

THE CORPORATION OF THE
TOWN OF PELHAM

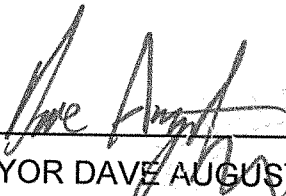
BY-LAW NO. 3285 (2012)

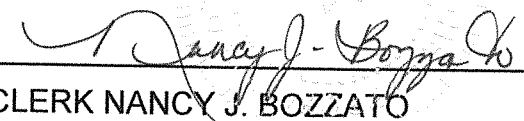
Being a by-law to adopt Amendment No. 57 to
the Official Plan of the Town of Pelham.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM IN
ACCORDANCE WITH THE PROVISION OF THE PLANNING ACT, R.S.O. 1990, AS
AMENDED, HEREBY ENACTS AS FOLLOWS:

- (1) Amendment No. 57 to the Official Plan of the Town of Pelham, consisting of
Explanatory Text, Schedule A and Exemption Notice, is hereby adopted.
- (2) THAT this by-law shall come into force and take effect on the day of the final
passing thereof.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
13H DAY OF AUGUST, 2012 A.D.


MAYOR DAVE AUGUSTYN


CLERK NANCY J. BOZZATO

AMENDMENT NO. 57
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. 57 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 amend the Village Residential Policies to re-designate lands within the Lot 177 Secondary Plan Area to accommodate commercial and residential development within a plan of subdivision.

1.4 LOCATION

As shown on the attached Schedule 'A', the subject lands are located on the east side of Pelham Street at the northern terminus of Tanner Street. The lands are described as part of Township Lot 177, former Township of Pelham, now Town of Pelham.

1.5 BASIS

The subject lands are designated Commercial and Open Space according to the Town's Official Plan. This Amendment is intended to re-designate the Commercial and Open Space to Single Family and Semi-Detached and Multi-Family.

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. 57 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 of Schedule 'A' attached hereto and forming part of this Amendment as follows:

Part 1 from Commercial to Single Family and Semi-Detached;

Part 2 from Open Space to Single Family and Semi-Detached;

Part 3 from Open Space to Multi-Family; and

Part 4 from General Commercial to Multi-Family.

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; the attached Exemption Notice forms part of this Amendment.