

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2817 (2006)

Being a by-law to amend Town of Pelham
Zoning By-law No. 1136 (1987), as amended.
1599 Lookout 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 '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,

Part 1 from an Agricultural A Zone to a Residential 1 R1-212 Zone; and
Part 2 from an Agricultural A Zone to a Residential 1 R1-213 Zone.

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

"R1-212 (a) Notwithstanding subsections 13.2(a), 13.2(b), 13.2(d) and 13.2(e) of the Residential 1 R1 Zone, a single detached dwelling located on lands indicated as R1-212 on Schedule 'A4' shall be subject to the following provisions:

- | | | |
|-------|----------------------------|---|
| (i) | Minimum Lot Area | 1900 m ² (20,451 ft ²) |
| (ii) | Minimum Lot Frontage | 27 m (88.58 ft) |
| (iii) | Minimum Front Yard | 30 m (98.42 ft) |
| (iv) | Minimum Interior Side Yard | 3 m (9.84 ft) |

(b) Notwithstanding any provision of Zoning By-law No. 1136 (1987) to the contrary, the following provisions shall apply:

- (i) a garage shall not be permitted to project more than 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling when the front wall of the garage faces the front lot line; and
- (ii) the continued use of the detached garage located on the lands and existing on the date of the passing of this By-law shall be permitted in advance of the construction of a single detached dwelling.

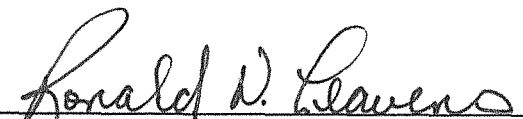
R1-213 (a) Notwithstanding subsections 13.2(a), 13.2(b), 13.2(d) and 13.2(e) of the Residential 1 R1 Zone, a single detached dwelling located on lands indicated as R1-213 on Schedule 'A4' shall be subject to the following provisions:

(i)	Minimum Lot Area	1900 m ² (20,451 ft ²)
(ii)	Minimum Lot Frontage	27 m (88.58 ft)
(iii)	Minimum Front Yard	30 m (98.42 ft)
(iv)	Minimum Interior Side Yard	3 m (9.84 ft)

- (b) Notwithstanding any provision of Zoning By-law No. 1136 (1987) to the contrary a garage shall not be permitted to project more than 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling when the front wall of the garage faces the front lot line."

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
6TH DAY OF NOVEMBER, 2006 A.D.


MAYOR


CLERK