

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3870 (2017)

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended, for lands located west of Cream Street and north of Tice Road, municipally known as 1732 Cream Street, from Agricultural (A) zone to a site specific Agricultural (A-277) zone.

Bernadette Mary Coyne
File No. AM-03-17

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** Schedules 'A' and A1' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by rezoning the lands identified as the subject lands on Schedule 'A', attached hereto and forming part of this By-law, from:

Agricultural (A) zone to	A site specific Agricultural (A-277) zone
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2. **THAT** Section 30 – Exceptions of By-Law No. 1136 (1987), as amended, be modified by adding the following exceptions:

A-277	Section 7.1 of the Agricultural (A) zone is amended, and the lands identified as A-277 shall be subject to the following provisions:
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In addition to the permitted uses of Section 7.1, the lands identified as A-277 on Schedules 'A' and 'A1' shall also be permitted a secondary dwelling unit that is designated under the Ontario Heritage Act, R.S.O, 1990 c.0.18, as amended.

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.

ENACTED, SIGNED AND SEALED THIS
1st DAY OF MAY, 2017 A.D.


MAYOR DAVE AUGUSTYN


CLERK NANCY J. BOZZATO

**EXPLANATION OF THE PURPOSE AND EFFECT OF
BY-LAW NO. 3870 (2017)**

This By-law involves a parcel of land located on the west side of Cream Street and north of Tice Road, municipally referred as 1732 Cream Street. The legal description of the subject parcel is described as Concession 6 Part Lot 12; Part 1-3 59R-4007.

This By-law rezones the lands from Agricultural (A) zone to a site specific Agricultural (A-277) zone.

This By-law will allow for the Comfort House, which is designated under the Ontario Heritage Act, to be used as a secondary dwelling unit.