

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 2619 (2004)

Being a by-law to amend Zoning By-law No. 1136 (1987),  
as amended. (Weiland Heights Subdivision)

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 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 'A4' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by rezoning the lands identified as the subject lands on Schedules 'A' and 'B', attached hereto and forming part of this By-law, as follows:

Part 1 from an Agricultural A Zone to a Residential 2 R2(H) Zone;

Part 2 from an Agricultural A Zone to a Residential Multiple 1 RM1-191(H) Zone;

Parts 3 and 4 from an Agricultural A Zone to a Residential Multiple 1 RM1(H) Zone;  
and

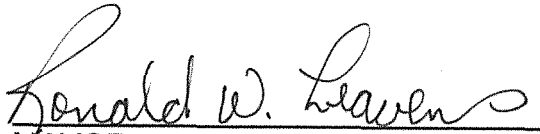
Part 5 from an Agricultural A Zone to an Open Space OS Zone.

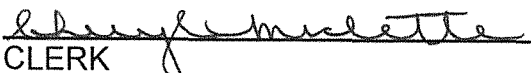
2. THAT Section 30 - Exceptions of By-Law No. 1136 (1987) be amended by adding the following exception:

"RM1-191 Notwithstanding the provisions of the Residential Multiple 1 RM1 Zone, the lands indicated as R1-191 on Schedule 'A4' may also be used for single detached dwelling purposes subject to the provisions of Section 14.2."

3. That this By-Law shall come into force and take effect 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  
18TH DAY OF OCTOBER, 2004 A.D.

  
MAYOR

  
CLERK

## **EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2619 (2004)**

This By-law involves a parcel of land located on the west side of Haist Street, lying north of Regional Road 20. The lands are described legally as part of Lots 2 and 3, Concession 7, and part of the road allowance between Lots 2 and 3, former Township of Pelham, Town of Pelham.

The subject lands are currently zoned Agricultural A 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 single detached lots, Part 2 is to be rezoned to permit both street townhouse and single detached lots, and Parts 3 and 4 are to be rezoned to permit street townhouse dwellings. Finally, Part 5 of the lands is to be rezoned to Open Space OS to permit the use of lands for park and stormwater management purposes.

The By-law also affixes an (H) holding provision to the lands in order to prevent development until such time as the required services are provided to the lands and appropriate Agreements are entered into with the Town.

File Nos: 26T19-02004 & AM-05/02  
Applicant: Oscar Weiland (Weiland Heights)  
Assessment Roll No.: 2732 020 010 00500  
Planning Report No.: P-30/04