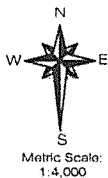


EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2776 (2006)

This By-law involves a parcel of land located on the east side of Haist Street, lying north of Regional Road 20. The lands are legally described as part of Blocks P, Q and R, Registered Plan No. 25, now known as Plan 717 former Township of Pelham, now Town of Pelham.

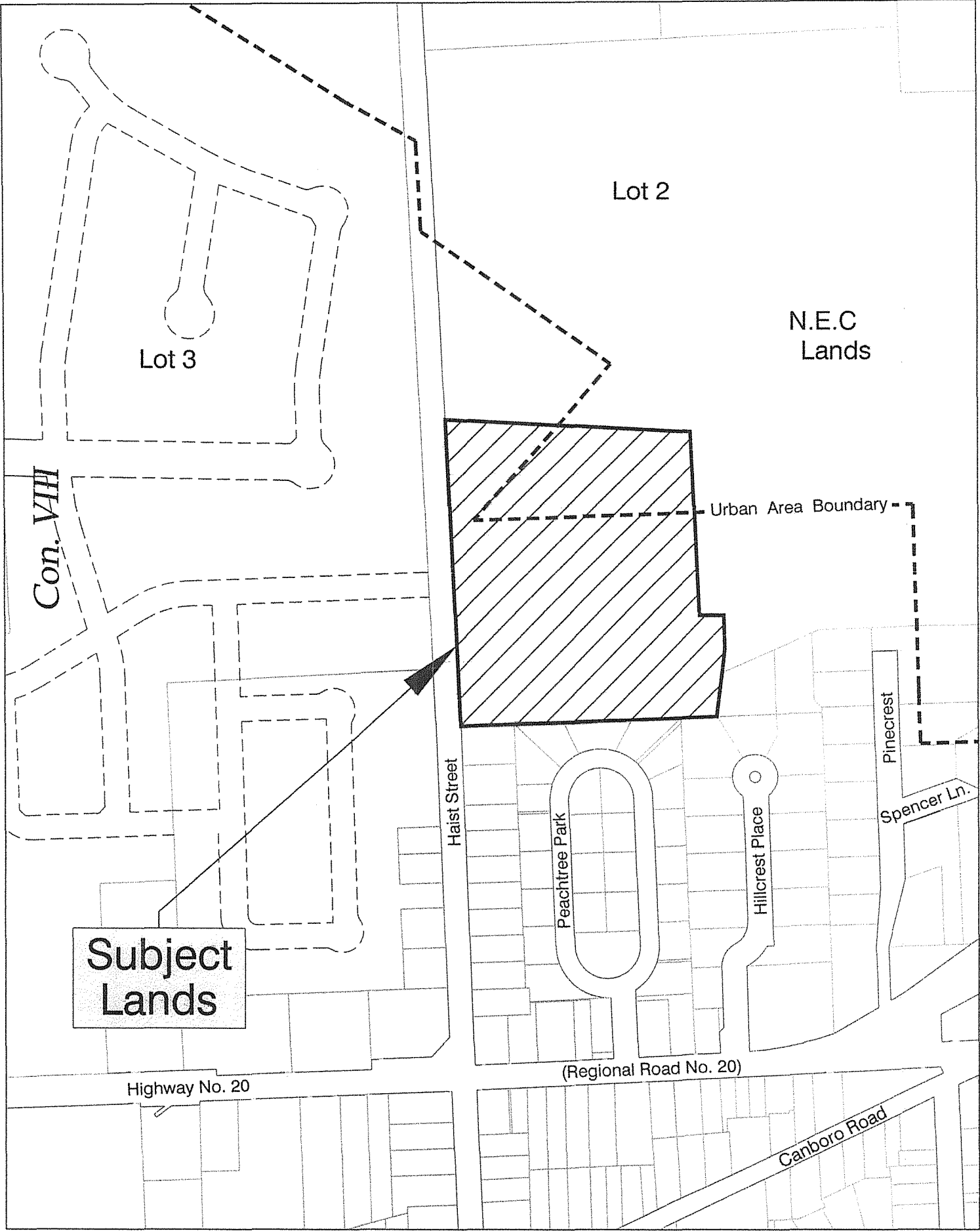
The subject lands are currently zoned Residential 1 R1 and Open Space OS according to Zoning By-law No. 1136 (1987), as amended. The By-law rezones Part 1 of the lands to Agricultural A recognizing the adjacent zoning and rezones Part 2 to Residential 1 R1-165 to reflect the permitted use of the existing dwelling as a bed and breakfast establishment. The By-law rezones the balance of the lands to the appropriate Residential 1 Zone recognizing the necessity to restrict structural development in relation to important environmental features. Finally, the By-law affixes an (H) Holding Provision to the lands to prevent development until such time as a Subdivision Agreement is in place.

