

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3083 (2010)

Being a by-law to amend Town of Pelham
Zoning By-law No. 1136 (1987), as amended.
(766 Welland 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 'A2' 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, from a Residential Village 1 RV1 Zone to a Public-222 Zone.
2. THAT Section 30 - Exceptions of By-Law No. 1136 (1987) be amended by adding the following exceptions:

"P-222 (a) Notwithstanding subsection 27.2 of the Public P Zone, the following provisions shall apply:

(i)	Maximum Lot Coverage	50 percent
(ii)	Minimum Yard Requirements	
	(a) Front	15 metres
	(b) Interior Side Yard	15 metres, except that the minimum east side yard shall be 3 metres
(iii)	Minimum Parking Requirements	95 spaces

(b) Notwithstanding subsection 6.16(c) the parking area and driveway connecting the parking area with the street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

(c) Notwithstanding subsections 6.16(d)(i) and 6.16(d)(ii) the maximum width for the driveway ramp measured along the street line shall be 16 m (52.5 feet).

(d) Notwithstanding subsections 6.17(a) and 6.17(e) a landscaping area in the form of a planting strip shall be planted with trees to form a visual screen at least 3.0 m (9.84 ft) in height adjacent to every portion of any lot line that abuts the boundary of any residential zone, except where prohibited by the Niagara Peninsula Conservation Authority."

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
1ST DAY OF MARCH, 2010 A.D.


MAYOR


CLERK