

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3213 (2011)

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended for the properties known municipally as 235 and 257 Pancake Lane, and to repeal By-law # 3204 (2011).

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 and Development 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;

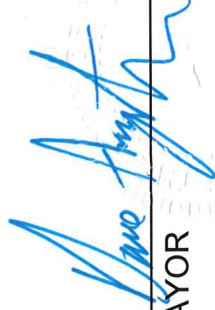
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

1. THAT By-law No. 3204 (2011) be and is hereby repealed.
2. 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, from Agricultural A Zone to Agricultural A-224 Zone.
3. THAT Section 30 - Exceptions of By-Law No. 1136 (1987) be amended by adding the following exception:

"A-224 Notwithstanding subsection 7.1 of the Agricultural A Zone, the lands identified as A-224 on Schedule 'A3' shall be used for the following purpose only:

 (a) forestry and conservation uses and works excluding building and structures."
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
18TH DAY OF JULY, 2011 A.D.


MAYOR


CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 3213 (2011)

The property is located on the north side of Pancake Lane, lying between Haist and Effingham Streets. The lands are legally described as part of Lots 4 and 5, Concession 8, former Township of Pelham, Town of Pelham.

Firstly, this By-law repeals By-law No. 3204 (2011) in order to correct a mapping error.

Secondly, the By-law rezones lands to Agricultural A-224 to prohibit future development and site alteration within an Environmental Protection Area (EPA).

Approval of this By-law is a requirement of an application for consent to sever.

File No: AM-02/11

Applicant: Rosanna Tries

Assessment Roll Nos: 2732 020 010 10400 and 2732 020 010 11800

Planning Report No.: P-43/11