

THE CORPORATION OF THE  
TOWN OF PELHAM  
BY-LAW #3416 (2013)

*Being a by-law to amend Zoning By-law No. 1136(1987), as amended, for the property known municipally as 550 Webber Road, and to Repeal and Replace By-law #3390 (2013).*

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 for 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;

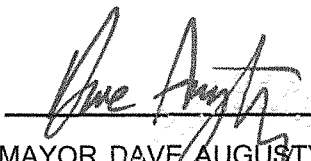
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

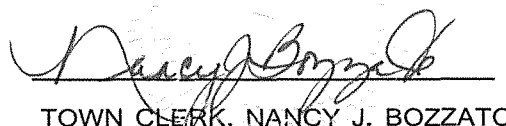
1. THAT Schedule "A6" to Zoning By-law No. 1136(1987), as amended, is hereby amended by rezoning the lands identified as the subject lands on Schedule "A" and "B" attached hereto and forming part of this By-law;
2. THAT Section 30 – Exceptions of By-law No. 1136(1987) be amended by adding the following subsection:  

"M2-124 Notwithstanding the provisions of the M2-25 Zone, the lands indicated as M2-124 on Schedule "A" of this By-law shall be subject to the following special provision:

  - (a) Only one dwelling unit internal to the existing building shall be permitted accessory to the uses permitted within the General Industrial M2 Zone;
  - (b) That the maximum residential dwelling unit area internal to the existing building shall not exceed 156.5 +/- square metres (1685.0 +/- square feet)."
3. THAT this By-law shall repeal and replace By-law #3390(2013);
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  
16<sup>th</sup> DAY OF SEPTEMBER, 2013 A.D.

  
MAYOR DAVE AUGUSTYN

  
TOWN CLERK, NANCY J. BOZZATO

## EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 3390(2013)

The subject lands are located on the south side of Webber Road, lying between Cream Street and Effingham Street. The lands are legally described as part of Lot 11, Concession 14, former Township of Pelham, now Town of Pelham. The lands are known municipally as 550 Webber Road.

The subject lands are currently zoned General Industrial M2-124 and Agricultural A-25 according to Zoning By-law No. 1136(1987), as amended. The M2 zone permits a number of industrial uses and imposes a height restriction of 10.5 metres in consideration of the nearby airport. The A zone permits agricultural uses including but not limited to greenhouses, forestry and conservation, raising livestock subject to the same height restriction of 10.5 metres. The M2-124 provision permits the one dwelling unit internal to the existing building and accessory to the uses permitted within the General Industrial Zone. Development of the lands is subject to Site Plan Control.