

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2683 (2005)

Being a by-law to amend Zoning By-law No. 1136 (1987),
as amended. (383 Canboro Road)

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 Schedule 'A3' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by rezoning the lands identified as the subject lands on Schedules 'A' and 'B', attached hereto and forming part of this By-law, as follows:

Part 1 from Agricultural A Zone to Agricultural A-197 Zone; and
Part 2 from Agricultural A Zone to Agricultural A-198 Zone.

2. THAT Section 30 - Exceptions of By-Law No. 1136 (1987) be amended by adding the following exception:

"A-197 Notwithstanding subsection 7.4(a) of the Agricultural A Zone provisions for a single detached dwelling, the minimum lot frontage for lands indicated as A-197 on Schedule 'A3' of this By-law shall be 33 metres."

"A-198 The development of lands indicated as A-198 on Schedule 'A3' of this By-law shall be subject to the following provisions:

- (i) Notwithstanding any provision to the contrary, the continued use of the metal clad building located on the lands and existing on the date of the passing of this By-law shall be permitted in advance of the construction of a single detached dwelling; and
- (ii) Notwithstanding subsection 7.4(a) of the Agricultural A Zone provisions for a single detached dwelling, the minimum lot frontage for lands indicated as A-198 on Schedule 'A3' of this By-law shall be 8 metres."

3. 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
20TH DAY OF JUNE, 2005 A.D.

Ronald W. Leavens
MAYOR

Sheryl Michelle
CLERK