

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3719 (2016)

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended, for lands located north of Port Robinson Road and east of Station Street, municipally known as 59, 65, 69, and 107 Port Robinson Road, legally described as Lot 17 RP No. 717, 59R-13424 Part 1 (59 Port Robinson Road), Lot 18 RP No. 717 (65 Port Robinson Road), Lot 19 RP No. 717, 59R-14808 (69 Port Robinson Road), and Twp Lot 167 (107 Port Robinson Road) from Agricultural 'A' zone to a site specific Residential Multiple 1 'RM1' (RM1-263), Residential 2 'R2', and Residential Development 'RD' zone.

Hummel Properties Inc. and Rainer Hummel (59 and 69 Port Robinson Road); Alrain Holdings Inc. (65 Port Robinson Road); Sleek Developments Inc. (107 Port Robinson Road).

File No. AM-07-15

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 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	Agricultural 'A' to	Residential Multiple 1 'RM1-263'
Part 2	Agricultural 'A' to	Residential 2 'R2'
Part 3	Agricultural 'A' to	Residential Development 'RD'


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

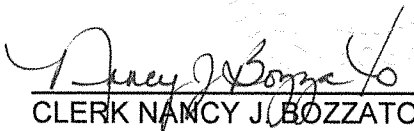
RM1-263	Notwithstanding Sections 16.1, 16.2, 16.3 a), c), d), g), h), and i), 16.4 of the Residential Multiple 1 'RM1' zone, Sections 16.3 b), e), and f) are amended, and the lands identified as RM1-263 shall be subject to the following provisions:
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- b) Minimum Corner Lot Frontage 9 m (29.53 ft)
- e) Minimum Exterior Side Yard 1.5 m (4.92 ft)
- f) Minimum Interior Side Yard
 - i. Interior Side Yard 1.5 m (4.92 ft)
 - ii. Common Wall 0 m (0 ft)

3. **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
7th DAY OF MARCH, 2016 A.D.


MAYOR DAVE AUGUSTYN


CLERK NANCY J. BOZZATO

**EXPLANATION OF THE PURPOSE AND EFFECT OF
BY-LAW NO. 3719 (2016)**

This By-law involves parcels of land located on the north side of Port Robinson Road and east of Station Street, municipally referred as 59, 65, 69, and 107 Port Robinson Road. The legal descriptions of the parcels of land are described as: Lot 17 RP No. 717, 59R-13424 Part 1 (59 Port Robinson Road), Lot 18 RP No. 717 (65 Port Robinson Road), Lot 19 RP No. 717, 59R-14808 (69 Port Robinson Road), and Twp Lot 167 (107 Port Robinson Road).

This By-law rezones the lands from Agricultural 'A' zone to a site specific Residential Multiple 1 'RM1' (RM1-263), Residential 2 'R2', and Residential Development 'RD' zone.