

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 3308 (2012)

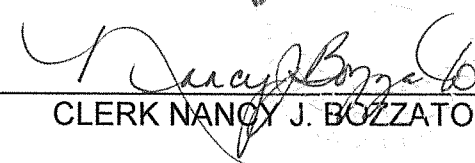
**Being a by-law to adopt Amendment No. 58 to the Official Plan of the Town of Pelham, to expand the Fenwick Sanitary Sewer Area and amend lot area requirements of the Village Residential Designation (Maple Street; Mansfield Drive south of Memorial Drive).**

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. 58 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  
5TH DAY OF NOVEMBER, 2012 A.D.

  
MAYOR DAVE AUGUSTYN

  
CLERK NANCY J. BOZZATO

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. 58 to the Official Plan for the Town of Pelham.

**1.2 COMPONENTS**

This Amendment consists of the explanatory text and the attached map identified as Schedule 'A'. 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 expand the Fenwick Sanitary Sewer Area and to amend the lot area requirements of the Village Residential designation.

**1.4 LOCATION**

As shown on the attached Schedule 'A', the subject lands are located on the east side of Maple Street and west of Mansfield Drive, lying south of Memorial Drive. The lands are legally described as part of Lot 15, Concession 9, former Township of Pelham, Town of Pelham.

**1.5 BASIS**

The subject lands are currently designated Village Residential according to the Town's Official Plan. The Amendment is intended to expand the Fenwick Sanitary Sewer Area to encompass the subject lands for the purpose of allowing the provision of full municipal services.

## **PART 2 - THE AMENDMENT**

### **2.1 PREAMBLE**

All of this part of the document, entitled PART 2 - THE AMENDMENT consisting of explanatory text and the attached map identified as Schedule 'A', constitutes Amendment No. 58 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 extending the Fenwick Sanitary Sewer Area to encompass the lands, shown as the subject lands on Schedule 'A' attached hereto and forming part of this Amendment.

#### **Text Amendment**

The following subsection is added to Section 1.14.1 of the Official Plan:

- "i) Notwithstanding Section 1.14.1 above, the residential development of lands identified as being subject to Section 1.14.1 i) on Schedule 'A' to the Official Plan shall not be restricted to a minimum lot size by any other means than the provisions of the Zoning By-law."

### **2.3 IMPLEMENTATION**

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

File No: AM-02/10

Applicant: Equimor Mortgage Investment Corporation

Planning Report No.: P-29/12