



The Corporation of the Town of Pelham

By-law No. 4492(2022)

Being a By-law to amend Zoning By-law 1136(1987), as amended, for lands at the end of Tanner Drive, being described legally as Part of Township Lot 177, 59R-15420 Parts 7 and 8, Part 9 RP 59R-15743 Part 2 from the Residential 1 Holding (R1(H)) zone to the site-specific Residential Two – 326 (R2-326), Residential Multiple 1 – 327 (RM1-327) and Open Space – 328 (OS-328) zones.

**Tanner Extension
File No. AM-12-21**

WHEREAS section 34 of the *Planning Act*, RSO 1990, c. P. 13, 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 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 the Town of Pelham enacts as follows:

1. **THAT** Schedule 'A5' to Zoning By-law 1136(1987) as amended, is hereby further amended by rezoning the lands identified on Schedule 'A' attached hereto and forming part of this By-law from the Residential 1 Holding (R1(H)) Zone to the site specific Residential 2 – 326 (R2-326), Residential Multiple 1 – 327 (RM1-327) and Open Space – 328 (OS-328) zones.
2. **AND THAT** Section 30 of Zoning By-law 1136(1987) as amended, is hereby amended by adding the following:

R2-326

Notwithstanding Sections 14.2(a), (b), (d), (e), (f) and (g) of the Residential 2 (R2) zone, the following site-specific regulations shall apply:

a) Minimum Lot Area	340 m ²
b) Minimum Lot Frontage	12 m; 15 m corner lot
d) Minimum Front Yard	4 m to dwelling; 6 m to garage
e) Minimum Interior Side Yard	1.2 meters
f) Minimum Exterior Side Yard	3 meters
g) Minimum Rear Yard	6 meters

RM1-327

Notwithstanding Sections 16.1 and 16.3(c), (d), (e), (f), (g) and (j) of the Residential Multiple 1 (RM1) zone, the lands shall be used only for street-townhouse dwellings and buildings, uses and structures accessory thereto subject to following site-specific regulations:

c) Minimum Lot Area	188 m ² per interior unit
d) Minimum Front Yard	6 m
e) Minimum Exterior Side Yard	3 m
f) Minimum Interior Side Yard	1.5 m
g) Minimum Rear Yard	6 m
j) Planting Strips	Delete

OS-328


Notwithstanding Section 26.2 of the Open Space (OS) zone, the following site-specific regulations shall apply:

a) Minimum Lot Area	497 m ²
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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*, 1990, as amended.

Read, enacted, signed and sealed this 03rd day of October, 2022.


Marvin Junkin, Mayor


Holly Willford, Town Clerk
Sarah Leach Deputy