

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW NO# 3411

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended.
(2610 Maple 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 Council of the Town of Pelham has recommended 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 'A' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by rezoning the lands identified as the subject lands on Schedule 'A' and "B" attached hereto and forming part of this By-Law, from Agricultural A to Agricultural A-239
2. For the purpose of this by-law a "golf practice facility" shall mean: a tract of land designed for the practicing of playing golf and may include a driving range, putting greens, sand traps or other similar features.
3. THAT Section 30- Exceptions of By-Law No. 1136 (1987), as amended, be modified by adding the following:
"A-239 (a) Notwithstanding the uses permitted under subsection 7.1 of the Agricultural A zone, the lands identified as A-239 on schedule "A" shall also be permitted to be used for a golf practice facility, only in accordance with the following provisions:

Permitted Uses: a golf practice facility and a kiosk to accommodate a golf ball dispensing machine only.

The kiosk is not to exceed a gross floor area of 10 m² and no retail sales, including the sale of food and beverage, is permitted. This use is only permitted as an accessory use to Sawmill Golf Course.

Parking: Parking requirements for this facility are to be provided by the existing golf course adjacent to the subject property (Sawmill Golf Course) and access to the golf practice facility is to be provided by a golf path through Sawmill Golf Course.

Lighting: No lighting is to be permitted.

Site Plan Control: The Town of Pelham and the Developer shall enter into a site plan control agreement and the lands shall be developed strictly in accordance with the terms, conditions and provisions contained within the site plan control agreement.

The following regulations shall apply to all buildings and structures used in conjunction with the golf practice facility:

Minimum Lot Frontage:	186.0 m
Minimum Lot Area:	6.5ha
Maximum Lot Coverage:	0.5%

Minimum Front Yard:	10.0 m
Minimum Side Yard:	15.0 m
Minimum Exterior Side Yard:	60.0 m
Minimum Rear Yard:	15.0m
Maximum Building Height:	3.7m

4. 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
3rd DAY OF SEPTEMBER, 2013 A.D.



MAYOR DAVE AUGUSTYN



NANCY J. BOZZATO,
TOWN CLERK