

THE CORPORATION OF THE

TOWN OF PELHAM

BY-LAW NO. 2521 (2003)

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended, of the Town of Pelham
(5 Highland Avenue)

WHEREAS The Town of Pelham Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS the General Committee, Planning Services Division, of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

1. THAT Schedule 'A5' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by changing the zoning on the lands shown as the subject lands on Schedules 'A' and 'B', attached hereto and forming part of this By-law, from a Public P-138 Zone to a Residential 1 R1 Zone.
2. THAT this By-Law shall become effective from and after the date of passing thereof pursuant to Sections 34(21) and 34(30) of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
20TH DAY OF OCTOBER, 2003 A.D.


MAYOR


CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2521 (2003)

This By-law involves a parcel of land located on the east side of Highland Avenue, lying between Canboro Road and Elizabeth Drive. The subject lands are composed of part of Block G, Registered Plan 25 for the Village of Fonthill, now known as Plan 717, Town of Pelham and are known municipally as 5 Highland Avenue.

The subject lands are currently zoned Public P-138 Zone according to Zoning By-law No. 1136 (1987), as amended. The lands are to be rezoned to Residential 1 R1 in order to permit the construction of a single detached dwelling.

File Nos. AM-07/03

Applicant: Jim Marando

Owner: The Regional Municipality of Niagara

Assessment Roll No.: 2732 030 005 00200 0000

Planning Report No.: P-40/03