

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2812 (2006)

Being a by-law to amend Zoning By-law No. 1136 (1987),
as amended. (110 Cream Street)

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 THAT By-law No. 2765 (2006) be and is hereby repealed.
2. THAT Schedule 'A6' 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-208 Zone; and
Part 2 from Agricultural A Zone to Agricultural A-13 Zone.

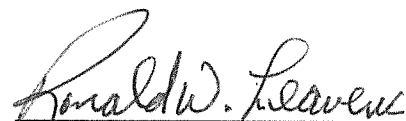
3. THAT Section 30 - Exceptions of By-Law No. 1136 (1987) be amended by adding the following exception:

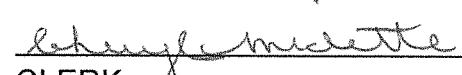
"A-208 Notwithstanding the provisions of subsection 6.1 (Accessory Uses) of the General Provisions, subsection 7.7 (Requirements for Buildings and Structures Accessory to Dwellings) of the Agricultural A Zone or any other provision to the contrary, the use of lands indicated as A-208 on Schedule 'A6' shall be subject to the following provisions:

- (a) The maximum lot coverage for all accessory buildings shall be 9.4% in order to recognize the various buildings existing on the date of passing of this By-law;
- (b) The maximum lot coverage for all buildings shall be 12% for the purpose of permitting an addition to the single detached dwelling;
- (c) The minimum rear yard shall be 2.5 metres in order to recognize the location of the existing accessory building; and
- (d) The maximum building height shall be as existing in order to recognize the existing accessory buildings."

4. 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
16TH DAY OF OCTOBER, 2006 A.D.


MAYOR


CLERK