

AMENDMENT NO. 48
TO THE OFFICIAL PLAN
FOR THE TOWN OF PELHAM

PART 1 - PREAMBLE

1.1 TITLE

This Amendment when approved shall be known as Amendment No. 48 to the Official Plan for the Town of Pelham.

1.2 COMPONENTS

This Amendment consists of the explanatory text, the attached map identified as Schedule 'A' and the Exemption Notice from Regional Niagara. This preamble does not constitute part of the actual amendment, but is included as background information.

1.3 PURPOSE

The purpose of the Amendment is to change the land use designation of the lands from Industrial to Good General Agricultural.

1.4 LOCATION

As shown on the attached Schedule 'A', the subject lands are located on the east side of Cream Street, south of Webber Road. The lands are composed of part of Lot 11, Concession 14, in the former Township of Pelham, now in the Town of Pelham.

1.5 BASIS

The subject lands are currently designated Industrial according to the Town's Official Plan. The Amendment is intended to recognize the existing use of the lands for residential purposes.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

All of this part of the document is entitled PART 2 - THE AMENDMENT, consisting of the explanatory text, the attached map identified as Schedule 'A' and Exemption Notice from Regional Niagara, constitute Amendment No. 48 to the Official Plan of the Town of Pelham.

2.2 DETAILS OF THE AMENDMENT

Map Amendment

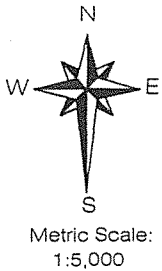
Schedule 'A' to the Official Plan of the Town of Pelham is hereby amended by changing the land use designation of the lands, shown as the subject lands on Schedule 'A' attached hereto and forming part of this Amendment, from Industrial to Good General Agricultural.

2.3 IMPLEMENTATION

This Amendment will be implemented by the enactment of an amending Zoning By-law to reflect the general intent of this Amendment.

