

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 2691 (2005)

Being a by-law to amend Zoning By-law No. 1136  
(1987), as amended. (746 Quaker Road)

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 'A5' 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:

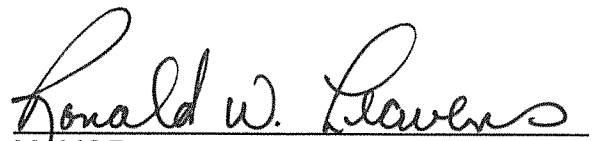
Part 1 from Residential 1 R1 Zone to Residential 1 R1(H) Zone; and  
Part 2 from Residential 1 R1 Zone to Residential 1 R1-201 Zone.

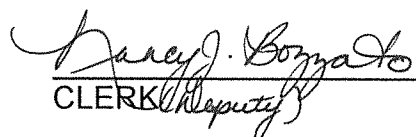
2. THAT Section 30 - Exceptions of By-Law No. 1136 (1987) be amended by adding the following exception:

"R1-201 Notwithstanding subsection 13.2(g) of the Residential 1 R1 Zone provisions for a single detached dwelling, the minimum rear yard for lands indicated as R1-201 on Schedule 'A5' of this By-law shall be 7 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  
8<sup>TH</sup> DAY OF AUGUST, 2005 A.D.

  
MAYOR

  
CLERK (Deputy)

## **EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2691 (2005)**

This By-law involves a parcel of land located on the north side of Quaker Road, lying between Pelham Street and Line Avenue. The lands are described legally as part of Lot 177, former Township of Thorold, now Town of Pelham.

The subject lands are currently zoned Residential 1 R1 according to Zoning By-law No. 1136 (1987), as amended. Part 1 is to be rezoned in order to affix an '(H)' holding provision to the lands in order to preclude development until such time as appropriate approvals are granted for further development. Part 2 is also to be rezoned to reduce the rear yard requirement from 7.5 metres to 7 metres. Approval of this By-law is a requirement of an application for consent to sever.

File Nos: AM-04/05  
Applicant: Nancy Mary Pasko  
Assessment Roll No.: 2732 030 019 04800  
Planning Report No.: P-25/05