



The Corporation of the Town of Pelham

By-law No. 85-2024

Being a By-law to exempt Blocks 174 and 175, 59M-505, municipally known as 2, 4, 6, 8, 12, 14, 16, and 18 Arsenault Crescent, from Part Lot Control.

**Saffron Meadows Phase 3 (Rinaldi Homes Niagara Inc.)
File No. PLC-06-2024**

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 townhouse dwelling units as permitted by Zoning By-law No. 4481 (2022), 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) Block 174 on Plan 59M-505, being Parts 1, 2, 3, 4, 5, 6, 7, 8, and 9 on Reference Plan 59R-18163, for the purpose of creating four (4) lots for townhouse dwelling units as follows:
 1. Parts 1 and 2 on Reference Plan 59R-18163;
 2. Parts 3, 4, and 5 on Reference Plan 59R-18163;
 3. Parts 6, 7, and 8 on Reference Plan 59R-18163; and,
 4. Part 9 on Reference Plan 59R-18163;
 - (b) Block 175 on Plan 59M-505, being Parts 1, 2, 3, 4, 5, 6, 7, 8, and 9 on Reference Plan 59R-18170, for the purpose of creating four (4) lots for townhouse dwelling units as follows:
 1. Parts 1 and 2 on Reference Plan 59R-18170;
 2. Parts 3, 4, and 5 on Reference Plan 59R-18170;
 3. Parts 6, 7, and 8 on Reference Plan 59R-18170; and,
 4. Part 9 on Reference Plan 59R-18170;
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 (3) 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.

Read, enacted, signed and sealed this 4th day of December, 2024.


Marvin Junkin, Mayor


Sarah Leach, Acting Town Clerk