

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 2684 (2005)

Being a by-law to amend Zoning By-law No. 1136 (1987),  
as amended. (1128 and 1140 Cream Street)

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 'A2' 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 Residential Village 1 RV1 Zone to Residential Village 1 RV1-199 Zone;  
Part 2 from Residential Village 1 RV1 Zone to Residential Village 1 RV1-200 Zone;  
Part 3 from Residential Village 1 RV1 Zone to Hazard Zone H; and  
Part 4 from Residential Village 1 RV1 Zone to Residential Village 1 RV1(H) Zone.

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

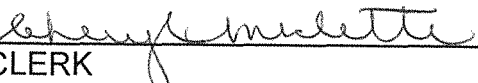
"RV1-199 Notwithstanding subsection 6.1(b) of the General Provisions and subsection 9.2(g) of the Residential Village 1 RV1 Zone provisions, the minimum rear yard for a single detached dwelling and accessory buildings and structures on the lands indicated as RV1-199 on Schedule 'A' of this By-law shall be 91 metres."

"RV1-200 Notwithstanding subsection 9.2(b) of the Residential Village 1 RV1 Zone provisions for a single detached dwelling, the minimum lot frontage for lands indicated as RV1-200 on Schedule 'A2' of this By-law shall be 10 metres."

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  
20<sup>TH</sup> DAY OF JUNE, 2005 A.D.

  
MAYOR

  
CLERK