

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 #2706 (2005) of Pelham, passed by the Council of the Corporation of the Town of Pelham on the 3rd day of October, 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 26th 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 1st day of November, 2005.



CHERYL MICLETTE, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2706 (2005)

This By-law involves a parcel of land located on the west side of Church Street, lying north of Foss Road. The legal description is part of Lot 19, Registered Plan No. 16, former Township of Pelham, Town of Pelham.

The subject lands are currently zoned Residential Village 1 RV1(H)-171 Zone and Agricultural A according to Zoning By-law No. 1136 (1987), as amended. The Zoning By-law Amendment is intended to facilitate the proposed development of The Orchards Plan of Subdivision.

Part 1 is rezoned to Agricultural A Zone to recognize the Official Plan designation;

Part 2 is rezoned to Open Space OS Zone to permit the use of lands for stormwater management and emergency access;

Part 3 is rezoned to Residential Village 1 RV1(H)-171 Zone to recognize the intended residential use; and

Parts 4 and 5 are rezoned to Residential RV1(H)-202 Zone to permit the proposed residential use.

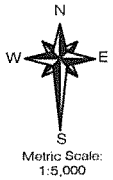
The By-law also amends the provisions of the RV1 Zone to permit a reduction in the required lot area from 836 square metres to 790 square metres. In addition, the By-law eliminates the need to address Minimum Distance Separation for Lots 1 to 9 of the plan of subdivision.

