

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW NO. 3472 (2014)

**Being a by-law to amend Zoning By-law No. 1136 (1987), as amended,
South side of Highway 20 West, west of Haist Street (170 Highway 20
West, Plan 717, Part 2 on 59R14881 Part Block X) to rezone the lands
from General Commercial (CG) Zone to Site Specific GC-242.**

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;

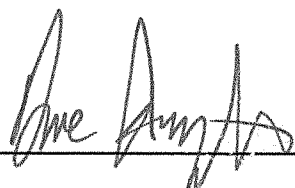
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

1. That Schedule 'A4' 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 General Commercial (GC) to General Commercial GC-242;
2. THAT Section 30 – Exceptions of By-Law No. 1136 (1987) is amended by adding the following exception:

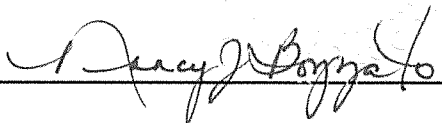
“GC-242 Notwithstanding the provisions under Section 20.1 (a) of the General Commercial (GC) Zone and the provisions under Section 25.1 (a) of the Institutional Zone to a maximum of 393 square metres (4, 234 square feet) in gross floor area, or any other applicable provisions of Zoning By-law No. 1136 (1987), as amended, shall be permitted on the lands.”

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
18TH DAY OF FEBRUARY, 2014 A.D.



MAYOR DAVE AUGUSTYN



CLERK NANCY J. BOZZATO

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 3472 (2014)

This By-law involves a parcel of land located on the south side of Highway 20 West, west of Haist Street, municipally referred to as 170 Highway 20 West. The legal description of the subject parcel is described as Plan 717, Part 2 on 59R14881 Part Block X.

This By-law rezones the lands from General Commercial (GC) to a site specific General Commercial (GC-242) to permit an institutional use to a maximum of 393 square metres (4, 234 square feet) in gross floor area.