

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2751 (2006)

This By-law involves a parcel of land located at the north end of the existing Tanner Drive, lying between Pelham Street and Line Avenue. The lands are legally described as part of Lot 177, former Township of Thorold, and Block 55, Registered Plan 59M-235, Town of Pelham.

The subject lands are currently zoned Residential 2 R2-118, Residential 1 R1, Residential 1 R1(H) according to Zoning By-law No. 1136 (1987), as amended. The By-law rezones Parts 1, 2 and 3 to Residential 2 R2 in order to permit single detached lots and Part 4 to Residential Multiple 1 RM1-206 to permit street townhouse lots. The By-law also amends the provisions of the RM1 Zone to permit a reduction in the minimum front yard setback from 7.5 metres to 6.5 metres, as well as a reduction in the minimum exterior side yard setback from 7.5 metres to 5.0 metres.

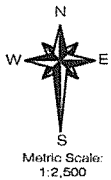
Lands adjacent to the plan of subdivision and fronting Pelham Street will remain zoned Residential 1 R1(H) until such time as the owner receives approval from the Town of Pelham demonstrating a suitable plan for development.

File Nos: 26T-05004 & AM-12/05

Applicant: Vincent Policella Masonry Contractor Ltd.

Assessment Roll Nos.: 2732 030 019 05901
2732 030 019 05600
2732 030 019 03505
2732 030 019 05800
2732 030 019 25000
2732 030 019 03500
2732 030 019 05700
2732 030 019 03400
2732 030 019 03600





Planning Report No.: P-05/06



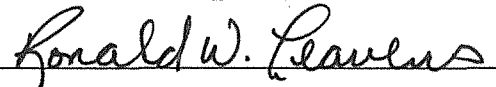
SCHEDULE 'B' - DETAIL MAP

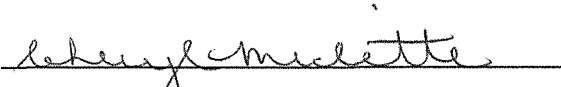
TOWN OF PELHAM



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

This is Schedule 'B' to By-law No. 2751 (2006) passed the 3rd day of
April, 2006.


MAYOR: RONALD W. LEAVENS


CLERK: CHERYL MICLETTE



SCHEDULE 'A' - KEY MAP

TOWN OF PELHAM



This is Schedule 'A' to By-law No. 2751 (2006) passed the 3rd day of April, 2006.

Ronald W. Leavens
MAYOR: RONALD W. LEAVENS

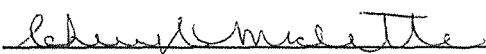
Cheryl Miclette
CLERK: CHERYL MICLETTE

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 #2751(2006) of Pelham, passed by the Council of the Corporation of the Town of Pelham on the 3rd day of April, 2006, 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 24th day of April, 2006, 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 27th day of April, 2006.


CHERYL MICLETTE, CLERK