

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 3307 (2012)

Being a by-law to amend Zoning By-law No. 1136  
(1987), as amended. (820 Canboro Road)

WHEREAS Sections 34 and 39 of the Planning Act, R.S.O. 1990, as amended, provide 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 Council of the Town of Pelham has been requested to authorize a temporary use by-law for the lands shown hatched on Schedule 'A' attached hereto, for a three (3) year period, for the purpose of allowing the conversion of an existing detached garage for a single family detached dwelling;

AND WHEREAS the General Committee, Planning Services Division, of the Town of Pelham recommended at its regular meeting of June 6, 2011, that the temporary use by-law be permitted for a period of three (3) years;

AND WHEREAS, pursuant to Section 39 of the Planning Act, the Council of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

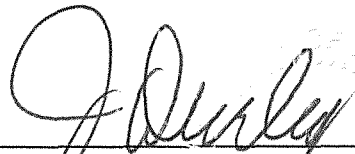
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

1. THAT Section 30 (Exceptions) to Zoning By-law No. 1136 (1987), as amended, is hereby amended by deleting subsection RV1-172 and by adding the following subsection:

**"RV1-172** In addition to the permitted uses of the Residential Village 1 "RV1" Zone nothing shall prevent the temporary use of the lands indicated as "RV1-172" on Schedule 'A' of this temporary use by-law for the purpose of converting an existing detached garage for use as a single detached dwelling for a period of three (3) years from November 5, 2012 to November 5, 2015."

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  
5<sup>TH</sup> DAY OF NOVEMBER, 2012 A.D.

  
MAYOR  
(Deputy)

  
CLERK

## **EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 3307(2012)**

The subject lands are located on the south side of Canboro Road, lying west of Church Street. The lands are legally described as part of Lot 4, Registered Plan No. 16, former Township of Pelham, now Town of Pelham and are known municipally as 820 Canboro Road.

The lands were originally zoned Residential Village 1 RV1-172 according to Town of Pelham Zoning By-law No. 1136 (1987). By-law No. 2763 (2006), passed May 15, 2006, permitted the temporary use of lands for the purpose of converting an existing detached garage for the purpose of a single detached dwelling for a period of three (3) years. That By-law expired on May 15, 2009.

This Temporary Use By-law permits the single detached dwelling use of the converted garage on a temporary basis for a period of three years, expiring on November 05, 2015.

File No. AM-01/11  
Owner: Paul & Audra Zamora  
Assessment Roll No.: 2732-010-015-08500  
Planning Report No.: P-30/11