File Nos: 26T-03001 & AM-07/05
Applicant: U. Lucchetta Construction Limited
Assessment Roll Nos.: 2732 020 001 08400
Planning Report No.: P-06/06



SCHEDULE 'A' - KEY MAP

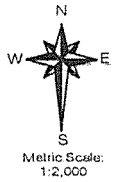
TOWN OF PELHAM



This is Schedule 'A' to By-law No. 2776 (2006) passed the 13th day of June, 2006.

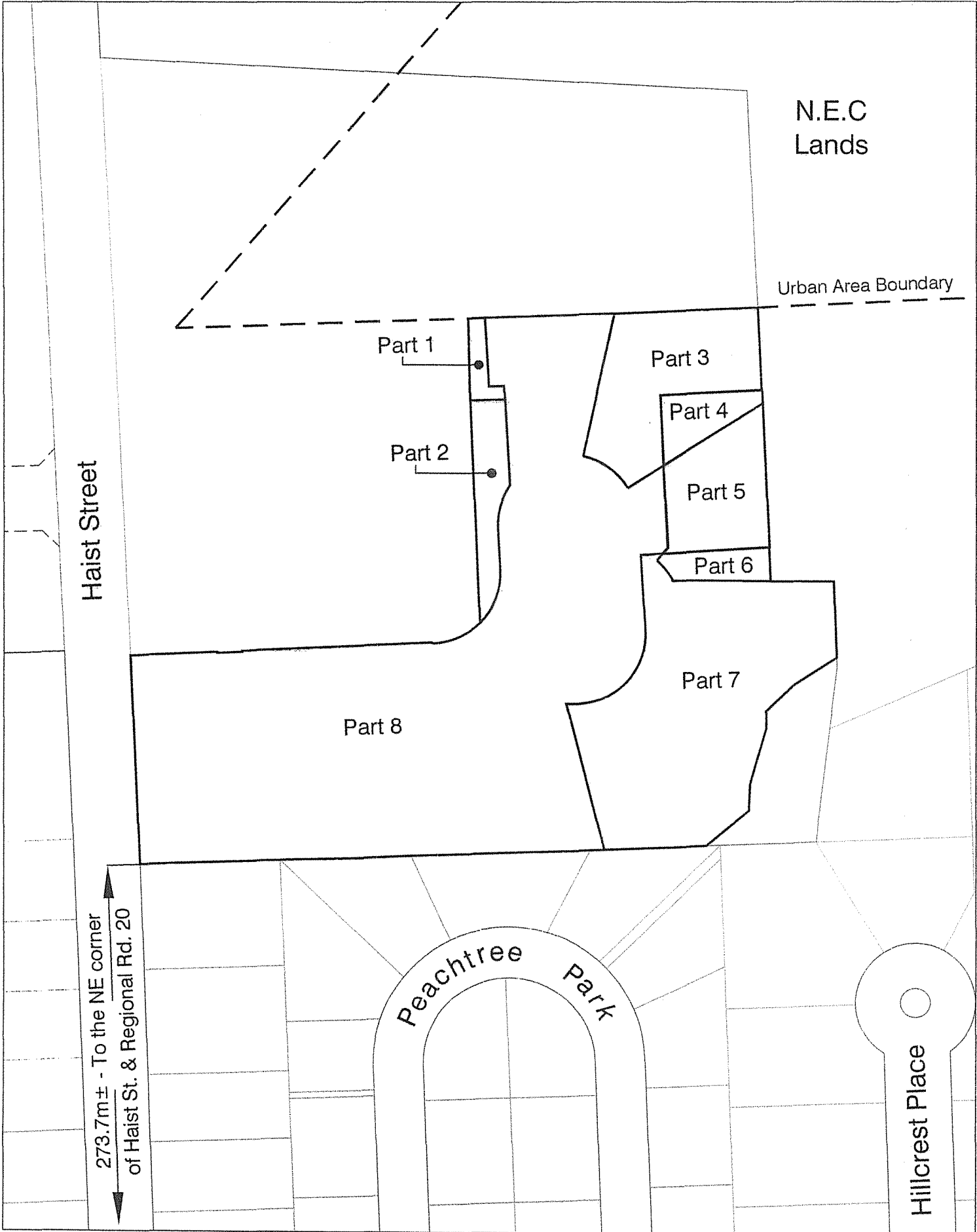
Ronald W. Leavens
MAYOR: RONALD W. LEAVENS

Cheryl Miclette
CLERK: CHERYL MICLETTE

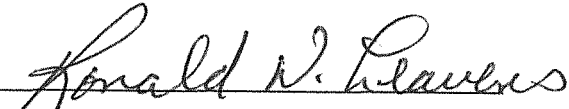



SCHEDULE 'B' -KEY MAP

TOWN OF PELHAM



This is Schedule 'B' to By-law No. 2776 (2006) passed the 13th day of June, 2006.


