

APPENDIX 1

PART B - THE AMENDMENT

1. The alphabetical letter "a)" be added as a prefix to the second paragraph of Section 1.10.1, and
2. The following is added to Section 1.10.1:

"b) Notwithstanding the uses permitted by Policy 1.10.1, the lands occupying Part of Lot 17, Concession 10 and Part of Lot 7, Registered Plan 703, known municipally as No. 854 Canboro Road West, and having a total area of approximately 0.63 hectares, may be used for a retail farm supply store, a warehouse, light manufacturing of wood products such as cupboards, furniture, wood crafts, windows and doors, all of which is to occur within a totally enclosed building, and offices."



OFFICIAL PLAN AMENDMENT NO. 29
INDUSTRIAL USE IN THE AGRICULTURAL AREA
854 CANBORO ROAD WEST
TOWN OF PELHAM

The Amendment No. 29 to the Official Plan of the **Town of Pelham**, which was adopted by the Council of the **Town of Pelham**, is hereby approved under Sections 17 and 22 of the Planning Act.

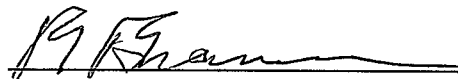
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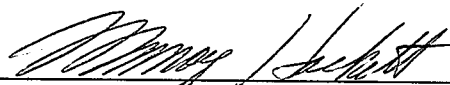
Aug. 23, 1996

Alan Veale
Planning Director
Regional Municipality of Niagara

TOWN OF PELHAM
CERTIFICATE
OFFICIAL PLAN OF THE
TOWN OF PELHAM
AMENDMENT NO. 29

The attached text constituting Amendment No. 29 to the Official Plan of the Town of Pelham, was prepared by the Pelham Planning Services Committee and was adopted by the Corporation of the Town of Pelham by By-Law No. 1791 (1996) in accordance with Section 17 of the Planning Act, R.S.O. 1990, as amended, on the 18th day of March, 1996.


MAYOR


CLERK

This Amendment to the Official Plan of the Town of Pelham which has been adopted by the Council of the Corporation of the Town of Pelham, is hereby approved in accordance with Section 17 of the Planning Act, R.S.O. 1990, as amended, as Amendment No. 29 to the Official Plan for the Town of Pelham.

Date

Approval Authority

AMENDMENT NO. 29
TO THE OFFICIAL PLAN
FOR THE TOWN OF PELHAM
PLANNING AREA

PART A

PURPOSE

The purpose of this amendment is to:

1. Introduce a special policy to the Agricultural Policy Section of the Official Plan to permit limited light industrial and commercial rural uses.

LOCATION

The lands that are the subject of this amendment are located on the south side of Canboro Road, west of Church Street. The legal description of the property is Part Lot 17, Concession 10 and Part Lot 7, Registered Plan 703 (formerly Plan 16) in the Geographic Township of Pelham (now the Town of Pelham). The municipal address of the property is 854 Canboro Road.

BASIS

The basis of this amendment is to:

- ▶ Facilitate the rezoning of the lands to a Rural Commercial Special Exception Zone.
- ▶ Permit limited light industrial and commercial rural land uses within the existing building.
- ▶ Permit the efficient use of a long standing vacant building.

PART B

THE AMENDMENT

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