

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW NO. 3531 (2014)

**Being a by-law to amend Zoning By-law No. 1136 (1987), as amended,
for lands located on the west side of Cream Street south of Chantler
Road, legally described as Concession 13, Part Lot 12 and 13 (380
Cream 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 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 'A' 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, as follows:

Part 1 from Agricultural A Zone to Agricultural A-249 Zone; and

Part 2 from Agricultural A Zone to Agricultural A-250 Zone.

2. THAT Section 30 – Exceptions of By-Law No. 1136 (1987), as amended, be modified by adding the following exception:


"A – 249 Notwithstanding Section 7, and permitted uses under Section 7.1 (c, d, g, h), and zone regulations under Section 7.4 and Section 7.7, the use of the lands identified as A – 249 as depicted on Schedule 'B' shall be subject to the following:

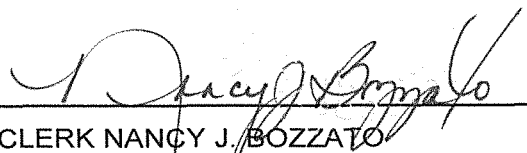
Maximum building height for an accessory structure is 6.09 metres (20 feet)

A – 250 That the lands identified as A – 250 prohibit the use of the lands for residential purposes as a result of a Farm Surplus Severance (B5-2014P) and be rezoned as Agricultural Purposes Only (APO)."

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
25th DAY OF AUGUST, 2014 A.D.


MAYOR DAVE AUGUSTYN


CLERK NANCY J. BOZZATO

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 3531 (2014)

This By-law involves a parcel of land located on the west side of Cream Street south of Chantler Road, legally described as Concession 13, Part Lot 12 and 13 (380 Cream Street).

This By-law rezones Part 1 of the lands from Agricultural 'A' to 'A-249' to address the necessary zone deficiencies for accessory building height, in addition to rezone Part 2 of the lands from Agricultural 'A' to A-250' Agricultural Purposes Only and prohibit the use of lands for residential purposes.