

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3139 (2010)

**Being a by-law to amend Town of Pelham
Zoning By-law No. 1136 (1987), as amended.
(Fonthill Homestead Extension)**

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 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 a Residential 1 R1 Zone to a Residential 2 R2(H) Zone;
Part 2 from an Open Space 178 Zone to a Residential 2 R2(H) Zone;
Part 3 from an Open Space 178 Zone to a Residential 2 R2(H) Zone; and
Part 4 from a Residential 1 R1(H) Zone to a Residential Multiple 1 RM1-223(H) Zone.

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

"RM1-223 Notwithstanding subsection 16.3(d) of the Residential Multiple 1 RM1 Zone, the minimum front yard for the lands identified as RM1-223 on Schedule 'A5' shall be 6 metres for a street townhouse dwelling and 7.5 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
7TH DAY OF SEPTEMBER, 2010 A.D.


MAYOR - DAVE AUGUSTYN


CLERK - NANCY J. BOZZATO

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 3137 (2010)

The subject lands are located to the south and east of the intersection of Homestead Boulevard and Tanner Drive. The lands are legally described as part of Lot 177, former Township of Thorold, Town of Pelham.

The By-law rezones the lands in order to accommodate the proposed Fonthill Homestead Extension Plan of Subdivision.