

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3178 (2011)

Being a by-law to amend Town of Pelham
Zoning By-law No. 1136 (1987), as amended.
(East Side of Pelham 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 '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 R2-220 Zone; and
Part 2 from a Residential 3 R3-220 Zone to a Residential 2 R2-220 Zone.

2. THAT Section 30 - Exceptions of By-law No. 1136 (1987), as amended, is hereby amended by deleting subsection R3-220 and by adding the following subsection:

"R2-220 (a) Notwithstanding subsection 15.2(d) of the Residential 3 R3 Zone, the minimum front yard for single dwellings on lands identified as R3-220 on Schedule 'A5' shall be 12.5 metres (41.0 feet).

(b) Notwithstanding any provision of Zoning By-law No. 1136 (1987) to the contrary, a garage shall not be permitted to project beyond the main wall of the front of the dwelling."

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 MARCH, 2011 A.D.

MAYOR

CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 3178 (2011)

The subject lands are located on the east side of Pelham Street, lying north of Homestead Boulevard. The lands are legally described as part of Lot 177, former Township of Thorold, now Town of Pelham.

The By-law rezones the lands in order to accommodate the proposed division of the two (2) existing parcels into four (4) single detached lots. The By-law also imposes a increased front yard setback to provide a uniform setback with adjacent development. Finally, the By-law requires that the garage not project beyond the main wall of the front of the dwelling in order to reduce the impact on the streetscape.

File No: AM-04/10

Applicants: Michael Duffy and Pamela Duffy

Assessment Roll Nos.: 2732 030 019 05900 and 2732 030 019 06301

Planning Report No.: P-07/11