

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2684 (2005)

This By-law involves a parcel of land located on the west side of Cream Street, lying between Canboro and Welland Roads. The lands are described legally as part of Lot 12, Concession 9, Town of Pelham.

The subject lands are currently zoned Residential Village 1 RV1 according to Zoning By-law No. 1136 (1987), as amended. The lands are to be rezoned as follows:

- Part 1 is to be rezoned in order to restrict the use of the rear yard in order to accommodate future development;
- Part 2 is to be rezoned in order to reduce the RV1 lot frontage requirement from 36 metres to 10 metres;
- Part 3 is to be rezoned to Hazard H to provide a buffer from the adjacent Provincially Significant Wetland; and
- Part 4 is being rezoned in order to affix an '(H)' holding provision to the lands in order to preclude development until such time as appropriate Official Plan policy is in place and until subsequent approvals are granted for further development.

Approval of this By-law is a requirement of a series of applications for consent to sever.

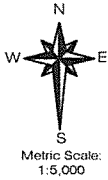
File Nos: AM-10/03

Applicants: Huibertus Breunissen and Arber Developments

Assessment Roll No.: 1128 Cream Street 2732 010 014 12200

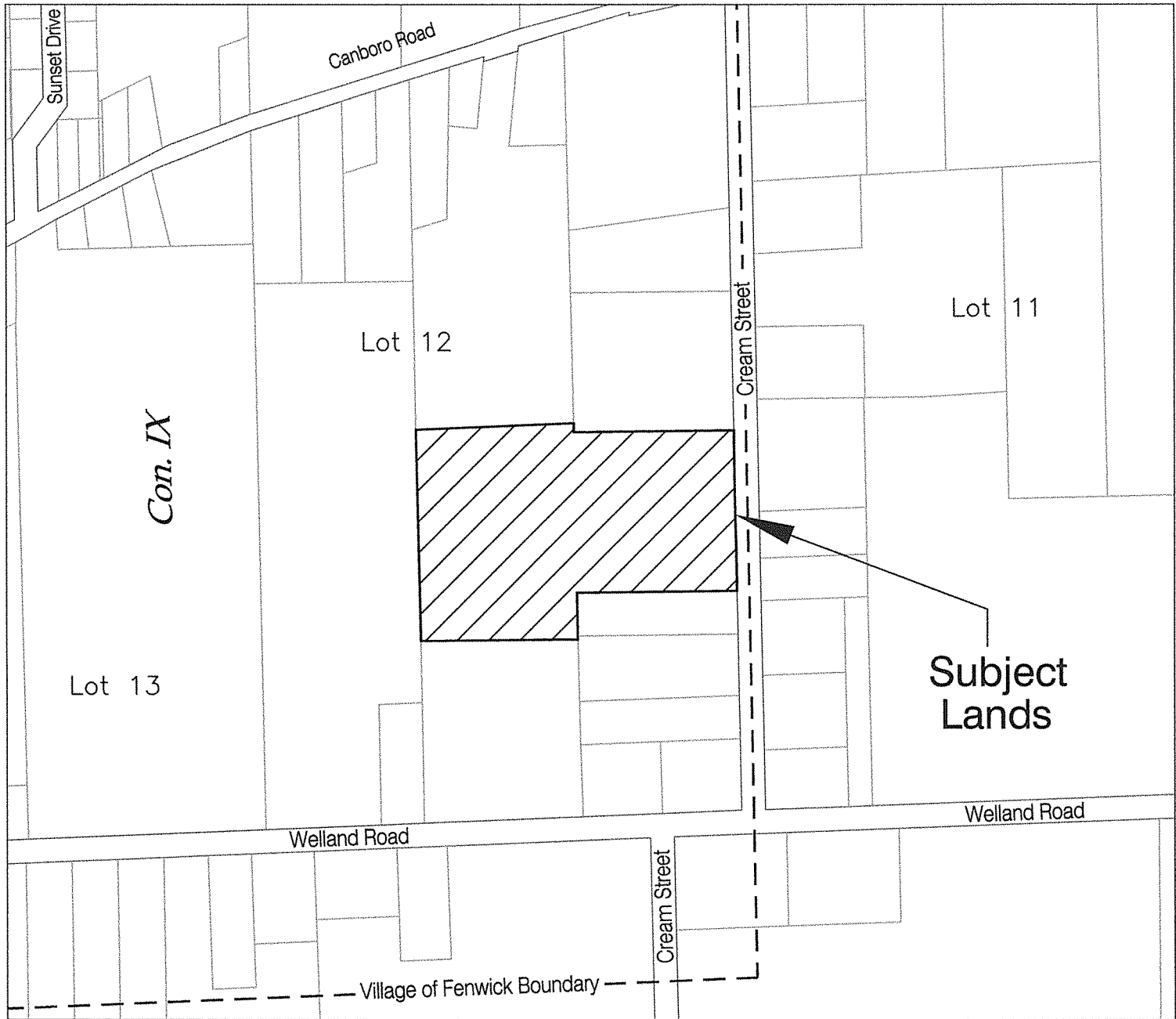
1140 Cream Street 2732 010 014 12300

Planning Report No.: P-15/05



SCHEDULE 'A' - KEY MAP

TOWN OF PELHAM



This is Schedule 'A' to By-law No. 2684 (2005) passed the 20th day of
June _____, 2005.

