

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW NO. 987 (1985)

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

WHEREAS the Council of the Corporation of the Town of Pelham deems it necessary in the public interest to pass a by-law to regulate the use of land and the erection or use of buildings or structures within the municipality except for such purposes as may be set out in the by-law and for regulating in certain respects buildings or structures to be erected within the municipality;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, as amended, by-laws may be passed by Councils of municipalities for prohibiting or regulating the use of land and the erection of buildings or structures within the municipality, for or except for such purposes as may be set out in the by-law, and for regulating in certain respects buildings or structures to be erected within the municipality;

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

- (1) THAT the lands designated as Part 1 on the sketch attached hereto and designated Schedule "A" to this by-law be rezoned from Development "D" Zone to Single Family Residential "R1" Zone.
- (2) THAT the lands designated as Part 2 on the sketch attached hereto and designated Schedule "A" to this by-law be rezoned from Development "D" Zone to Single Family Residential "R2" Zone.
- (3) THAT the lands designated as Part 3 on the sketch attached hereto and designated Schedule "A" to this by-law be rezoned from Development "D" Zone and Agricultural "A1" Zone to Single Family Residential "R1-138" Zone.
- (4) THAT Section 28 to By-law #279 (1974), as amended, be and is hereby amended by the addition of the following: -----

"138 - Notwithstanding anything contained in this by-law, on the lands which are zoned "R1-138" as shown on Schedule "A" to this by-law and forming part of this by-law, the requirements for a normal "R1" Zone shall apply except that the minimum rear yard requirement shall be 61 metres."

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(5) THAT Schedule "A" to By-law #279 (1974), as amended, is hereby amended by changing the zone designation of the lands designated as Part 1 on Schedule "A" to this by-law from Development "D" Zone to Single Family Residential "R1" Zone and by changing the zone designation of the lands designated as Part 2 on Schedule "A" to this by-law from Development "D" Zone to Single Family Residential "R2" Zone and by changing the zone designation of the lands designated as Part 3 on Schedule "A" to this by-law from Development "D" Zone and Agricultural "A1" Zone to Single Family Residential "R1-138" Zone.

(6) THIS By-law shall come into force subject to the provisions of Section 34 (19) or 34 (31) of the Planning Act, 1983.

READ A FIRST TIME BY COUNCIL

THIS 18th. DAY OF MARCH, 1985 A.D.


MAYOR


CLERK

READ A SECOND AND THIRD TIME AND

FINALLY PASSED BY COUNCIL THIS

18th. DAY OF MARCH, 1985 A.D.


MAYOR


CLERK