

FORM 1
PLANNING ACT, 1983

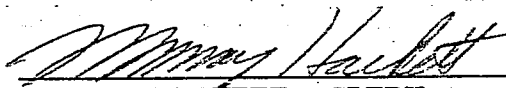
NOTICE OF THE PASSING
OF AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
BY THE CORPORATION OF THE TOWN OF PELHAM

TAKE NOTICE that the Council of the Corporation of the Town of Pelham passed By-law #1260 (1989) and By-Law #1261 (1989) on the 5th day of June, 1989 under Sections 17 and 34 of the Planning Act, 1983.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-laws by filing with the Clerk of the Corporation of the Town of Pelham not later than the 10th day of July, 1989, a notice of appeal setting out the objection to the by-laws and the reasons in support of the objection.

An explanation of the purpose and effect of the by-laws, describing the lands to which the by-laws apply, and a key map showing the location of the lands to which the by-laws apply (or, alternatively, an explanation as to why a key map is not provided) are attached. The complete by-laws are available for inspection in my office during regular office hours - Monday to Friday - 8:30 a.m. to 4:30 p.m.

DATED AT THE TOWN OF PELHAM, THIS 16th DAY OF JUNE, 1989 A.D.


MURRAY HACKETT, CLERK
THE CORPORATION OF THE TOWN OF PELHAM
P. O. Box 400, 20 Pelham Town Square
FONTHILL, Ontario
L0S 1E0

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 1260 (1989)

Being a by-law to adopt Amendment No. 16
to the Official Plan of the Town of
Pelham.

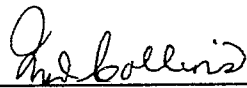
THE COUNCIL OF THE CORPORATION OF THE TOWN OF
PELHAM IN ACCORDANCE WITH THE PROVISION OF THE PLANNING ACT,
S.O. 1983, HEREBY ENACTS AS FOLLOWS:

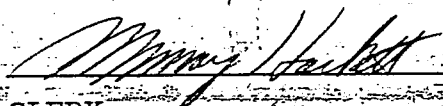
(1) Amendment No. 16 to the Official Plan of the Town
of Pelham, consisting of the attached Schedule "A" and the
Explanatory Text, is hereby adopted.

(2) THAT the Clerk is hereby authorized and directed
to make application to the Minister of Municipal Affairs for
approval of the aforementioned Amendment No. 16 to the
Official Plan of the Town of Pelham.

(3) THAT this by-law shall come into force and take
effect on the day of the final passing thereof.

ENACTED AND PASSED THIS 5th. DAY OF JUNE, 1989 A.D.


MAYOR


CLERK

AMENDMENT NO. 16

TO THE

OFFICIAL PLAN

OF THE

TOWN OF PELHAM

PART A The Preamble does not constitute part of this amendment.

PART B The amendment, consisting of the following text and map (designated Schedule "A"), constitutes Amendment No. 16 to the Official Plan for the Town of Pelham.

the aesthetic qualities of the area as an entrance to Fonthill.

iii) not threaten the overall character of the area nor absorb so much land that the character of the area would be threatened or altered significantly;

iv) be permitted only by amendment to the zoning by-law.

1.23.A.3 A shopping centre greater than 2,323 square metres (25,000 square feet) shall not be permitted in this designation.

1.23.A.4 Industrial uses permitted within this designation include light manufacturing, warehousing and industrial servicing and supply operations providing they are compatible with the commercial character of the area, and providing:

i) all storage is enclosed;

ii) no detrimental effects result from noise, dust, fumes, vibration, etc.;

iii) the building and site be designed attractively to reflect the prestige location at the entrance to the Fonthill urban area;

iv) adequate buffering measures be incorporated to screen the use from abutting residential uses.

1.23.A.5 Notwithstanding the permitted uses of this section, the existing building supply operations with open storage facilities located north and south of Highway 20 just east of Station Street, shall be permitted.

