

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2812 (2006)

The subject lands are located on the west side of Cream Street, lying between River and Webber Roads. The lands are legally described as part of Lot 12, Concession 14, former Township of Pelham, now Town of Pelham and known municipally as 110 Cream Street.

This By-law repeals By-law No. 2765 (2006) for the purpose of correcting the incorrect identification of lands on Schedules A and B to the By-law.

The subject lands are currently zoned Agricultural A according to Zoning By-law No. 1136 (1987), as amended. Part 1 is to be rezoned to Agricultural A-208 in order to:

- Increase the maximum lot coverage for all buildings from 10% to 12% in order to recognize the various buildings proposed to be retained and to permit the eventual construction of an 84 square metre (900 square foot) addition to the existing dwelling; and
- Increase the maximum lot coverage for residential accessory buildings from 1% to 9.4%; and
- Decrease the rear yard setback for a residential accessory building from 3 metres to 2.5 metres; and
- Increase the maximum building height for a residential accessory building from 3.7 metres to accommodate the existing structures;

The By-law also rezones Part 2 to Agricultural A-13, which provision prohibits the use of lands for residential purposes.

File No: AM-10/05

Applicant: Frank Svob

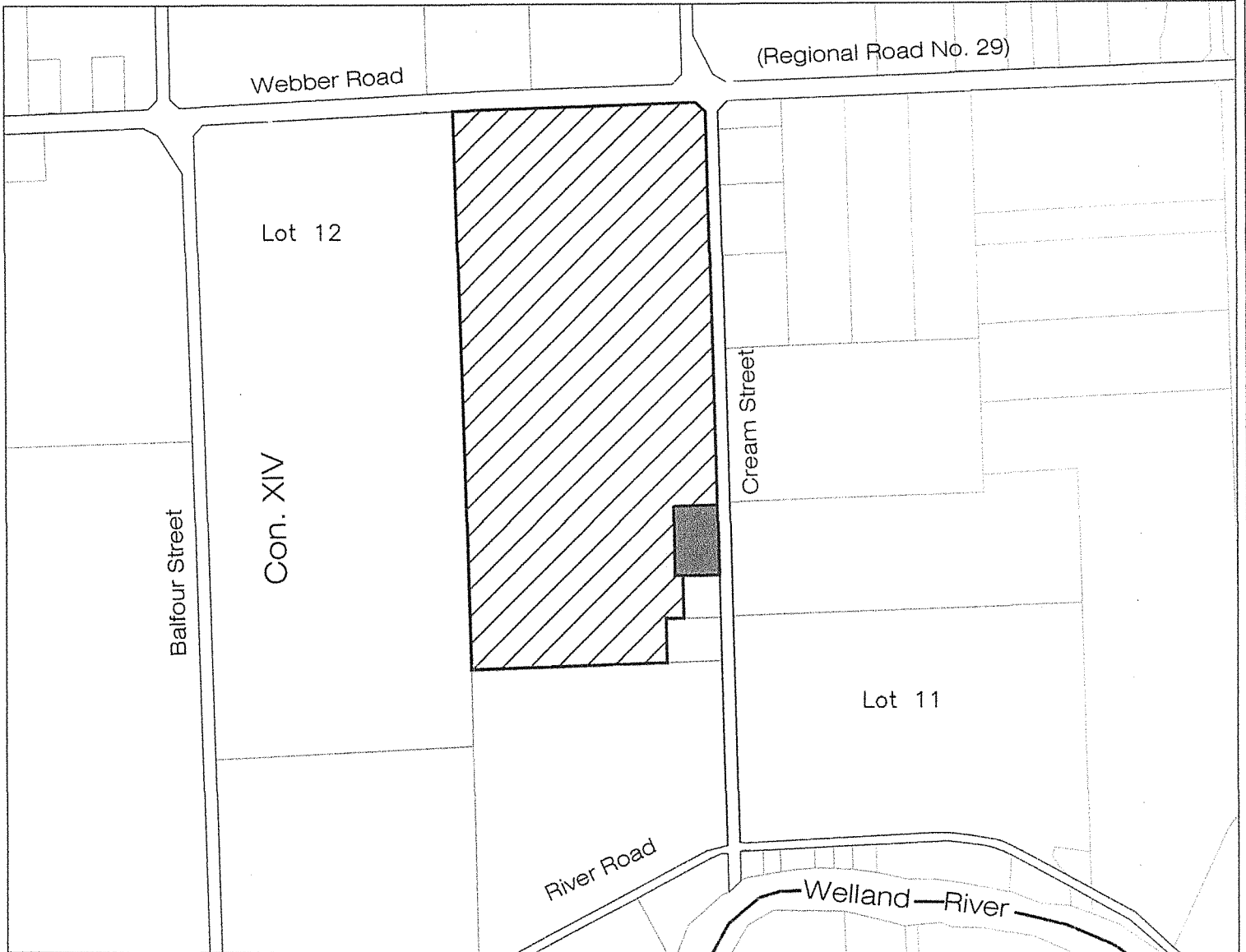
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
Planning Report No.: P-52/06



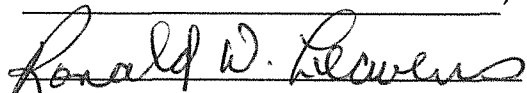
SCHEDULE 'A' - KEY MAP

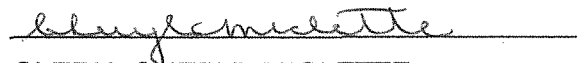
TOWN OF PELHAM

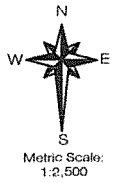


Subject Lands: Part 1 -  Part 2 - 

This is Schedule 'A' to By-law No. 2812 (2006) passed the 16th day of
October, 2006.


MAYOR: RONALD W. LEAVENS


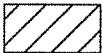

CLERK: CHERYL MICLETTE



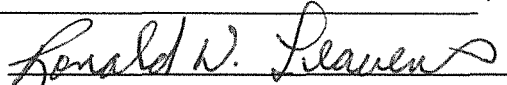
SCHEDULE 'B' - DETAIL MAP

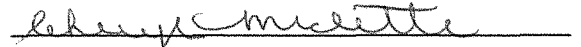
TOWN OF PELHAM



Subject Lands: Part 1 -  Part 2 - 

This is Schedule 'B' to By-law No. 2812 (2006) passed the 16th day of
October, 2006.


MAYOR: RONALD W. LEAVENS


CLERK: CHERYL MICLETTE