File Nos: AM-02/03

Applicants: Huibertus Breunissen

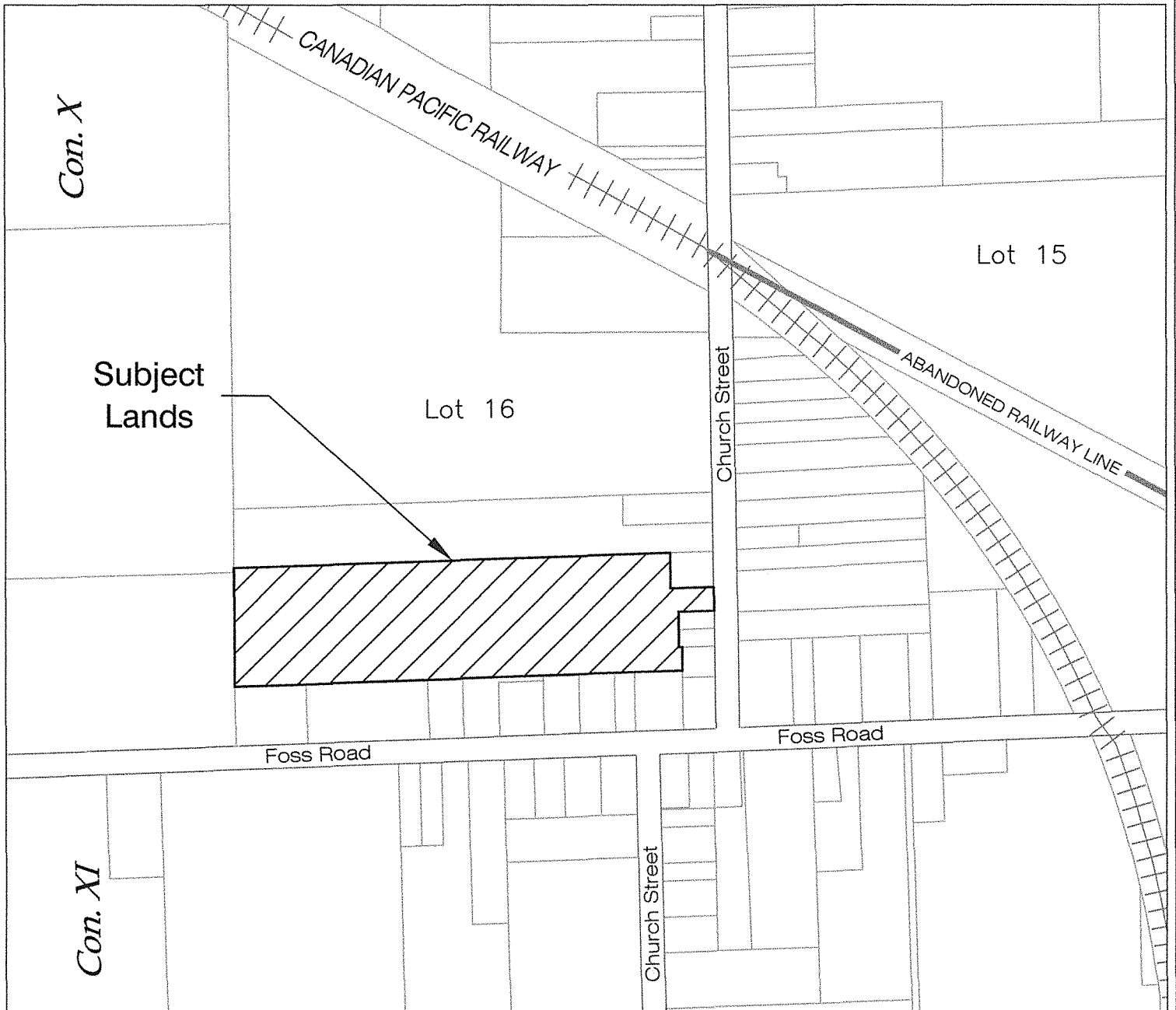
Assessment Roll No.: 2732 010 016 13500

Planning Report No.: P-33/05

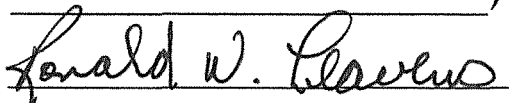


SCHEDULE 'A' - KEY MAP

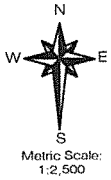
TOWN OF PELHAM



This is Schedule 'A' to By-law No. 2706 (2005) passed the 3rd day of
October _____, 2005.


MAYOR: RONALD W. LEAVENS


CLERK: CHERYL MICLETTE



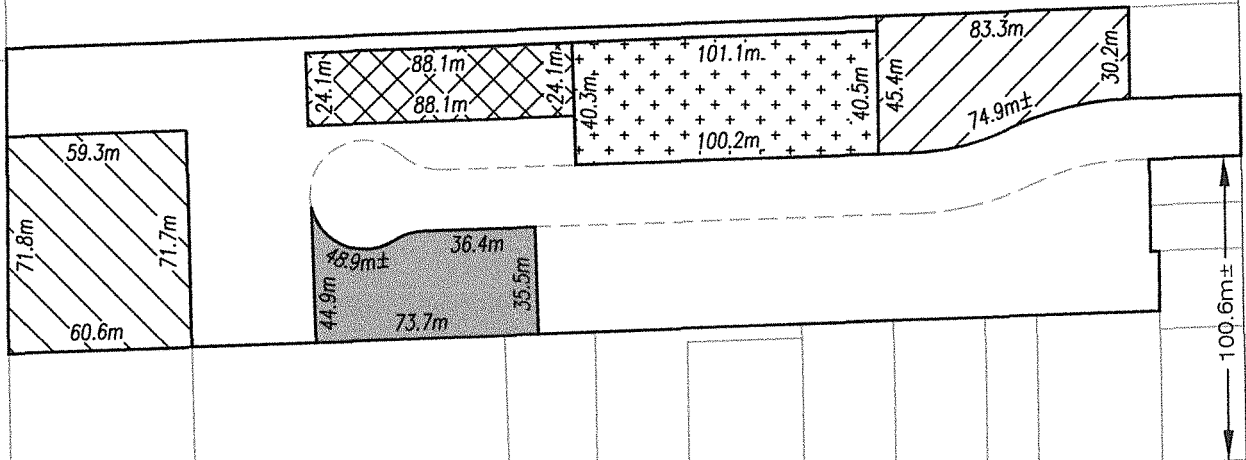
SCHEDULE 'B' - DETAIL MAP

TOWN OF PELHAM

Lot 16

Con. X

Church Street

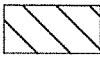






Foss Road

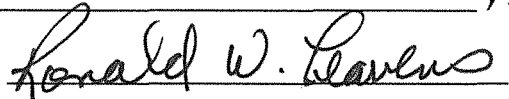
Con. XI

Church Street

Subject
Lands:

Part 1 -  Part 2 -  Part 3 -  Part 4 -  Part 5 - 

This is Schedule 'B' to By-law No. 2706 (2005) passed the 3rd day of
October, 2005.


MAYOR: RONALD W. LEAVENS


CLERK: CHERYL MICLETTE