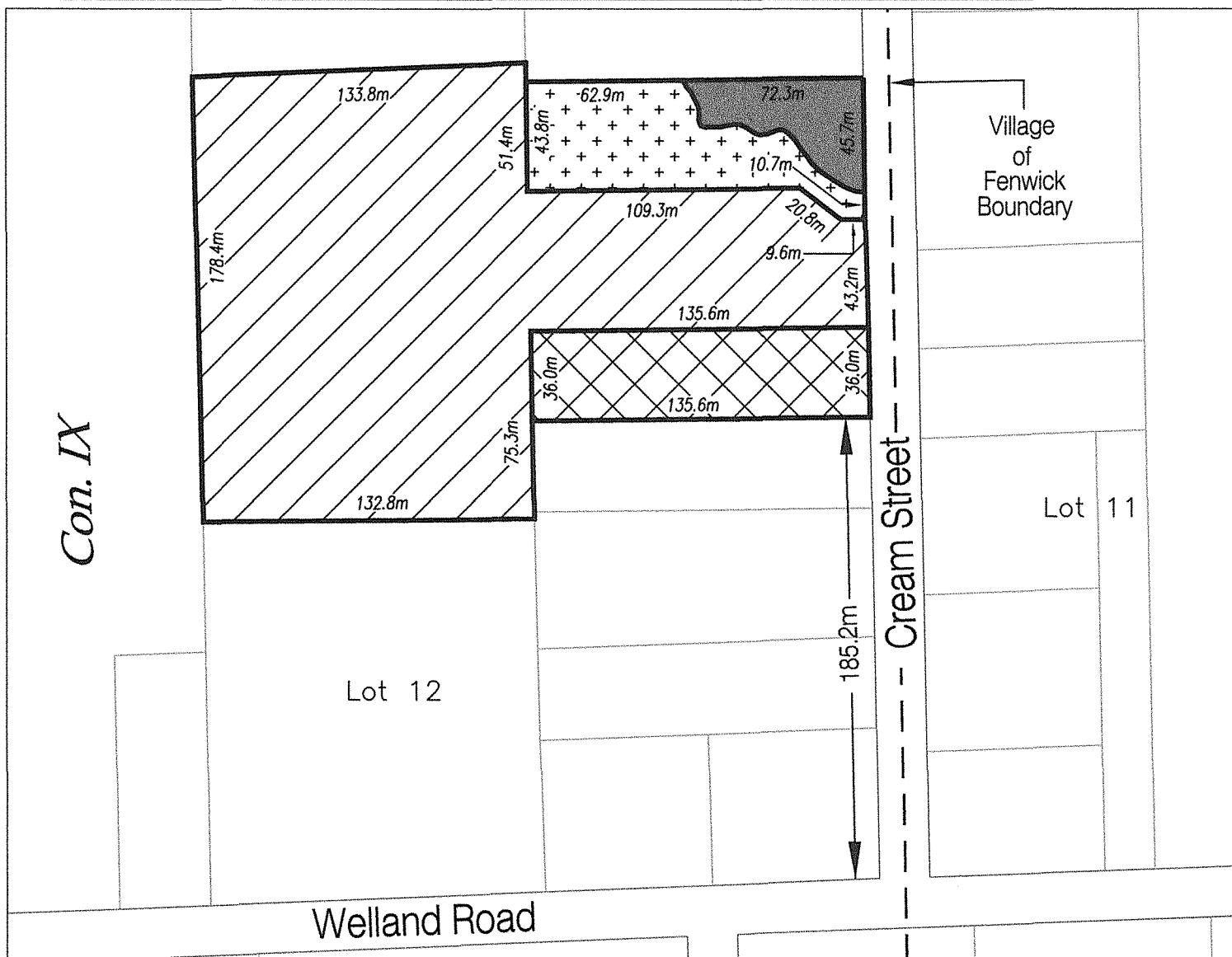
Ronald W. Leavens
MAYOR: RONALD W. LEAVENS





Cheryl Miclette
CLERK: CHERYL MICLETTE



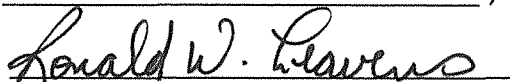
SCHEDULE 'B' - DETAIL MAP


TOWN OF PELHAM



Subject Lands: Part 1 -  Part 2 -  Part 3 -  Part 4 - 

This is Schedule 'B' to By-law No. 2684 (2005) passed the 20th day of
June, 2005.


MAYOR: RONALD W. LEAVENS


CLERK: CHERYL MICLETTE

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, Regional Municipality of Niagara, hereby certify that the notice for By-Law #2684(2005) of Pelham, passed by the Council of the Corporation of the Town of Pelham on the 20th day of June, 2005, 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 also certify that the 20 day objection period expired on the 12th day of July, 2005, and to this date no notice of objection or request for a change in the provisions of the by-law has been filed by any person or agency in the Office of the Clerk.

DATED this 14th day of July, 2005.


NANCY J. BOZZATO, DEPUTY CLERK