

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2608 (2004)

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended, of the Town of Pelham
(2695 Victoria Avenue)

WHEREAS The Town of Pelham Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

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:

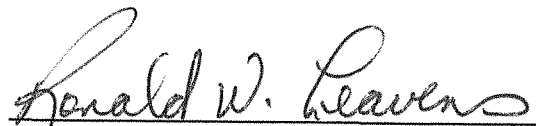
1. THAT Section 30 (Special Exceptions) to Zoning By-law No. 1136 (1987), as amended, is hereby amended by deleting subsection A-37 and by adding the following subsection:

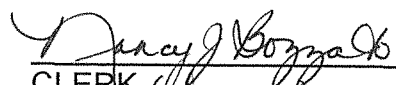
"A-37 Notwithstanding the permitted uses and regulations of the Agricultural A Zone, lands identified as A-37 on Schedule 'A' shall be subject to the following provisions:

- (a) In addition to the permitted uses of the Agricultural A Zone (subsection 7.1), a farm implement dealership may also be permitted.
- (b) Development of the lands for a farm implement dealership shall be subject to the provisions of subsection 21.2 (Commercial Rural CR Zone)."

2. THAT this By-Law shall become effective from and after the date of passing thereof 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
7TH DAY OF SEPTEMBER, 2004 A.D.


MAYOR


CLERK (Deputy)

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2608 (2004)

This By-law involves a parcel of land located on the east side of Regional Road 24 (Victoria Avenue), lying south of Regional Road 69 (Sawmill Road). The subject lands are composed of part of Lot 20, Concession 2, former Township of Pelham, now Town of Pelham.

The subject lands are currently zoned Agricultural A-37 according to Zoning By-law No. 1136 (1987), as amended. The purpose of this By-law is to further amend the Agricultural A Zone provisions to permit development of the existing farm implement dealership in accordance with the provisions of the Commercial Rural CR Zone.

File No. AM-05/04

Owner: Andrew Williamson Noreen Investments

Applicant: Red Trac International

Assessment Roll No.: 2732-010-008-04300-0000

Planning Report No.: P-39/04