

THE CORPORATION OF THE
T O W N O F P E L H A M

BY-LAW NO. 1418(1991)

Being a by-law to amend Zoning By-Law No.
1261 (1989), respecting certain lands
along Highway 20 east of Station Street.

WHEREAS, By-Law No. 1261 (1989) is a by-law of the Corporation of the Town of Pelham restricting the use of land and the location and use of buildings and structures within the Town of Pelham;

AND WHEREAS, By-Law No. 1261 (1989) having come before the Ontario Municipal Board;

AND WHEREAS, the Ontario Municipal Board has directed the Town to amend By-Law No. 1261 (1989) respecting certain matters;

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

1. That the "Zoning Map" referenced as Schedule "A" forming part of By-Law 1261 (1989) is hereby amended by changing from Highway Commercial (HC) to Highway Commercial Exception 104 (HC-104) those lands identified on Schedule "A" attached hereto and forming part of this by-law, and the following provisions shall apply:

In addition to the permitted uses of the Highway Commercial (HC) Zone, nothing in this by-law shall prevent the use of lands identified as HC-104 on Schedule "A" attached hereto for a retail store, except in accordance with the following provisions:

- | | |
|---|-------------------|
| (i) Maximum Gross Floor Area for each
Permitted retail store | 232m ² |
| (ii) Maximum combined Gross Floor Area
of all such retail stores | 418m ² |

2. That the "Zoning Map" referenced as Schedule "A" forming part of By-Law 1261 (1989) is hereby amended by changing from Highway Commercial (HC) to Residential 2 (R2) those lands known municipally as 1445 Station Street and as identified on Schedule "A" attached hereto and forming part of this by-law.

3. That the "Zoning Map" referenced as Schedule "A" forming part of By-Law 1261 (1989) is hereby amended by changing from Highway Commercial (HC) to Highway Commercial Exception 105 (HC-105) those lands identified as Schedule "A" attached hereto and forming part of this by-law, and the following provision shall apply:

(i) Minimum Rear Yard 46 metres

4. That Section 2 - Regulations for Permitted Uses of By-law 1261 (1989) is hereby amended by adding thereto the following:

(k) Maximum Building Height 10.5 metres

(l) Outside Storage

Except as otherwise specifically provided for in this by-law outside storage is not permitted.

5. That this By-Law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of The Planning Act.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
15TH DAY OF JULY, 1991 A.D.



MAYOR



CLERK