

The Corporation of the
Town of Pelham

By-Law No. 4405(2021)

Being a by-law to exempt Blocks 39, 40, 41, 42 on Plan 59M-471, municipally known as 401, 405, 409 KLAGER Avenue & 78, 80, 84, 86, 88, 96, 98, 100 Summersides Boulevard & 160, 161 Susan Drive, from part lot control.

River Estates Phase 2 Subdivision
(River Realty Development (1976) Inc.)
File No. PLC 05-2021

WHEREAS the Council of the Corporation of the Town of Pelham deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Section 50 (5) of the *Planning Act* since such lands are to be used for street townhouse dwelling units as permitted by Zoning By-law No. 1136 (1987), as amended;

NOW THEREFORE, the Council of the Corporation of the Town of Pelham enacts as follows:

1. **THAT** the provisions of Section 50 (5) of the *Planning Act*, R.S.O. 1990, c.P.13 as amended shall not apply to the lands described as follows:

(a) Block 39 on Plan 59M-471, being Parts 17, 18, 19 and 20 on Reference Plan 59R-17116,

for the purpose of creating 4 lots for street townhouse dwelling units as follows:

- 1) Part 17 on Reference Plan 59R-17116
- 2) Part 18 on Reference Plan 59R-17116
- 3) Part 19 on Reference Plan 59R-17116
- 4) Part 20 on Reference Plan 59R-17116

Land 21 HW

(b) Block 40 on Plan 59M-471, being Parts 6 and 7 on Reference Plan 59R-17116,

for the purpose of creating 4 lots for street townhouse dwelling units as follows:

- 1) Part 11 on Reference Plan 59R-17116
- 2) Part 13 on Reference Plan 59R-17116
- 3) Part 14 on Reference Plan 59R-17116
- 4) Part 15 on Reference Plan 59R-17116

10 and 12 HW

Land 16 HW

(c) Block 41 on Plan 59M-471, being Parts 6 and 7 on Reference Plan 59R-17116,

for the purpose of creating 2 lots for street townhouse dwelling units as follows:

- 1) Part 6 on Reference Plan 59R-17116
- 2) Part 7 on Reference Plan 59R-17116

8 and 9 HW

(d) Block 42 on Plan 59M-471, being Parts 2, 4 and 5 on Reference Plan 59R-17116,

for the purpose of creating 3 lots for street townhouse dwelling units as follows:

- 1) Part 2 on Reference Plan 59R-17116
- 2) Part 4 on Reference Plan 59R-17116

1 and 3 HW

3) Part 5 on Reference Plan 59R-16984

2. **THAT** in accordance with Section 50 (7.3) of the *Planning Act, R.S.O, 1990, c.P, 13 as amended*, this By-law shall expire three years from the date of the registration of this By-law in the Land Registry Office at which time Section 50 (5) of the *Planning Act R.S.O 1990* shall apply to those lands in the registered plan described in Section 1 of this by-law.
3. **THAT** upon final passage of this by-law, the Town Clerk shall cause this By-law to be registered in the local Land Registry Office.

ENACTED, SIGNED AND SEALED THIS
6TH DAY OF DECEMBER, 2021.



Mayor: Marvin Junkin



Clerk: Holly Willford

