

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 2706 (2005)

Being a by-law to amend Zoning By-law No. 1136 (1987),  
as amended. (The Orchards)

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(H)-171 to Agricultural A Zone;  
Part 2 from Residential Village 1 RV1(H)-171 to Open Space OS Zone;  
Part 3 from Agricultural A Zone to Residential Village 1 RV1(H)-171 Zone;  
Part 4 from Agricultural A Zone to Residential Village 1 RV1(H)-202 Zone;  
and  
Part 5 from Residential Village 1 RV1(H)-171 to Residential Village 1 RV1(H)-202 Zone.

2. THAT Section 30 - Exceptions of By-Law No. 1136 (1987) be amended by replacing RV1-171 with the following:

"RV1(H)-171 Notwithstanding subsection 9.2(a) of the Residential Village 1 RV1 Zone provisions for a single detached dwelling, the minimum lot area for lands indicated as RV1(H)-171 on Schedule 'A2' of this By-law shall be 790 square metres."

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

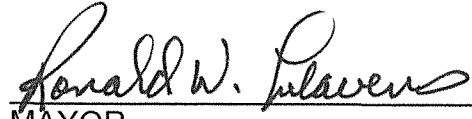
"RV1(H)-202 The development of lands indicated as RV1(H)-202 on Schedule 'A2' of this By-law shall be subject to the following provisions:

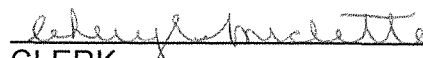
- (i) Development of the lands shall not be subject to subsection 6.14 (New Development In Or Adjacent To An Agricultural A Zone or Special Rural SR Zone).

- (ii) Notwithstanding subsection 9.2(a) of the Residential Village 1 RV1 Zone provisions for a single detached dwelling, the minimum lot area shall be 790 square metres."

4. 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  
3<sup>RD</sup> DAY OF OCTOBER, 2005 A.D.

  
MAYOR

  
CLERK