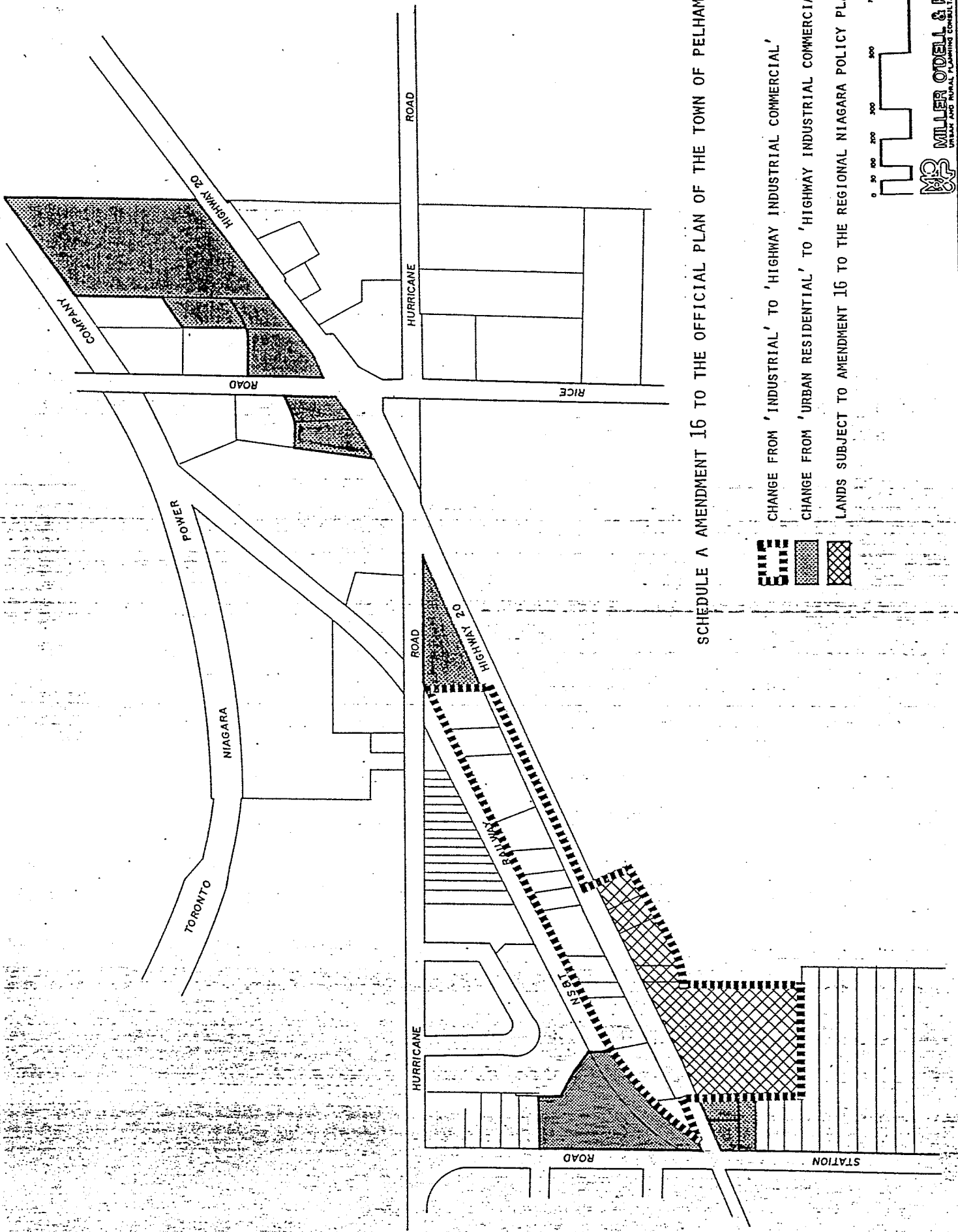
1.23.A.6 The following design criteria be addressed in the review of development and redevelopment applications along this corridor:

i) joint or consolidated access points be implemented wherever possible to minimize entrance points and traffic congestion;

ii) The public road right-of-way be clearly delineated as a separate entity via landscaping, fencing, or similar measures to provide clear definition of the street;

iii) Linked parking areas from one property to the next be encouraged to reduce the number of turns onto and off of Highway 20;

iv) Landscaping amenities be required and



SCHEDULE A AMENDMENT 16 TO THE OFFICIAL PLAN OF THE TOWN OF PELHAM



CHANGE FROM 'INDUSTRIAL' TO 'HIGHWAY INDUSTRIAL COMMERCIAL'
 CHANGE FROM 'URBAN RESIDENTIAL' TO 'HIGHWAY INDUSTRIAL COMMERCIAL'
 LANDS SUBJECT TO AMENDMENT 16 TO THE REGIONAL NIAGARA POLICY PLAN