MAYOR: RONALD W. LEAVENS

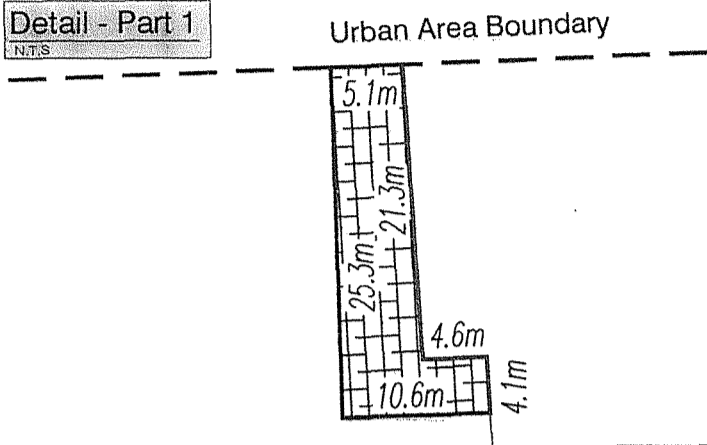

CLERK: CHERYL MICLETTE



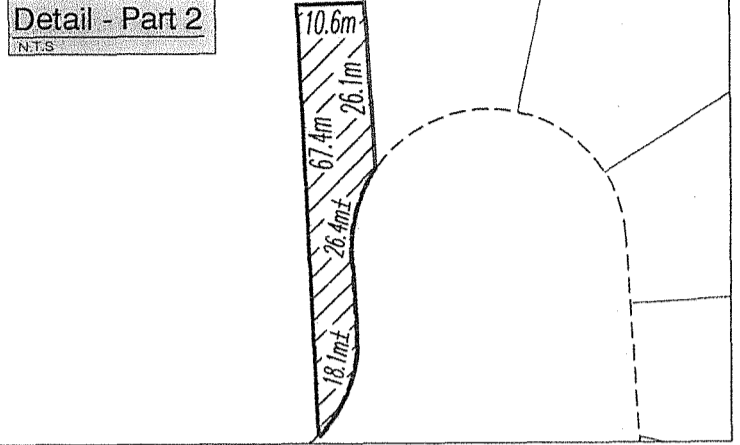
SCHEDULE 'C' - DETAIL MAP

TOWN OF PELHAM

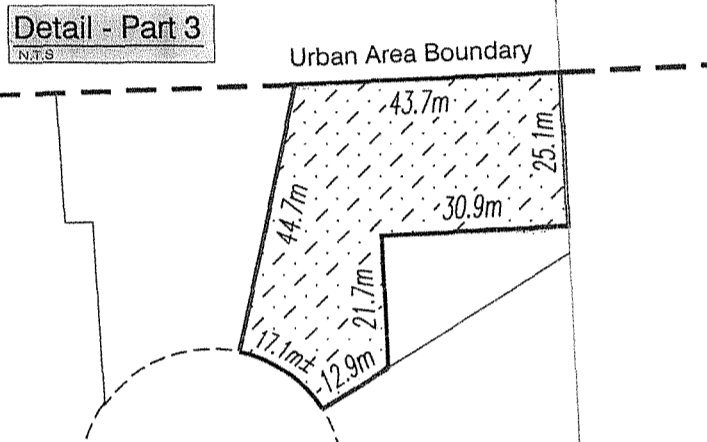
Detail - Part 1
N.T.S.



