

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2699 (2005)

This By-law involves a parcel of land located on the west side of Pelham Street, lying north of Regional Road 20. The subject lands are composed of Lot 51 and part of Lot 52, Registered Plan No. 25, former Village of Fonthill, now Town of Pelham.

The subject lands are currently zoned Residential Multiple 2 RM2-134 according to Zoning By-law No. 1136 (1987), as amended, permitting the use of lands for a Senior Citizens Apartment House subject to provisions established under Council approved By-law No. 1824 (1996).

This amendment further amends the RM2-134 Zone to permit:

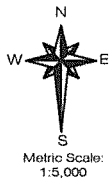
- an increase in density from 39 units to 57 units;
- a decrease in minimum floor area requirement for bachelor and one bedroom units from 42 square metres and 56 square metres to 20 square metres;
- a decrease in minimum floor area requirement for two-bedroom units from 59 square metres to 50 square metres; and
- a decrease in parking space requirement from one (1) parking space per unit to 0.68 parking space per unit.

File No. AM-03/05

Owner: 1122121 Ontario Inc.

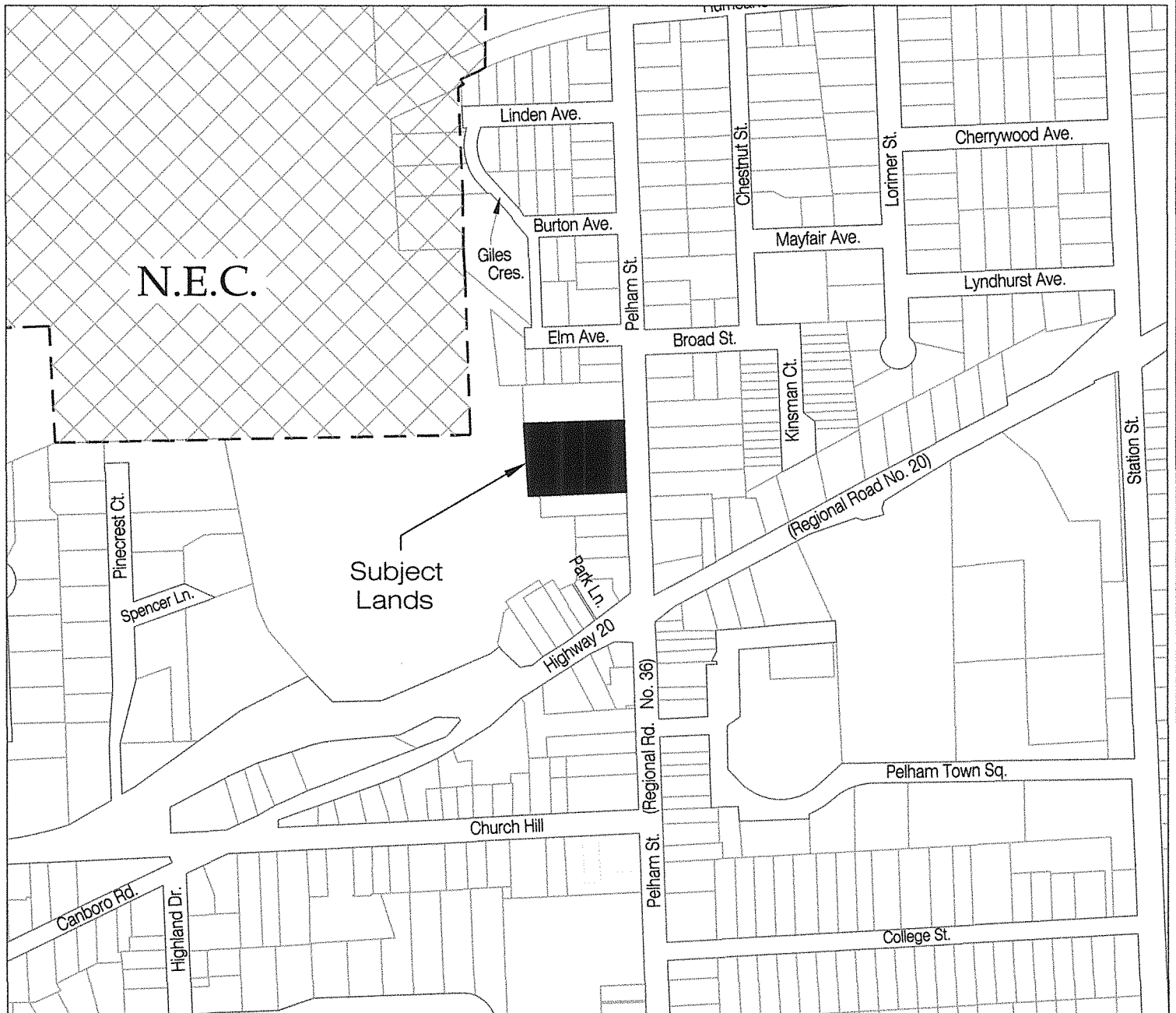
Assessment Roll No.: 2732-020-002-04800

Planning Report No.: P-28/05

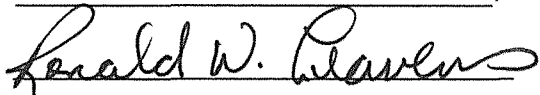


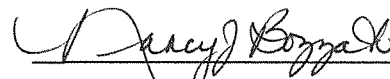
SCHEDULE 'A' - KEY MAP

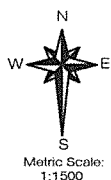
TOWN OF PELHAM



This is Schedule 'A' to By-law No. 2699(2005) passed the 6th day of
September , 2005.


MAYOR: RONALD W. LEAVENS


CLERK: CHERYL MICLETTE
NANCY J. BOZZATO DEPUTY CLERK



SCHEDULE 'B' - DETAIL MAP

TOWN OF PELHAM



This is Schedule 'B' to By-law No. 2699(2005) passed the 6th day of
September, 2005.

Ronald W. Leavens
MAYOR: RONALD W. LEAVENS

Nancy J. Bozzato
CLERK: CHERYL MICLETTE
NANCY J. BOZZATO DEPUTY CLERK

Declaration

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

I, CHERYL MICLETTE, Clerk of the Town of Pelham, Regional Municipality of Niagara, hereby certify that the notice for By-Law #2699 (2005) of Pelham, passed by the Council of the Corporation of the Town of Pelham on the 6th day of September, 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 3rd day of October, 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 4th day of October, 2005.


CHERYL MICLETTE, CLERK