

The Corporation of the Town of Pelham

BY-LAW NO. 4437(2022)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located on the east side of Pelham Street, north of Broad Street, legally described as Plan 25 Lot 6 NP 716, in the Town of Pelham. The Zoning By-law Amendment rezones the lands from Residential 2 (R2) zone to site-specific Residential 3 Holding R3-313 (H) zone.

C. and K. Speers

File No. AM-09-2021

WHEREAS, Section 34 of the Planning Act. RSO 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;

WHEREAS, the Council 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 PELHAM ENACTS AS FOLLOWS:

1. **THAT** Schedule 'A5' to Zoning By-law 1136 (1987), as amended, are hereby amended by rezoning the lands identified on Schedule 'A', attached hereto and forming part of this By-law from Residential 2 (R2) zone to a site-specific Residential 3 Holding R3-313 (H) zone.

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

R3-313 (H) Notwithstanding the requirements of Section 15.2(c) and (e) of the Residential 3 (R3) zone, the following site-specific regulations shall apply:

Section 15.2 – Regulations

(c) Maximum Lot Coverage 45 percent

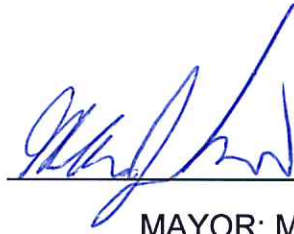
(e) Minimum Interior Side yard 1.2m, except that no interior side yard setback shall be required where a pair of semi-detached dwellings on adjacent lots are attached by a common wall along the shared property line separating such lots.

3. **THAT** the lifting of the holding (H) provision for the R3-313 (H) zone for 1553 Pelham Street shall be subject to the following:


- A Stage 1-2 Archaeological Assessment (s) has been completed and the clearance letter (s) from the Ministry of Heritage, Sport, Tourism & Culture Industries are provided to the Town of Pelham.

4. **THAT** this Bylaw shall come into effect and force from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the Planning Act, RSO 1990, as amended.

ENACTED, SIGNED AND SEALED THIS
21ST DAY OF MARCH 2022.



MAYOR: MARVIN JUNKIN



CLERK: HOLLY WILLFORD

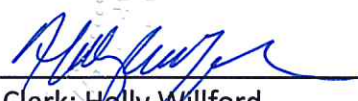
Schedule 'A'



This is Schedule 'A' to By-law No. 4437-2022 (2022) passed the 21 day of March, 2022.



Mayor: Marvin Junkin



Clerk: Holly Willford