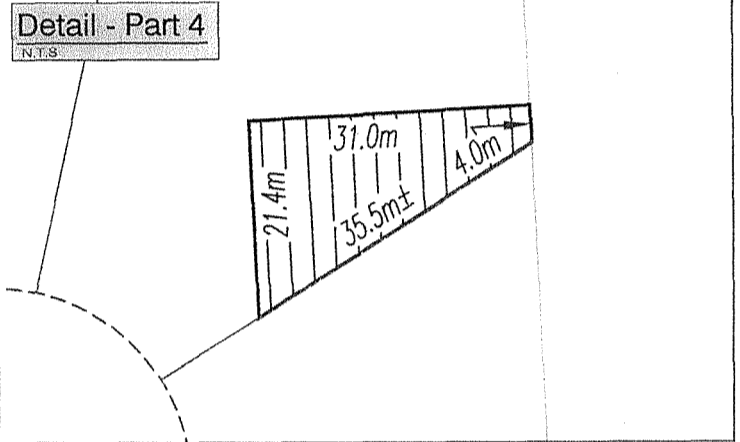
Detail - Part 2
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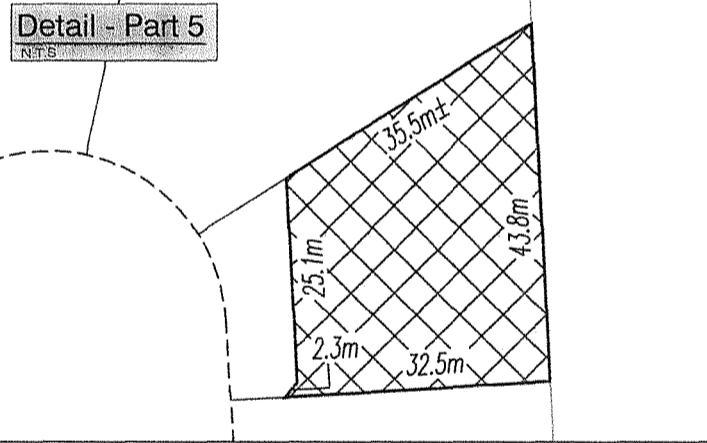
Detail - Part 3
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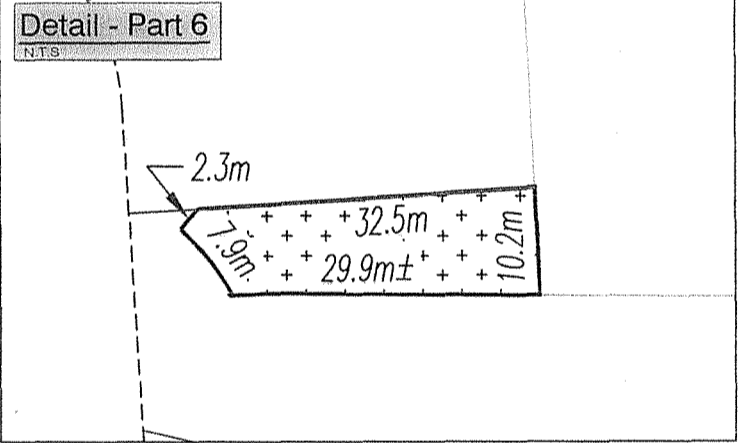
Detail - Part 4
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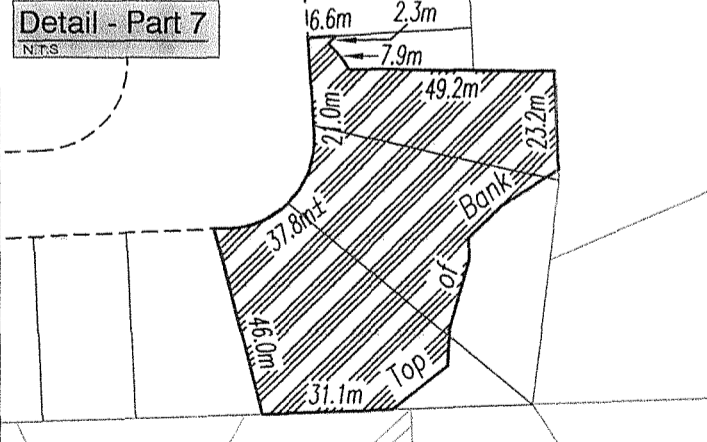
Detail - Part 5
N.T.S.



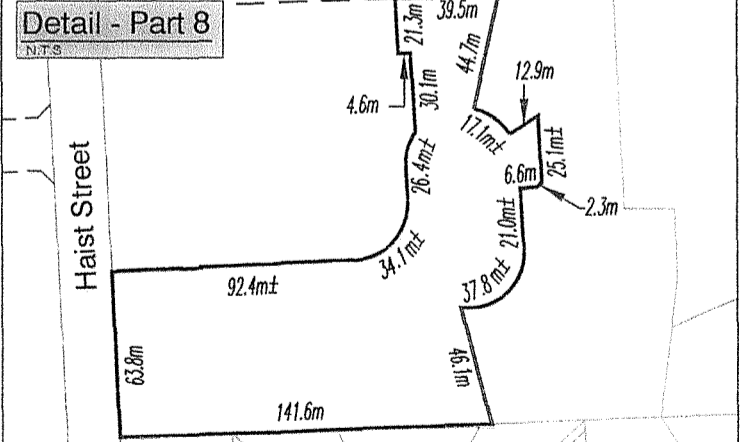
Detail - Part 6
N.T.S.



Detail - Part 7
N.T.S.



Detail - Part 8
N.T.S.



This is Schedule 'C' to By-law No. 2776 (2006) passed the 13th day of June, 2006.

Ronald W. Leavens
MAYOR: RONALD W. LEAVENS

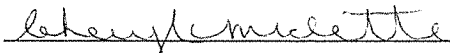
Cheryl Miclette
CLERK: CHERYL MICLETTE

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 #2776 (2006) of Pelham, passed by the Council of the Corporation of the Town of Pelham on the 13th day of June, 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 4th day of July, 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 5th day of July, 2006.


CHERYL MICLETTE, CLERK