

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 3295 (2012)

Being a by-law to repeal and replace By-law No. 3285 (2012), being a by-law to adopt Amendment No. 57 to the Official Plan of the Town of Pelham.

WHEREAS Section 17 of the Planning Act, R.S.O. 1990, as amended, provides that municipal council may pass by-laws adopting amendments to its Official Plan;

AND WHEREAS the General Committee, Planning and Development Division, of the Town of Pelham has recommended that such a by-law be enacted;

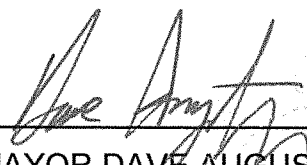
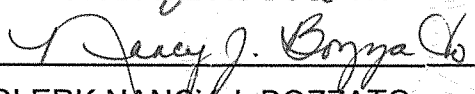
AND WHEREAS the Council of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

AND WHEREAS Council previously approved By-law No. 3285 (2012) and said By-law was not properly circulated within fifteen days of Council's approval as required by the Planning Act;

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- (1) THAT By-law No. 3285 (2012) be and is hereby repealed.
- (2) THAT Amendment No. 57 to the Official Plan of the Town of Pelham, consisting of Explanatory Text, Schedule A and Exemption Notice, is hereby adopted.
- (3) 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  
17TH DAY OF SEPTEMBER, 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 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.