

DECLARATION

IN THE MATTER OF OFFICIAL PLAN AMENDMENT NO. 55

I, Cheryl Miclette, Clerk of the Town of Pelham, The Regional Municipality of Niagara, hereby certify that no notice of appeal of the decision of the Council of the Town of Pelham, made on the 6th day of November, 2006, in respect of the above mentioned Official Plan Amendment, has been filed with the Town of Pelham as of the 30th day of November, 2006.

I hereby certify that this by-law was exempted from Regional approval by letter dated October 18, 2006, under authority of Regional Exemption By-law No. 129.

DATED THIS 30TH DAY OF NOVEMBER, 2006


Cheryl Miclette, Clerk

AMENDMENT NO. 55
TO THE OFFICIAL PLAN
FOR THE TOWN OF PELHAM

PART 1 - PREAMBLE

1.1 TITLE

This Amendment when approved shall be known as Amendment No. 55 to the Official Plan for the Town of Pelham.

1.2 COMPONENTS

This Amendment consists of the explanatory text, the attached map identified as Schedule 'A' and the Exemption Notice from Regional Niagara. This preamble does not constitute part of the actual amendment, but is included as background information.

1.3 PURPOSE

The purpose of the Amendment is to change the land use designation of the lands from Commercial to Village Residential.

1.4 LOCATION

As shown on the attached Schedule 'A', the subject lands are located on the south-east corner of Canboro Road and Balfour Street. The lands are composed of part of Lot 13, Concession 9, in the former Township of Pelham, now in the Town of Pelham.

1.5 BASIS

The subject lands are currently designated Commercial according to the Town's Official Plan. The Amendment is intended to permit residential development.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

All of this part of the document is entitled PART 2 - THE AMENDMENT, consisting of the explanatory text and the attached map identified as Schedule 'A' constitute Amendment No. 55 to the Official Plan of the Town of Pelham.

2.2 DETAILS OF THE AMENDMENT

Map Amendment

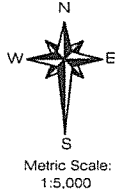
Schedule 'A' to the Official Plan of the Town of Pelham is hereby amended by changing the land use designation of the lands, shown as the subject lands on Schedule 'A' attached hereto and forming part of this Amendment, from Commercial to Village Residential.

2.3 IMPLEMENTATION

This Amendment will be implemented by the enactment of an amending Zoning By-law to reflect the general intent of this Amendment.

2.4 EXEMPTION


This Amendment has been exempted from Regional Approval and the attached Exemption Notice forms part of this Amendment.



SCHEDULE 'A'

Official Plan Amendment No. 55



Subject Lands: 

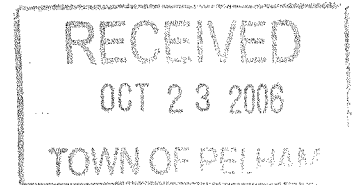
October 18, 2006

File: D.10.M.19.21
(OPA 55)

Mr. Craig Larmour
Director of Planning Services
Town of Pelham
P.O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0

Dear Mr. Larmour:

**Re: Exemption from Regional Approval
Proposed Official Plan Amendment No. 55
From 'Commercial' to 'Village Residential'
851878 Ontario Inc.
Canboro Road, east of Balfour Street
Town of Pelham**



Further to your request for exemption of Official Plan Amendment No. 55 from Regional approval, we are now in receipt of the requested draft Amendment and related material.

Based on an assessment of the proposed Amendment and the exemption criteria, **Official Plan Amendment No. 55 is hereby exempt from approval by Regional Council.**


Upon adoption of an amendment by City Council, please forward the following to the Regional Planning Department:

- Notice of Adoption,
- copy of the Amendment as adopted,
- correspondence received,
- minutes of the public meeting and Council meeting, and
- staff report(s).

Town of Pelham Council's decision on this application will be final if no appeals are submitted within the prescribed appeal period.

Please note that this Exemption Notice should be attached to and form part of the Amendment.

Yours truly,


David J. Farley
Director of Planning Services

c: Mr. W. Stevens, Regional Public Works

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