



The Corporation of the Town of Pelham

By-law No. 65-2023

Being a By-law to amend Zoning By-law 4481(2022), as amended, to rezone lands located at 305 Canboro Road, legally described as Part of Lot 6 Concession 8, Town of Pelham, Regional Municipality of Niagara, from the Specialty Agricultural (SA) zone to the site-specific Specialty Agricultural-73 (SA-73) zone.

File No. AM-09-2023

WHEREAS Section 34 of the *Planning Act*, RSO 1990, c. P. 13, 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 Council of the Corporation of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Corporation of the Town of Pelham deems it to be in the public interest that such a by-law be enacted;

AND WHEREAS in accordance with Delegation of Powers and Duties By-law 4307 (2021), and as amended by By-law 4540 (2023), the Director of Community Planning and Development has delegated authority to approve minor Zoning By-law Amendments;

NOW THEREFORE the Director of Community Planning and Development enacts as follows:

1. **THAT** Schedule 'A' to Zoning By-law 4481(2022) as amended, is hereby further amended by rezoning the lands identified on Schedule 'A' attached hereto and forming part of this By-law from the Specialty Agricultural (SA) zone to the site-specific Specialty Agricultural-73 (SA-73) zone.
2. **THAT** Section 10 – Exceptions of By-law 4481 (2022), as amended, be modified by adding the following:
 - (a) SA-73 That the lands identified as SA-73 prohibit the use of the lands for residential purposes as a result of consent (File No. B12-2023P) and be rezoned as Agricultural Purposes Only).
3. **THAT** this Bylaw shall come into force and effect from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the *Planning Act*, 1990, as amended.

Read, enacted, signed, and sealed this 8th day of November 2023.



Barbara Wiens, Director of Community
Planning & Development



William Tigert
Town Clerk

Schedule 'A'



This is Schedule 'A' to By-law No. 65-2023 passed the 8th day of November, 2023.

Barbara Wiens
Barbara Wiens, Director of
Community Planning & Development

William Tigert
William Tigert, Town Clerk