

AMENDMENT NO. 28
TO THE
OFFICIAL PLAN FOR THE
TOWN OF PELHAM

This Amendment No. 28 to the Official Plan for the Town of Pelham Planning Area which was adopted by the Council of the Corporation of the Town of Pelham is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1994-09-29

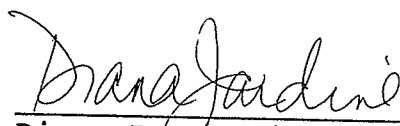

Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs

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NOTE:

Parts A and C are explanatory sections providing information regarding the Amendment and do not form a part of the body of the Official Plan Amendment. Only Part B constitutes the actual Amendment to the Official Plan of the Town of Pelham.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to:

1. Introduce a new policy to the Agricultural and Rural Areas Policy Section of the Official Plan to permit the creation of an infill residential lot.

LOCATION

The lands that are the subject of this amendment are located at the southeast corner of Welland Road and Staines Street. The legal description of the property is Part Lot 4, Concession 10 in the Geographic Township of Pelham (now the Town of Pelham). The municipal address of the property is No. 216 Welland Road.

BASIS

The basis of this amendment is to:

- ♦ Permit a severance to create an infill lot for a non-farm single family residential use.
- ♦ Permit an appropriate use of lands between a house and a street - a width of 48.8 metres (160 feet).
- ♦ Does not offend the Foodland Guidelines.

PART B - THE AMENDMENT

1. Section 1, land use of the Official Plan for the Town of Pelham is hereby amended by the introduction of a new policy to the Agricultural and Rural Area Policies, which reads as follows:

1.10.14 "Notwithstanding the policies of Section 1.10.6, and subject to the conditions outlined in Sections 1.10.7.1 to 1.10.7.6 inclusive the creation of an additional residential lot by consent to sever shall be permitted along Welland Road, at the southeast corner of Welland Road and Staines Street, as illustrated by the Plan of survey prepared by William A. Mascoe Surveying Ltd., dated June 25, 1992 (file:3570). The legal description of the property is Part Lot 4, Concession 10 in the Geographic Township of Pelham, now the Town of Pelham."

SKETCH TO SHOW

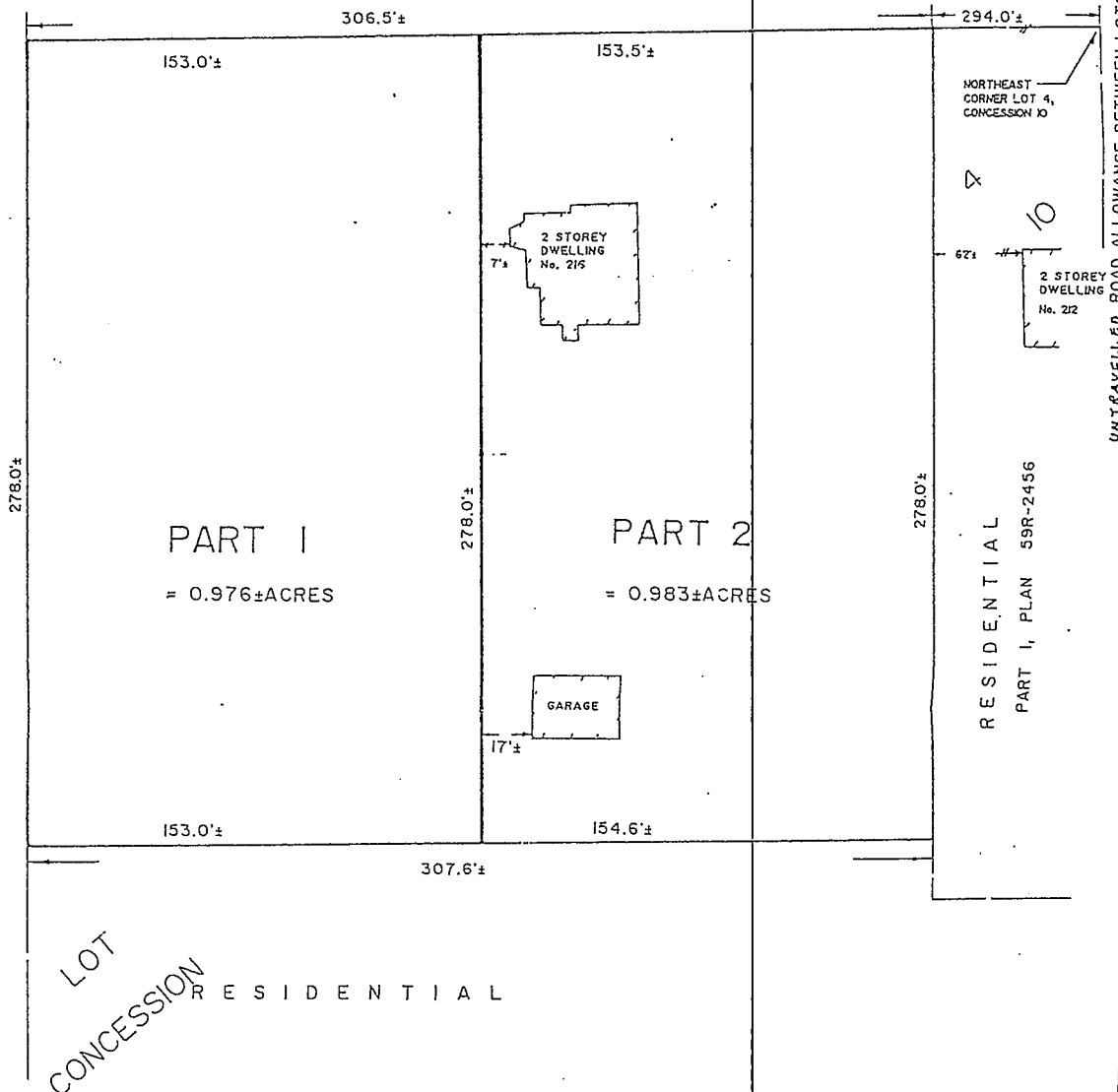
PART LOT 4, CONCESSION 10
GEOGRAPHIC TOWNSHIP OF PELHAM, COUNTY OF WELLAND, NOW IN THE
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
SCALE: 1 INCH = 50 FEET

REVISED

WELLAND ROAD
(66' WIDE)

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10)

STAINES STREET
(66' WIDE)



LOT 4, CONCESSION 10
RESIDENTIAL

ATTACHED GARAGE

William A. Mascoe
WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

NOTE

THIS SKETCH IS INTENDED FOR USE OF THE LAND
DIVISION COMMITTEE ONLY. MEASUREMENTS MAY
VARY UPON FIELD SURVEY.

**WILLIAM A. MASCOE
SURVEYING LTD.**

94 CHURCH STREET
ST. CATHARINES, ONTARIO

DATE: JUNE 25, 1992

FILE: 3570