

THE CORPORATION OF THE  
T O W N   O F   P E L H A M  
BY-LAW #452 (1978)

Being a by-law to provide for developmental  
lot levies.

WHEREAS by Sections 308 and 309 of The Municipal Act,  
R.S.O. 1970, Chapter 284, as amended, Municipal Corporations may  
receive contributions as a result of a division of land;

AND WHEREAS Council of The Corporation of the Town of  
Pelham having reviewed a report prepared on the subject by Proctor  
& Redfern Limited deems it desirable that certain standards for  
such contributions should be adopted by the Municipality;

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE TOWN OF  
PELHAM ENACTS AS FOLLOWS:

- (1)       The Town establish a levy in the sum of \$800.00 chargeable  
for each proposed residential unit in a multiple housing development,  
and each single family dwelling lot hereafter to be developed or  
established.
- (2)       That the foregoing levy of \$800.00 shall apply to all  
single family or multiple family developments or building proposals  
within the urban service area or the Pelham Water Area No. 1, or  
alternatively such subdivisions as may be established outside the  
urban service area or Pelham Water Area No. 1.
- (3)       That where individual severances are applied for outside  
the urban service area and outside Pelham Water Area No. 1, such  
severances shall be subject to a levy of \$400.00 per residential  
or single family dwelling lot created thereby.
- (4)       That Council by resolution shall from time to time adjust  
the levy to take into account inflationary factors and current needs  
of services provided or to be provided in the light of then current  
circumstances.
- (5)       That when in the opinion of Council a proposed development  
has unusual characteristics justifying departure from the standard  
levy, Council may withhold the approval of such development pending  
negotiation of appropriate additional compensation.

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(6) That as a general policy no levy for commercial and industrial development shall be required, provided that nothing herein contained shall prevent the Town by resolution imposing such levies, as are appropriate for the support of hard services incidental to the development of industrial or commercial land.

(7) That property which at the time of receiving severance approval from the Land Division Committee had the levy referred to in paragraph 3 deferred, be subject to the appropriate lot levy upon issuance of a building permit for its residential development, if said permit is issued within 7 years of the date of the approval of the severance.

(8) That this by-law shall come into force and take effect upon being passed by Council.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
23rd. DAY OF JANUARY, 1978 A.D.

  
MAYOR

  
CLERK