

THE CORPORATION OF THE
TOWN OF PELHAM

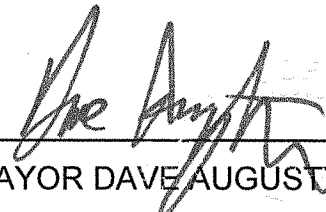
BY-LAW NO. 3326 (2012)

Being a by-law to adopt Amendment No. 59 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. 59 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
17TH DAY OF DECEMBER, 2012 A.D.


MAYOR DAVE AUGUSTYN


CLERK NANCY J. BOZZATO

AMENDMENT NO. 59
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. 59 to the Official Plan for the Town of Pelham.

1.2 COMPONENTS

This Amendment consists of the explanatory text 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 Northwest Fonthill Secondary Plan policies to accommodate residential development within a plan of subdivision.

1.4 LOCATION

As shown on the attached Schedule 'A', the subject lands are located between Lookout and Haist Streets, north of Highway 20 West. The lands are legally described as part of Lots 2 and 3 and part of the road allowance between Lots 2 and 3, Concession 7, Town of Pelham.

1.5 BASIS

The subject lands lie within the Northwest Fonthill Secondary Plan and are designated Low Density Residential and Low Density Residential – Special Policies according to the Town's Official Plan. This Amendment is intended to amend the lot area and lot frontage requirements of both designations.

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. 59 to the Official Plan of the Town of Pelham.

2.2 DETAILS OF THE AMENDMENT

Text Amendment

The North West Fonthill Secondary Plan Policy 1 Schedule 'A' to the Official Plan of the Town of Pelham is hereby amended by deleting subsections 1.57.2.2.2.2 and 1.57.2.2.3.2 and by adding the following subsections:

- 1.57.2.2.2.2(a) The minimum lot frontage for residential development shall generally be 15 metres per dwelling unit. The minimum lot area shall generally be 520 square metres.
- 1.57.2.2.3.2(a) The lands designated 'Low Density Residential - Special Policies' shall be developed on individual lots with a minimum frontage of approximately 18 metres. The minimum lot area shall generally be 640 square metres.

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.