

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2879 (2007)

Being a by-law to amend Town of Pelham
Zoning By-law No. 1136 (1987), as amended.
(177 Welland 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 'A3' 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 a Residential 1 R1 Zone to a Residential 2 R2 Zone;
Part 2 from a Residential Development RD Zone to a Residential 2 R2 Zone;
Part 3 from a Residential Development RD Zone to a Residential 2 R2-216 Zone; and
Part 4 from a Residential Development RD Zone to a Residential 2 R2-217 Zone.

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

"R2-216 Notwithstanding subsection 14.2(d) of the Residential 2 R2 Zone, the minimum front yard for lands indicated as R2-216 on Schedule 'A3' shall be 5 metres for a single detached dwelling and 6 metres for an attached garage.

R2-217 Notwithstanding subsection 14.2(f) of the Residential 2 R2 Zone, the minimum exterior side yard for lands indicated as R2-217 on Schedule 'A3' shall be 3 metres for a single detached dwelling and 6 metres for an attached garage.

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
18TH DAY OF JUNE, 2007 A.D.


MAYOR


CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2879 (2007)

The subject lands are located on the north side of Welland Road, at the extension of the existing Rolling Meadows Boulevard. The lands are legally described as part of Lot 3, Concession 9, former Township of Pelham, now Town of Pelham.

The subject lands are currently zoned Residential 1 R1 and Residential Development RD according to Zoning By-law No. 1136 (1987), as amended. The By-law rezones the lands in order to accommodate the extension of the Rolling Meadows Subdivision.

In addition to rezoning the lands to Residential 2 R2, the By-law provides special provision to:

- reduce the front yard setback for Lots 12 and 13 from 6.5 metres to 5 metres; and
- reduce the exterior side yard setback for Lot 15 from 5 metres to 3 metres.

File No: AM-09/05

Applicant: 2071380 Ontario Inc.

Assessment Roll Nos.: 2732 030 001 20240

Planning Report No.: P-18/07