

The Corporation of the
Town of Pelham

By-Law No. 4364(2021)

Being a by-law to exempt Blocks 29 & 35 on Plan 59M-476, municipally known as 48, 50, 52, 54 & 56 and 53, 55, 57 and 59 Lymburner Street, from part lot control.

**Saffron Meadows Phase 2 Subdivision (Hert Inc.)
File No. PLC 02-2021**

WHEREAS the Council of the Corporation of the Town of Pelham deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Section 50 (5) of the *Planning Act* since such lands are to be used for street townhouse dwelling units as permitted by Zoning By-law No. 1136 (1987), as amended;

NOW THEREFORE, the Council of the Corporation of the Town of Pelham enacts as follows:

1. **THAT** the provisions of Section 50 (5) of the *Planning Act*, R.S.O. 1990, c.P.13 as amended shall not apply to the lands described as follows:

(a) Blocks 29 and 35 on Plan 59M-476, being Parts 1 – 10 on Reference Plan 59R-16986 and Parts 1 – 4 on Reference Plan 59R-16985, respectively,

for the purpose of creating 9 lots for street townhouse dwelling units as follows:

- 1) Parts 1 and 2 on Reference Plan 59R-16986
- 2) Parts 3 and 4 on Reference Plan 59R-16986
- 3) Parts 5 and 6 on Reference Plan 59R-16986
- 4) Parts 7 and 8 on Reference Plan 59R-16986
- 5) Parts 9 and 10 on Reference Plan 59R-16986
- 6) Part 1 on Reference Plan 59R-16985
- 7) Part 2 on Reference Plan 59R-16985
- 8) Part 3 on Reference Plan 59R-16985
- 9) Part 4 on Reference Plan 59R-16985

2. **THAT** in accordance with Section 50 (7.3) of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended, this By-law shall expire three years from the date of the registration of this By-law in the Land Registry Office at which time Section 50 (5) of the *Planning Act* R.S.O. 1990 shall apply to those lands in the registered plan described in Section 1 of this by-law.

3. **THAT** upon final passage of this by-law, the Town Clerk shall cause this By-law to be registered in the local Land Registry Office.

Enacted, signed and sealed this
26th day of July, 2021.

