

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3873 (2017)

Being a by-law to amend Zoning By-law No. 1136 (1987), as amended, for lands located south of Canboro Road, west of Church Street, municipally known as 1050 Church Street, from Institutional (I) to a site specific Residential Village 1 (RV1-279) zone.

Trustees of Fenwick United Church
File No. AM-05-17

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 'A2' 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:

Institutional (I) zone to	A Site Specific Residential Village 1 (RV1-279) zone
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2. **THAT** Section 30 – Exceptions of By-Law No. 1136 (1987), as amended, be modified by amending the following exception:

RV1-279	Notwithstanding Section 9.1 and Sections 9.2 (b), (c), (e), (f), (g), (h), and (i) of the Residential Village 1 (RV1) zone, Sections 9.2 (a) and (d) are amended, and the lands identified as RV1-279 shall be subject to the following provisions:
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SECTION 9.2 ZONE REQUIREMENTS

(a) Minimum Lot Area	679 m ² (7 308.69 ft ²)
(d) Minimum Front Yard	3.8 m (12.46 ft) to covered porch or deck; 5.6 m (18.37 ft) to dwelling

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
1st DAY OF MAY, 2017 A.D.


MAYOR DAVE AUGUSTYN
Deputy Mayor C. King


CLERK NANCY J. BOZZATO

**EXPLANATION OF THE PURPOSE AND EFFECT OF
BY-LAW NO. 3873 (2017)**

This By-law involves a parcel of land located on the south side of Canboro Road, west of Church Street, municipally known as 1050 Church Street. The legal description of the subject lands is described as Part of Lot 1 on the west side of Church Street Plan 703.

This By-law rezones the lands from Institutional (I) to a site specific Residential Village 1 (RV1-279) zone.

This By-law will permit an existing residential dwelling as a stand-alone use not associated with the existing Fenwick United Church.