

The Corporation of the Town of Pelham

BY-LAW NO. 4438(2022)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located at 30, 54, 64 – 68 Philmori Boulevard, legally described as Lots 101-103, 108 & 120 on Plan 59M-403, in the Town of Pelham. The Zoning By-law Amendment rezones the lands from the Residential One - 185B (R1-185B) and Residential One -187 (R1-187) zones to the site-specific Residential One - 314 (R1-314) and Residential One - 315 (R1-315) zones.

Better Neighbourhoods Inc.

File No. AM-10-2021

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 'A4' to Zoning By-law 1136 (1987), as amended, is hereby amended by rezoning the lands identified on Schedule 'A', attached hereto and forming part of this By-law from the R1-185B and R1-187 zones to the site-specific R1-314 and R1-315 zones.
2. **THAT** Section 30 – Exceptions of By-law No. 1136 (1987), as amended, be modified by adding the following:

R1-314

In addition to the provisions of the Residential 1-185B (R1-185B) zone in Section 30 (Exceptions), the following site-specific regulations shall apply:

- g) Minimum Rear Yard 7.5 m
- k) Notwithstanding any provisions of Zoning By-law No. 1136 (1987) to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos, shall be permitted within 7.5 m of the rear lot line.
- l) A minimum 1.5 metre high fence with no gate shall be provided along the rear lot line.

R1-315

In addition to the provisions of the Residential 1-187 (R1-187) zone in Section 30 (Exceptions), the following site-specific regulations shall apply:

- g) Minimum Rear Yard 7.5 m

k) Notwithstanding any provisions of Zoning By-law No. 1136 (1987) to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos, shall be permitted within 7.5 m of the rear lot line.

l) A minimum 1.5 metre high fence with no gate shall be provided along the rear lot line.

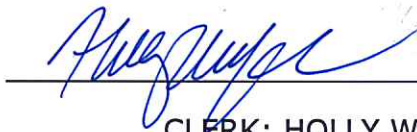
3. **THAT** this Bylaw shall come into effect and force from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the Planning Act, RSO 1990, as amended.

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. 4438 of (2022) passed the 21 day of March, 2022.


Mayor: Marvin Junkin


Clerk: Holly Willford