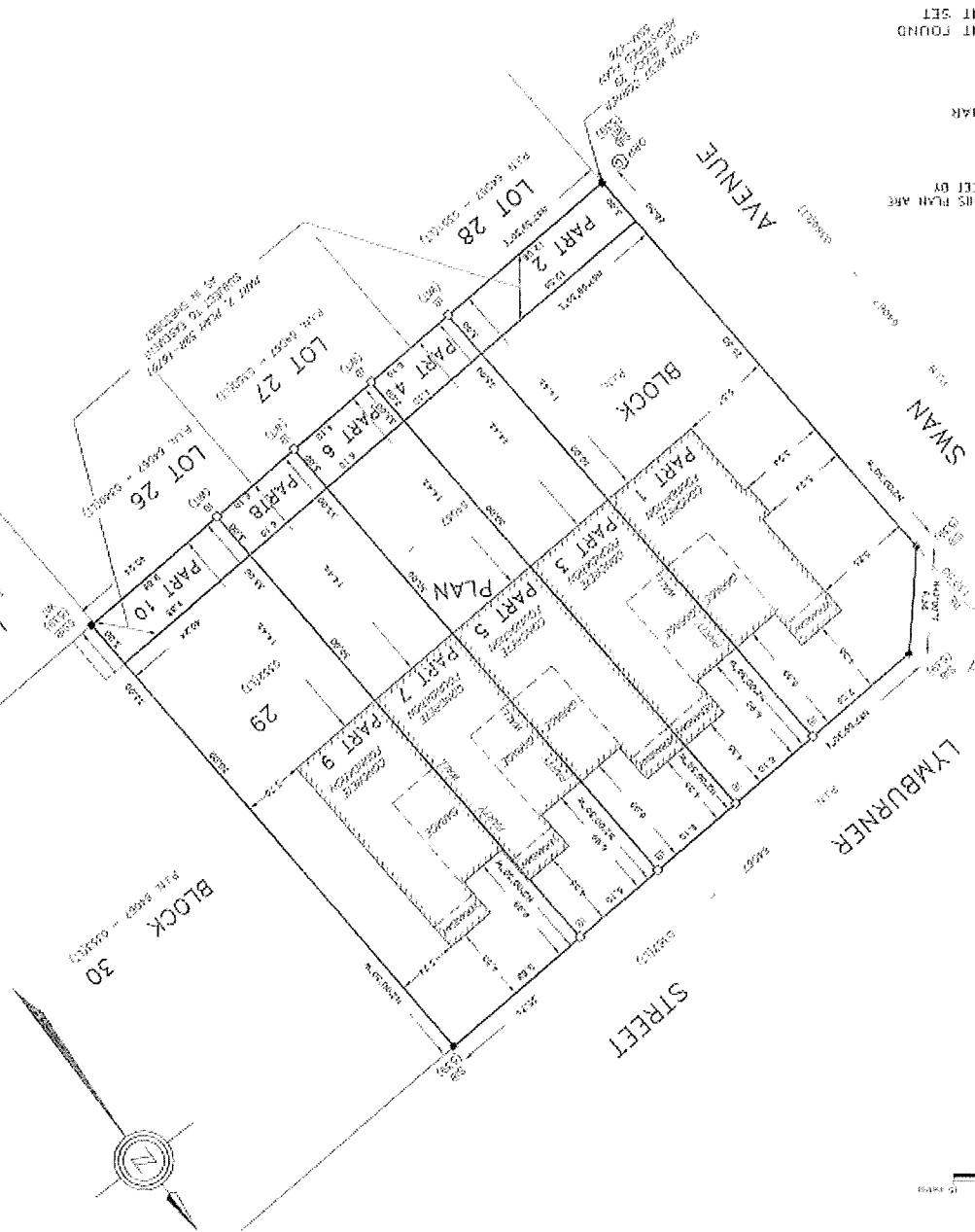


Mayor: Marvin Junkin



Clerk: Holly Willford

PLAN OF SURVEY OF
OF BLOCK 29
REGISTERED PLAN 59M - 476
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200
KIRKUP MASCOE URE SURVEYING
ONTARIO LAND SURVEYORS



- LEGEND & NOTES
- 1. DENOTES STANDARD IRON BAR
 - 2. DENOTES CONCRETE PIV
 - 3. DENOTES IRON TUBE
 - 4. DENOTES SURVEY MONUMENT FOUND
 - 5. DENOTES SURVEY MONUMENT SET
 - 6. DENOTES BOUNDARY MONUMENT
 - 7. DENOTES W. A. MASCOE, O.L.S.
 - 8. DENOTES D. G. URE, O.L.S.
 - 9. DENOTES WITNESS

METRIC NOTE
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DATE
MAY 19, 2021

ONTARIO LAND SURVEYING
KIRKUP MASCOE URE SURVEYING

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19TH DAY OF MAY, 2021.

BEARING NOTE

BEARINGS ARE GIVEN, DERIVED FROM GPS OBSERVATIONS ON BOUNDARY POINTS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (97° WEST LONGITUDE) HAD AS (CHRS) (2010).

INTEGRATION DATA

REGISTERED REFERENCE POINTS (CHRS) : UTM ZONE 17, NAD83 (ORIGINAL) (2010), SEC. 14 (1/2) OF ONTARIO REGULATION 216/10.

OFF	EASTING	NORTHING
①	476642.56	640765.64
②	476625.79	640772.25

COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DEPOSITED UNDER THE LAND TITLES ACT.

RECEIVED AND DEPOSITED

DATE
MAY 19, 2021

REPRESENTATIVE FOR THE LAND
KIRKUP MASCOE URE SURVEYING

REGISTERED PLAN
PLAN 59M - 476

ALL OF

AREA

SCHEDULE

ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND

DATE
JUNE 11, 2021

PLAN 59M - 476

PLAN 59M - 476

DATE
MAY 19, 2021

REGISTERED PLAN
PLAN 59M - 476

ALL OF

AREA

SCHEDULE

ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND

DATE
JUNE 11, 2021

PLAN 59M - 476