

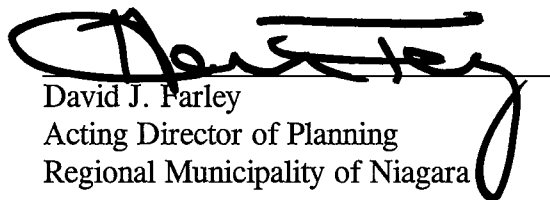
OFFICIAL PLAN AMENDMENT NO. 31

**Tea Room and Seasonal Market**

**Town of Pelham**

Amendment No. 31 to the Official Plan of the Town of Pelham Planning Area, which was adopted by the Council of the Town of Pelham, is hereby approved under Sections 17 and 22 of the Planning Act.

DATE: Aug 14/98

  
David J. Farley  
Acting Director of Planning  
Regional Municipality of Niagara

**AMENDMENT NO. 31**

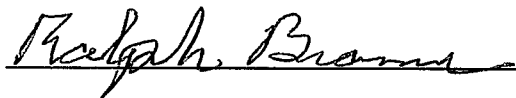
**TO THE OFFICIAL PLAN**

**FOR THE TOWN OF PELHAM**

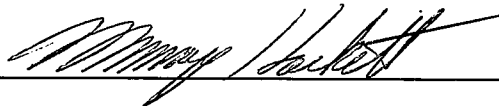
**PLANNING AREA**

TOWN OF PELHAM  
CERTIFICATE  
OFFICIAL PLAN OF THE  
TOWN OF PELHAM  
AMENDMENT NO. 31

The attached text constituting Amendment No. 31 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. 1997 (1998) in accordance with Section 17 of the Planning Act, R.S.O. 1990, as amended, on the 4th day of May, 1998.



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. 31 to the Official Plan for the Town of Pelham.

---

Date

Approval Authority

THE CORPORATION OF THE  
TOWN OF PELHAM

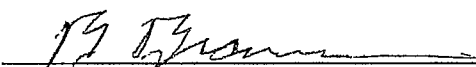
BY-LAW NO. 1997 (1998)

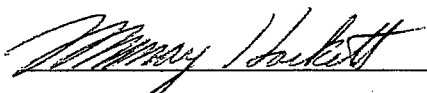
Being a by-law to adopt Amendment No. 31 to the  
Official Plan of the Town of Pelham.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM IN  
ACCORDANCE WITH THE PROVISION OF THE PLANNING ACT, R.S.O. 1990, AS  
AMENDED, HEREBY ENACTS AS FOLLOWS:

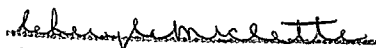
- (1) Amendment No. 31 to the Official Plan of the Town of Pelham, consisting of the attached Text, is hereby adopted.
- (2) THAT the Clerk is hereby authorized and directed to make application to the Regional Municipality of Niagara for approval of the aforementioned Amendment No. 31 to the Official 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 4TH DAY OF MAY, 1998 A.D.

  
MAYOR

  
CLERK

TOWN OF PELHAM  
CERTIFIED A TRUE COPY

  
DEPUTY CLERK

## PART A

### PURPOSE

The Purpose of this amendment is to:

1. Permit an agricultural farm market selling products and other goods not grown or produced on the property and to permit a tea room accessory to an existing farm operation.

### LOCATION

The lands that are the subject of this amendment are located on the south side of Canboro Road. The legal description of the property is Part of Lots 7 and 8, Concessions 8 and 9, in the Town of Pelham. The municipal address of the property is 398 Canboro Road.

### BASIS

The basis of this amendment is to:

- ▶ Facilitate the rezoning of the lands to an Agricultural Special Exception Zone.
- ▶ Permit a specific small scale commercial use of a seasonal farm market outlet and tea room.

## PART B

### THE AMENDMENT

1. The alphabetical letter "c)" be added as a prefix to the fourth paragraph of Section 1.10.1, and

2. The following is added to Section 1.10.1:

"c) Notwithstanding the uses permitted by Policy 1.10.1, the lands occupying Part of Lots 7 and 8, Concessions 8 and 9 and part of the original road allowance lying between Concession 8 and 9, known municipally as No. 398 Canboro Road, and having a total area of approximately 32 acres, may be used for a tea room and farm market for the selling of goods not produced on the farm."