

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3331(2013)

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended.
(529 Webber 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 Committee of the Whole 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;

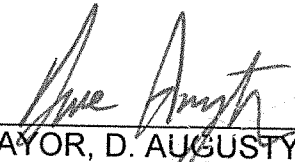
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

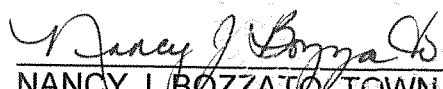
1. THAT Schedule 'A6' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by rezoning the lands identified as the subject lands on Schedule 'B', attached hereto and forming part of this By-law, from Light Industrial M1-25 to Light Industrial M1-214.
2. THAT Section 30 – Exceptions of By-Law No. 1136 (1987), as amended, be modified by adding the following exception:

"M1- 214 (a) In addition to the permitted uses of subsection 22.1 (a), the lands identified as M1-214 on Schedule 'A6' shall also be permitted to be used for warehousing without manufacturing and outside storage.

(b) Nothing shall prevent the use of lands indicated as M1-25 for industrial uses pursuant to Section 22, save and except that the maximum height for all buildings and structures shall be 10.5 m (34.45 ft)."
3. THAT this By-Law shall become effective from and after the date of passing thereof 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
21st DAY OF JANUARY, 2013 A.D.


MAYOR, D. AUGUSTYN


NANCY J. BOZZATO, TOWN CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 3331 (2013)

This By-law involves a parcel of land located on the north side of Webber Road, east of Cream Street. The lands are legally described as Concession 13, Part Lot 10 RP 59R11739 Part 1, Town of Pelham, municipally referred as 599 Webber Road.

This By-law rezones the lands to allow warehousing without manufacturing and outside storage. In addition, this By-law maintains the height restrictions for the Light Industrial M1-25 Zone as indicated in Section 30. Further development of the lands may also be subject to Site Plan Control.