

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW NO. 1118 (1987)

See 1510 Amends

Being a by-law to designate the Town of Pelham
as a Site Plan Control Area and to rescind
By-law #649 (1980).

WHEREAS under the provisions of Section 40 of the
Planning Act, authority is granted to Councils of municipalities
to designate a site plan control area, where an Official Plan is
in effect;

AND WHEREAS Official Plan Amendment No. 12 of the Town
of Pelham has been approved by the Minister of Municipal Affairs
and the Council deems it expedient to designate the whole of the
Town of Pelham as a site plan control area;

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


(1) THAT all of the Town of Pelham shall be designated a
Site Plan Control Area pursuant to Section 40, Subsection (2) of
the Planning Act, S. O. 1983.

(2) THAT the following land uses shall be exempt from site
plan control pursuant to Section 40, Subsection (13) of the
Planning Act, S. O. 1983:

- (i) Single family and two family dwellings.
- (ii) Agricultural uses including greenhouses,
but this shall not include farm related commercial
or industrial uses.
- (iii) Notwithstanding (i) and (ii) above, single
family dwellings used for farm help houses shall
be subject to site plan control to regulate the
location of the dwelling, preferably in close
proximity to main farm buildings. In no case
shall a road widening be required as a condition
of site plan approval for a help house.

(3) THAT By-law #649 (1980) be and is hereby rescinded.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
16th. DAY OF MARCH, 1987 A.D.


MAYOR


CLERK