

THE CORPORATION OF THE

TOWN OF PELHAM

BY-LAW NO. 2511 (2003)

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended, of the Town of Pelham  
(Fonthill Homestead Extension 1)

WHEREAS The Town of Pelham Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS the General Committee, Planning Services Division, 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:

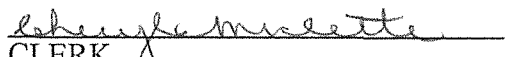
1. THAT Schedule 'A5' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by changing the zoning on the lands shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law, as follows:
  - (a) Part 1 is hereby rezoned from a Residential 1 R1 Zone to a Residential 2 R2 Zone; and
  - (b) Part 2 is hereby rezoned from a Residential 1 R1 Zone to an Open Space OS-178 Zone.
2. THAT Section 30 (Exceptions) is hereby amended by adding the following subsection:

*"OS-178 Notwithstanding the provisions of the Open Space OS Zone, the lands identified as OS-178 on Schedule 'A5' shall be subject to the following provisions:*

<i>(a) Minimum Lot Frontage</i>	<i>13 metres</i>
<i>(b) Minimum Lot Area</i>	<i>0.5 hectares."</i>
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.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
15TH DAY OF SEPTEMBER, 2003 A.D.

  
MAYOR

  
CLERK

**EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2511 (2003)**

This By-law involves a parcel of land located at the southerly end of Mason Drive, lying north of Quaker Road. The subject lands are composed of part of Lot 177, former Township of Thorold, now Town of Pelham.

The subject lands are currently zoned as Residential 1 R1 according to Zoning By-law No. 1136 (1987), as amended. Part 1 of the lands is to be rezoned to Residential 2 R2 in order to permit the subdivision of twelve (12) single detached lots and one (1) block for 0.3 metre reserve. Part 2 of the lands is to be rezoned to Open Space OS-178 to permit the use of lands for stormwater management. The By-law also amends the provisions of the OS Zone to permit a reduced amount of lot frontage and lot area for Part 2.

File Nos. AM-03/02 and 26T19-02003

Applicant: Inter-Now Corp.

Owner: Inter-Now Corp.

Assessment Roll No.:

Planning Report No.: P-04/03