

The Corporation of the Town of Pelham

BY-LAW NO. 4335(2021)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located at 855 Chantler Road (north side of Chantler Road lying west of Church Street), legally described as Concession 12 and Part of Lot 17 in the Town of Pelham. The Zoning By-law Amendment rezones the lands from the Agricultural (A) zone to the following site-specific zones:

- Agricultural – 304 (A-304)
- Agricultural – 305 (A-305)

Joyce and John Sonneveld

File No. AM-01-2021

WHEREAS, Section 34 of the Planning Act. RSO 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;

WHEREAS, the Council 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 PELHAM ENACTS AS FOLLOWS:

1. **THAT** Schedule ‘A’ to Zoning By-law 1136 (1987), as amended, is hereby amended by rezoning the lands identified on Schedule ‘A’, attached hereto and forming part of this By-law from:
Agricultural (A) to Agricultural – 304 (A-304)
Agricultural (A) to Agricultural – 305 (A-305)
2. **THAT** Section 30 – Exceptions of By-law No. 1136 (1987), as amended, be modified by adding the following:

A-304 In addition to the provisions of Section 7 of the Agricultural (A) zone, the following site-specific regulations shall apply:

- Section 7.1 – Permitted Uses
- a) Agricultural uses including greenhouses;
 - b) Uses, buildings and accessory structures to the foregoing;
 - c) Forestry and conservation uses.

Section 7.2 – Regulations

b) Minimum Lot Frontage	91 m
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A-305 In addition to the provisions of Section 7 of the Agricultural (A) zone, the following site-specific regulations shall apply:

- Section 7.7 – Regulations
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| a) Maximum Lot Coverage | 6.4 % provided the maximum lot coverage of all buildings does not exceed 10 % |
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d) Maximum Building Height

Existing as of the date of
Passing or 3.7 m

a) **THAT** this Bylaw shall come into effect and force from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the Planning Act, RSO 1990, as amended.

Enacted, signed and sealed this
06th day of April 2021.

MAYOR: MARVIN JUNKIN

CLERK: NANCY J. BOZZATO