

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2764 (2006)

Being a by-law to amend Zoning By-law No. 1136 (1987),
as amended. (Fonthill Woods Development)

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 Part 1 of the lands identified as the subject lands on Schedules 'A' and 'B', attached hereto and forming part of this By-law, from a Residential 1 R1 Zone to a Residential 1 R1-207 Zone.

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

"R1-207 Notwithstanding subsections 13.2(a), 13.2(b) and 13.2(e) of the Residential 1 R1 Zone, a single detached dwelling located on lands indicated as R1-207 on Schedule 'A5' shall be subject to the following provisions:

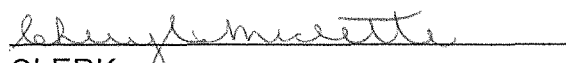
- | | |
|--------------------------------|---|
| (a) Minimum Lot Area | 620 square metres |
| (b) Minimum Lot Frontage | 17 metres |
| (c) Minimum Interior Side Yard | 1.2 metres on one side and 3 metres on the other side where there is no carport or garage attached, or 1.2 metres on both sides where a carport or garage is attached." |

3. THAT the lands identified as Part 2 of the lands identified on said Schedules 'A' and 'B' be and are hereby rezoned from a Residential 1 R1 to a Residential 1 R1 (H) Zone.

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
15TH DAY OF MAY, 2006 A.D.


MAYOR


CLERK