

THE CORPORATION OF THE
T O W N O F P E L H A M
By-LAW #362 (1976)

Being a by-law to amend Zoning By-law
#279 (1974) as amended.

WHEREAS a number of objections to the approval of
By-law #279 (1974) have been received;

AND WHEREAS Council concurs with the recommendations
of the Planning & Development Committee concerning specific changes in
said By-law to meet certain of the objections;

AND WHEREAS it is therefore considered desirable to
amend By-law #279 (1974);

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

(1) Subsection 6.1 of By-law #279 (1974) is hereby amended by the addition
of the following at the end of said subsection: - "Or any regulation under
the provisions of the Niagara Escarpment Planning and Development Act."

(2) Subsection 7.3 of By-law #279 (1974) is hereby deleted and replaced
with the following: - "7.3 - Existing Buildings with Less than Minimum
Lot or Yard Requirements - Notwithstanding anything contained in this
By-law, where a building or structure was erected prior to the date of
the passing of this by-law, on a lot having less than the minimum frontage
and/or area, or having less than the minimum setback and/or side yard
and/or rear yard required by this By-law, the said building or structure
may be enlarged, extended, reconstructed, repaired or renovated provided
that: - (a) the enlargement, extension, reconstruction, repair or reno-
vation does not further reduce such front yard and/or side yard and/or
rear yard having less than the minimum required by this By-law, and
(b) All other applicable provisions of this By-law except Sub-
section 7.10 are complied with."

(3) Subsection 7.12 of By-law #279 (1974) is hereby amended as follows:-
(a) by deleting paragraph 2 and replacing it with the following:-

"2. For each rowhouse development - One (1) space in a garage
for each dwelling unit plus
visitor parking on the basis
of one (1) space for every
two (2) dwelling units or
part thereof.

3. For each apartment building --- One (1) space for each
dwelling unit plus visitor
parking on the basis of one
(1) space for every two (2)
dwelling units or part thereof."

(b) by renumbering Paragraphs 3 through 13 to 4 through 14 inclusive.

(4) Subsection 7.18 of By-law #279 (1974) is hereby amended by deleting
the "Hydro Electric Power Commission of Ontario" and replacing it with
"Ontario Hydro."

con't.....

(5) Schedule "A" to By-law #279 (1974) is hereby amended by changing from Residential (R2) Zone to Commercial General (CG) Zone those lands shown on the attached Schedule "A" which forms part of this By-law.

(6) Section 28 of By-law #279 (1974) is hereby amended by the addition of the following: -

"104 - Nothing shall prevent the continued use of the lands indicated by the number 104 on Schedule "A" for a contractor's yard as used at the date of the passing of this By-law, and uses, buildings and structures accessory thereto."

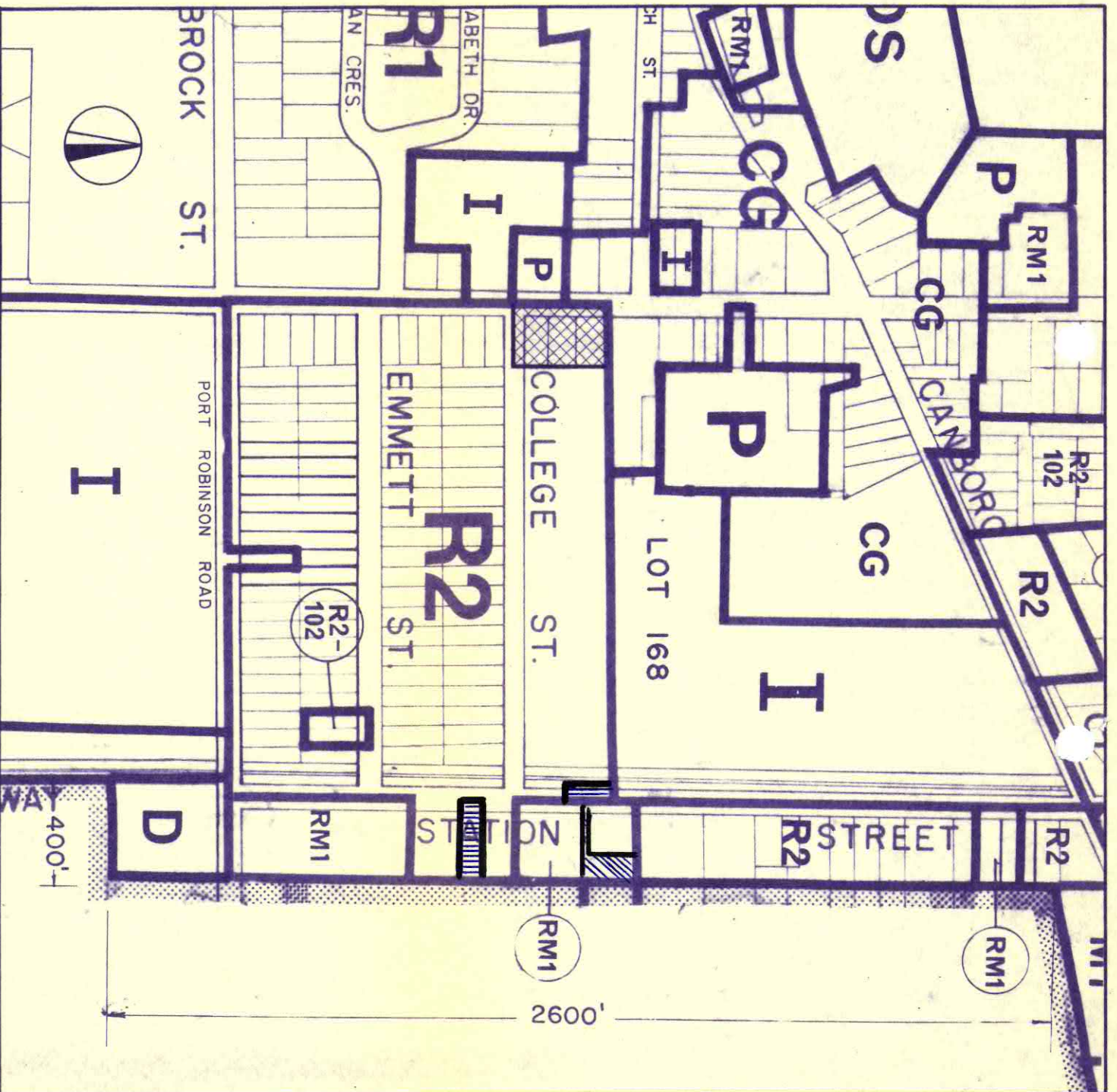
(7) Schedule "A" to By-law #279 (1974) is hereby amended by changing from Residential Multiple (RML) Zone to Industrial Preferred (ML-104) Zone those lands so indicated on the attached Schedule "A".

(8) Schedule "A" to By-law #279 (1974) is hereby amended by changing from Residential (R2) Zone to Industrial Preferred (ML-104) Zone those lands so indicated on the attached Schedule "A".




READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
15th. DAY OF March, 1976 A.D.

Don. Beames A.M.
MAYOR

E. J. O.
CLERK



TOWN OF PELHAM
 BY-LAW NO. 362 (1976)
 SCHEDULE "A"

-  CHANGE FROM RM1 TO M1-104 ZONE
-  CHANGE FROM R2 TO CG ZONE
-  CHANGE FROM R2 to M1-104 Zone

This is Schedule "A" to By-Law
 No. 362 (1976)
 Passed this 15 day of March 1976
 Mayor *Donna Banner A.M.*
 Clerk *[Signature]*