



## The Corporation of the Town of Pelham

By-law No. 07-2023

**Being a By-law to amend Zoning By-law 1136(1987), as amended, for lands located at 1114 Haist Street, legally described as Part of Lot 3, Concession 9, Town of Pelham, Regional Municipality of Niagara, amending the regulations of the site-specific Residential Two – 284 zone.**

**File No. AM-08-2022**

**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 Corporation of the Town of Pelham has recommended that such a by-law be enacted;

**AND WHEREAS** the Council of the Corporation of the Town of Pelham deems 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** Section 30 of Zoning By-law 1136(1987) as amended, is hereby amended by deleting R2-284 zone in its entirety and replacing it with the following:

“Residential Two-284 (R2-284)

Notwithstanding the provisions of the Residential 2 zone, the following special regulations shall apply:

- |    |                               |   |
|----|-------------------------------|---|
| a) | Minimum Lot Depth             | 32.0 m  |
| b) | Minimum Lot Frontage          | 12.0 m  |
| c) | Maximum Lot Coverage          | 55%   |
| d) | Minimum Front Yard            | 4.5 m   |
|    |                               | 6.0 m to a garage   |
| e) | Minimum Interior Side Yard    | 1.2 m   |
| g) | Minimum Rear Yard             | 7.5 m   |
| h) | Maximum Height for a Dwelling | 10.5 m  |
| j) | Maximum garage door width     | The lesser of 50% of the lot width or 60% of dwelling width |

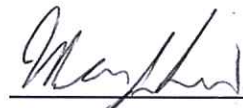
Notwithstanding Section 6.35(c) of the General Provisions, the following special regulations shall apply:

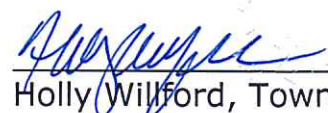
- |    |                           |       |
|----|---------------------------|-------|
| a) | Minimum depth for a porch | 2.0 m |
|----|---------------------------|-------|

c) Porches may encroach a maximum of 2.0 m into a required front or exterior side yard and a maximum of 3.5 m into a required rear yard. Steps associated with a porch in a front or exterior side yard porch may encroach up to the lot line."

2. **THAT** this Bylaw shall come into force and effect 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 30th day of January 2023.

  
Marvin Junkin, Mayor

  
Holly Willford, Town Clerk