

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

BY-LAW NO. 1863(1996)

Being a by-law to amend Zoning By-Law No. 1136(1987),
as amended.

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, as amended, provides that the governing body of a municipal corporation may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the Planning Services Division of General Committee of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Corporation of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

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

- (1) THAT the lands identified on Schedule "A" attached hereto be and are hereby re-zoned from a Highway Commercial HC Zone to a Highway Commercial HC-135 Zone.
- (2) THAT Section 30 - Exceptions of By-Law No. 1136(1987) is amended by adding thereto the following exception:

"HC-135" In addition to the permitted uses of the Highway Commercial HC Zone, nothing in this by-law shall prevent the use of the lands indicated as HC-135 on Schedule A to this by-law for a ground floor single dwelling unit and uses, buildings and structures accessory thereto, and the following special regulations shall apply thereto:

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|-----------------------|---|
| a) Minimum Front Yard | 13.0 m |
| b) Planting Strip | Not required for westerly 42 metres of lot frontage |

- | | |
|---|---|
| c) Parking Area Location | No setback required for westerly
42 metres of lot frontage |
| d) Minimum Driveway Width | 4.27 m |
| e) Minimum Number of Parking
Spaces for the manufacturing
and retailing of wine | 5 |
| f) Minimum Number of Loading
Spaces for the manufacturing
and retailing of wine | None |

- (3) THAT this By-law shall come into force and take effect pursuant to Section 34(21) and 34(30) of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
16TH DAY OF DECEMBER, 1996 A.D.


MAYOR


CLERK