town of Pelham - 1120 Haist Street Special Policy Area and to add policies which will implement urban design guidelines for the area.	4015(2018)	June 18, 2018
7	<p>The purpose of this Amendment is to amend the text of Policy B1.7.7.5.2(c) to delete the text "The height of the first floor of all buildings within the EF-High/Medium Density Residential designation shall be a minimum of 4 metres to accommodate live-work units."</p> <p>In addition, the Amendment will amend the text of Policy B.1.7.4.3(a)(i) to delete the text "Buildings shall be street-front oriented."</p> <p>The Amendment will also amend the text of Policy B.1.7.4.3(a)(ii) to delete the text "Large scale automobile parking areas shall generally be sited to the side or rear of buildings, or preferably below grade."</p>	4033(2018)	August 13, 2018
8	<p>The purpose of this Amendment is to amend Policy B.1.7.7.4.1(b) by replacing the number "15%", with "30%".</p> <p>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;"</p>	4139(2019)	September 16, 2019
9	The purpose of the Amendment is to establish permissions for indoor cannabis and industrial hemp cultivation in the agricultural area, subject to a zoning by-law amendment, and to establish the criteria to be relied upon when considering such applications. This Amendment does not deal with the outdoor cultivation of cannabis or industrial hemp as this is already permitted in the agricultural area.	4251(2020)	July 13, 2020
10	The purpose of this Amendment is to amend Sections B1.2.2, B1.3.3, B1.3.4.2, B1.6.2.2, B1.6.2.3, B1.7.7.3.1, B2.1.2, B2.1.3.4, B2.1.3.6, B2.2.2 and B3.3.3.2 of the Town of Pelham Official Plan to implement	4255(2020)	July 13, 2020

	recommendations on Short Term Accommodations in the Town with the goal to achieve Council's strategic plan goal.		
11	The purpose of this Amendment is to amend Official Plan Schedule A5 is to designate the subject lands from EF Low Density and Environmental Protection One to EF Medium Density and Environmental Protection One.	4318(2021)	February 16, 2021
12	The purpose of this Amendment is to amend Sections B1 .1.2(b), B1.1.3(e), B1 .1.4, B1 .1.9(h), B1 .7.3.2(a(v)), B1 .7.7.3.1 (a(ii)), B1.7.7.4.1(a(iii)), B1 .7.8.3.1(b(xi)), B1 .7.8.4.1 (b(xi)), B2.1.2, B2.2.2, B2.1.3.5 and Appendix F -Definitions (Residential Intensification (e)) of the Town of Pelham Official Plan to implement recommendations on Second Dwelling Units in the Town with the goal to achieve Council's strategic plan goal.	4369(2021)	September 7, 2021
13	The purpose of this Amendment is to amend Policy B1.7.8.2(d)(i) by reducing the minimum parking requirement for seniors housing from 0.75 spaces/unit to 0.5 spaces/unit.	4418(2022)	January 24, 2022
14	The purpose of this Amendment is to amend Policy B1.7.4.l(c) by allowing a deviation from the Demonstration Plans contained in Appendix A of the Official Plan to reflect changes in the proposed street network.	4464(2022)	June 20, 2022
15	Value Added and On-Farm Diversified Uses Housekeeping Amendment	4482(2022)	August 30, 2022
16	The purpose of this Amendment is to add a new Subsection to Section 81 .7 of the Town of Pelham Official Plan being the East Fonthill Secondary Plan to permit a higher residential density on the lands known as 120 Meridian Way, to be identified as Special Policy Area 1, notwithstanding Subsection 81.7.8.3.2 -Development Policies associated with the East Fonthill -Mixed Use land use designation. The purpose of this Amendment is also to amend Schedule 'AS' to the East Fonthill Secondary Plan -Land Use Plan to show the Subject Lands, 120 Meridian Way, as Special Policy Area 1.	4484(2022)	August 22, 2022

17	The purpose of this Amendment is to amend Policy B1.3.4.3(b) by increasing the maximum building height for buildings in the Downtown Transitional Area from 2 storeys to 4 storeys at 14.5 metres.	4519 09-2023	January 30, 2023
18	The purpose of this Amendment is to amend Policy B1.7.8.2(d)(i) by increasing the maximum allowable height and density for an apartment building located at 125 Port Robinson Road.	4527 17-2023	February 21, 2023
19	The purpose of this Amendment is to amend Policy B2.1.2 to permit a place of worship on the property located at 550 Webber Road.	54-2023	September 20, 2023
20	The purpose of this Amendment is to amend Policy B2.1.3.11 (g) and (h) as it relates to the property located at 1389 Effingham Street to allow a farm winery with a minimum of 2.4 hectares of the lands planted in vineyards and/or fruit crops in full production and to allow a maximum floor area of 550m2 for buildings devoted to the farm winery use.	17-2024	March 6, 2024
21	<p>The purpose of this Official Plan Amendment is to refine and, in some cases, change the land use designation of certain lands within the East Fenwick Secondary Plan area.</p> <p>The Town initiated this Secondary Plan in response to the parent policies of its Official Plan, specifically Section B1.1.10: Fenwick which outlines the specific requirement for the preparation of a Secondary Plan in this area and the specific issues which are to be addressed through the Secondary Plan process.</p>	28-2024	May 1, 2024
22	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.	16-2025	March 26, 2025