

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 2787 (2006)

Being a by-law to amend Zoning By-law No. 1136  
(1987), as amended.  
(Timmsdale Estates Phase 2)

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;

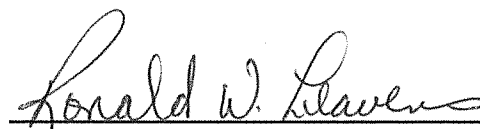
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

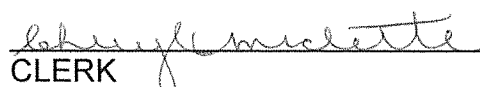
1. THAT Schedule 'A4' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by rezoning the lands identified as the subject lands on Schedules 'A' and 'B', attached hereto and forming part of this By-law, as follows:

Part 1 from Agricultural A Zone to Residential 2 R2-174 Zone;  
Part 2 from Agricultural A Zone to Residential 2 R2-175 Zone; and  
Part 3 from Agricultural A Zone to Hazard H Zone.

2. 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  
17<sup>TH</sup> DAY OF JULY, 2006 A.D.

  
MAYOR

  
CLERK

### **EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2787 (2006)**

This By-law involves a parcel of land located at the east end of Timmsdale Crescent, lying south of Regional Road 20. The legal description is part of Lot 4, Concession 8, former Township of Pelham, Town of Pelham.

The subject lands are currently zoned Agricultural A Zone according to Zoning By-law No. 1136 (1987), as amended. The Zoning By-law Amendment rezones Part 1 to Residential R2-174 and Part 2 to Residential 2 R2-175 to reflect the standards of development implemented for the adjacent first phase of development. The Zoning By-law Amendment also rezones Part 3 to Hazard H recognizing the location of a steep slope.

File Nos: AM-08/05 & 26T19-05002  
Applicant: U. Lucchetta Construction Limited  
Assessment Roll No.: 2732 020 010 10000  
Planning Report No.: P-18/06