

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 3680 (2015)

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended, for lands located south of Welland Road, west of Pelham Street, municipally known as 1022 Pelham Street, legally described as part of Concession 10 Part Lot 1, RP 59R-10892; Parts 4 and 7, from Neighbourhood Commercial with a site specific exemption 'NC-108' and Agricultural 'A' to Residential Multiple 1 'RM1' with a holding (H) provision.

Owner/Agent: 4 High Street Inc. / Sovereign Asset Management  
File No. AM-07-13

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**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** Section 36 of the Planning Act, R.S.O. 1990, as amended, provides that the governing body of a municipal corporation may pass by-laws with a holding symbol "H" in conjunction with a by-law passed under Section 34 of the Planning Act, R.S.O. 1990, as amended;

**AND WHEREAS** the Committee of the Whole of the Town of Pelham has recommended that such a by-law be enacted;

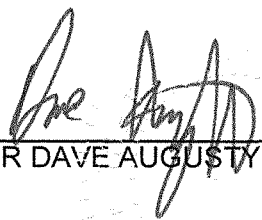
**AND WHEREAS** the Council of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

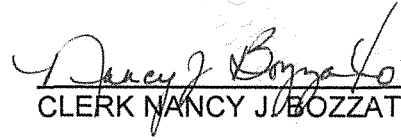
**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:**

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 Schedule 'A', attached hereto and forming part of this By-law, from:

Part 1	Neighbourhood Commercial 'NC-108'	—	Residential Multiple 1 'RM1' (H)
Part 2	Agricultural 'A'	—	Residential Multiple 1 'RM1' (H)
2. **THAT** a holding (H) provision be applied to the subject lands until such time that an easement granting access for emergency purposes onto the adjacent lands, municipally known as 1022 Pelham Street, legally described as part of Concession 10 Part Lot 1, RP 59R-10892; Parts 4 and 7, is registered on title.
3. **AND THAT** this By-Law shall become effective from and after the date of passing thereof pursuant to Sections 34(21) and 34(30) of the Planning Act, R.S.O. 1990, as amended.

ENACTED, SIGNED AND SEALED THIS  
16<sup>th</sup> DAY OF NOVEMBER, 2015 A.D.

  
MAYOR DAVE AUGUSTYN

  
CLERK NANCY J. BOZZATO

**EXPLANATION OF THE PURPOSE AND EFFECT OF  
BY-LAW NO. 3680 (2015)**

This By-law involves a parcel of land located on the south side of Welland Road and west of Pelham Street, municipally referred as 1022 Pelham Street. The legal description of the subject parcel is described as part of Concession 10 Part Lot 1, RP 59R-10892; Parts 4 and 7.

This By-law rezones the lands from Neighbourhood Commercial with a site specific exemption 'NC-108' to Residential Multiple 1 'RM1' with a holding (H) provision and Agricultural 'A' to Residential Multiple 1 'RM1' with a holding (H) provision.

The holding provision is applied to the subject lands until such time that an easement granting access for emergency purposes onto the adjacent lands, municipally known as 1022 Pelham Street, legally described as part of Concession 10 Part Lot 1, RP 59R-10892; Parts 4 and 7, is registered on title.