

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 2305 (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 zoned as Highway Commercial 'HC-162' Zone.
2. THAT Section 30 – Exceptions of By-Law No. 1136 (1987) is amended by adding thereto the following exception:

"HC -162 Notwithstanding the provisions of Section 20.A.1 (a), Section 20.A.2 (c), Section 6.9 (c), Section 6.17 (b) and Section 20.A.4 the following special provisions shall apply:

a) In addition to the permitted uses of Section 20.A.1 (a) a supermarket is also permitted.

b) A supermarket is defined as:

"a retail establishment having a minimum floor area of 300 m<sup>2</sup> (3,229 ft<sup>2</sup>) and a maximum floor area of 3,800 m<sup>2</sup> (40,904 ft<sup>2</sup>), primarily selling food and grocery items and which may sell other accessory merchandise such as household supplies and personal care products but not including a pharmacy, a photo shop, a dry cleaners, or a florist."

c) Maximum Lot Coverage 40%

d) Minimum number of Loading Spaces 2

e) Landscaping strip requirements along  
Regional Road 20 6 m

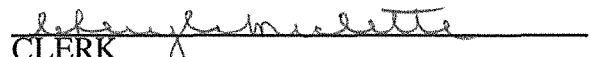
f) Landscape strip along easterly boundary 1.2 m

g) Minimum number of parking spaces 220."

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  
3RD DAY OF JULY, 2001 A.D.

  
MAYOR

  
CLERK