

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

BY-LAW NO. 2294 (2001)

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

AND WHEREAS the Council 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 rezoned from Agricultural "A" Zone to special exception "A-133" Zone of amending By-Law No. 1820 (1996).
2. THAT Section 30 - Exceptions of By-law No. 1136 (1987) is amended by adding special provisions to the special exception "A-133" Zone of amending By-law No. 1820 (1996).
3. THAT Section 30 - Exceptions of By-law No. 1136 (1987) is amended by adding thereto the following:

"In addition to the provisions of Section 7.1 of the Agricultural "A" Zone and Special Exception "A-133" Zone nothing shall prevent the use of the lands identified as "A-133" on Schedule 'A' of this by-law for the purpose of a floral wholesale distribution business with associated office facilities and includes the sale of flowers not produced on site and the following additional provisions shall apply:

- | | |
|-------------------------------|---------------|
| a) Minimum Lot Frontage | 109.40 metres |
| b) Minimum easterly side yard | 17.98 metres" |


4. THAT the lands identified on Schedule 'A' attached hereto be and are hereby rezoned from Agricultural "A" Zone to special exception Agricultural "A-161" Zone.
5. THAT Section 30 Exceptions of By-law No. 1136 (1987) is amended by adding thereto the following exception:

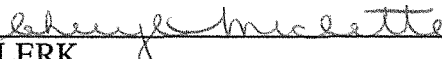
"A-161 In addition to the provisions of Section 7(2) of the Agricultural "A" Zone, the following additional provisions shall apply to those lands identified as "A-161" on Schedule 'A' of this By-law:

- | | |
|--|---------------|
| a) Minimum Lot Frontage | 22.06 metres |
| b) Minimum Lot Area | 8.33 hectares |
| c) In addition to the minimum lot frontage requirement noted above the abutting westerly lands zoned "A-133" shall utilize said lot frontage for access to the lands so zoned "A-133". | |

6. That this By-Law shall come into force and take effect pursuant to Sections 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
4TH DAY OF JUNE, 2001 A.D.


MAYOR


CLERK