

THE CORPORATION OF THE

TOWN OF PELHAM

BY-LAW NO. 2529 (2003)

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

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;

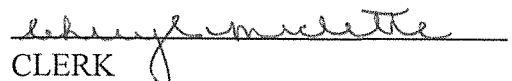
AND WHEREAS the Council of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

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, as follows:
  - (a) Part 1 is hereby rezoned from a Residential 1 R1-165 Zone to a Residential 1 R1 Zone;
  - (b) Part 2 is hereby rezoned from an Agricultural A Zone to a Residential 1 R1 Zone;
  - (c) Part 3 is hereby rezoned from an Agricultural A Zone to an Open Space OS Zone; and
  - (d) Part 4 is hereby rezoned from an Open Space Zone OS 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  
3RD DAY OF NOVEMBER, 2003 A.D.

  
MAYOR

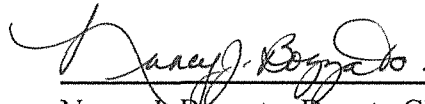
  
CLERK

Declaration

Under Section 34(22) of the Planning Act, R.S.O. 1990, as Amended

I, Nancy J. Bozzato, Deputy Clerk of the Town of Pelham, The Regional Municipality of Niagara, hereby certify that the notice for By-Law #2529 (2003) of Pelham, passed by the Council of the Corporation of the Town of Pelham on the 3rd day of November, 2003, was given in the manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under subsection 18 of Section 34 of the Planning Act, R.S.O. 1990, as amended. I hereby certify that an appeal, filed by Mr. John Lynn, was filed prior to the expiration of the appeal period on the 25<sup>th</sup> day of November, 2003. Said appeal having been subsequently withdrawn by Mr. Lynn by letter dated July 2, 2004, I hereby certify that the Ontario Municipal Board, in correspondence dated July 7, 2004, has notified that the decision of Council to approve the amendment is now final and binding.

DATED this 15th day of July, 2004.

  
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Nancy J. Bozzato, Deputy Clerk

**EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2529 (2003)**

This By-law involves a parcel of land located on the east side of Haist Street, lying north of Regional Road 20. The subject lands are composed of part of Blocks P, Q and R, Registered Plan 25, now known as Plan 717, now Town of Pelham.

The subject lands are currently zoned as Residential 1 R1-165, Agricultural A and Open Space OS according to Zoning By-law No. 1136 (1987), as amended. Part 1, 2 and 4 are to be rezoned to Residential 1 R1 in order to permit the subdivision of eight (8) single detached lots. Part 3 is to be rezoned to Open Space OS to permit the use of lands for stormwater management.

File Nos. AM-01/03 and 26T19-03001

Owner: Alfred and Darlene Stutzmann

Assessment Roll No.: 020-001-08300 and 020-001-08400

Planning Report No.: P-28/03

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