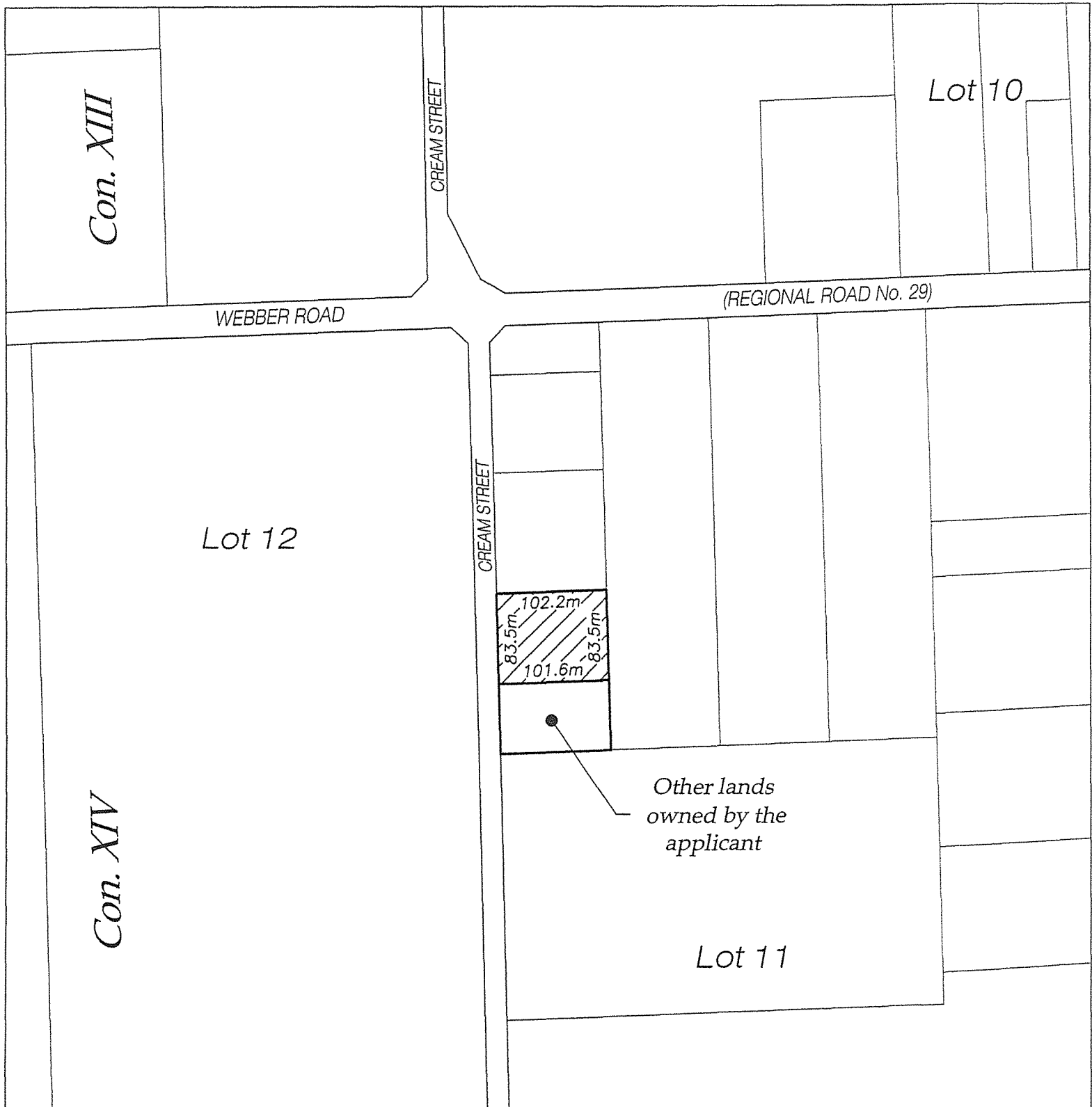
2.4 EXEMPTION

This Amendment has been exempted from Regional Approval and the attached Exemption Notice forms part of this Amendment.

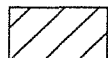


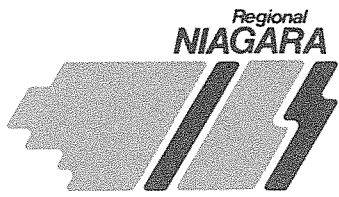
SCHEDULE 'A'

Official Plan Amendment No. 48



Subject Lands





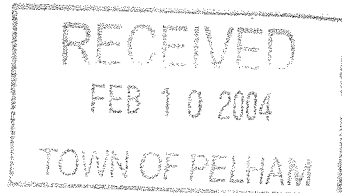
PLANNING AND DEVELOPMENT DEPARTMENT

The Regional Municipality of Niagara
3550 Schmon Parkway, P.O. Box 1042
Thorold, Ontario L2V 4T7
Telephone: 905-984-3630
Fax: 905-641-5208
E-mail: plan@regional.niagara.on.ca

February 6, 2004

File: D.10.M.19.21 (48)

Mr. Craig Larmour
Director of Planning Services
Town of Pelham
P.O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0



Dear Mr. Larmour:

**Re: Exemption from Regional Approval
Proposed Official Plan Amendment No. 48
From Industrial to Agricultural
James and Allison St. Pierre
Cream Street, south of Webber Road
Town of Pelham**

Further to your request for exemption of Official Plan Amendment No. 48 from Regional approval, we are now in receipt of the requested draft Amendment and related material.

Based on an assessment of the proposed Amendment and the exemption criteria, **Official Plan Amendment No. 48 is hereby exempt from approval by Regional Council.**

Upon adoption of an amendment by Town Council, please forward the following to the Regional Planning Department:

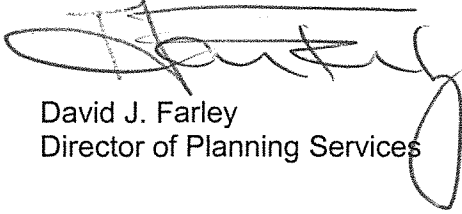
- Notice of Adoption,
- copy of the Amendment as adopted,
- correspondence received,
- minutes of the public meeting and Council meeting, and
- staff report(s).

Town Council's decision on this application will be final if no appeals are submitted within the prescribed appeal period.

Please note that this Exemption Notice should be attached to and form part of the Amendment.

If you have any questions in this regard, please call Brian Dick, Planner. Please send notice of the Town's decision on this application.

Yours truly,

A handwritten signature in dark ink, appearing to read 'D. Farley', with a large, loopy flourish at the end.

David J. Farley
Director of Planning Services

c: Mr. D. Reitsma, P.D. Reitsma Surveying Ltd., Welland
Mr. W. Stevens, Regional Public Works
Mr. W. Hunter, Regional Public Health

BD\PELHAM\Official Plan Amendments\OPA 48 (St. Pierre) Exemption.doc

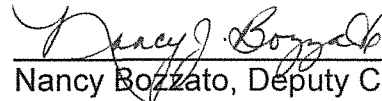
DECLARATION

IN THE MATTER OF OFFICIAL PLAN AMENDMENT NO. 48

I, Nancy Bozzato, Deputy Clerk of the Town of Pelham, The Regional Municipality of Niagara, hereby certify that no notice of appeal of the decision of the Council of the Town of Pelham, made on the 16th day of February, 2004, in respect of the above mentioned Official Plan Amendment, has been filed with the Town of Pelham as of the 9th day of March, 2004.

I hereby certify that this by-law was exempted from Regional approval by letter dated February 6, 2004, under authority of Regional Exemption By-law No. 129.

DATED THIS 17TH DAY OF MARCH, 2004

A handwritten signature in cursive script, reading "Nancy J. Bozzato", is written over a horizontal line.

Nancy Bozzato, Deputy Clerk