



The Corporation of the Town of Pelham

By-law No. 09-2024

Being a By-law to amend Zoning By-law 4481(2022), as amended, to rezone lands located at 61 port Robinson Road, legally described as PLAN 25 PT LOT 17 NP717, Town of Pelham, Regional Municipality of Niagara, from the Residential Development (RD) zone to the site-specific Residential 2-157 (R2-157) zone.

File No. AM-10-2023

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 Schedule 'C' to Zoning By-law 4481(2022) 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 Development (RD) zone to the site-specific Residential 2-157 (R2-157) zone.

2. THAT Section 10 of Zoning By-law 4481(2022) as amended, is hereby amended by adding the following:

Residential 2-157 (R2-157)

Notwithstanding Section 6.2.2 of the Residential Two Zone, the following special regulation shall apply:

Maximum Front Yard	6.13 m
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Notwithstanding Section 4.1.4.1(b) of the Parking Space Dimensions and Requirements, the following special regulation shall apply:

The minimum dimensions of a tandem parking space shall be 2.6m by 5.5m.

Notwithstanding Section 3.7 of the Encroachment Requirements, the following special regulation shall apply:

A chimney shall be permitted to encroach 0.52 metres into a side yard.

3. **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.

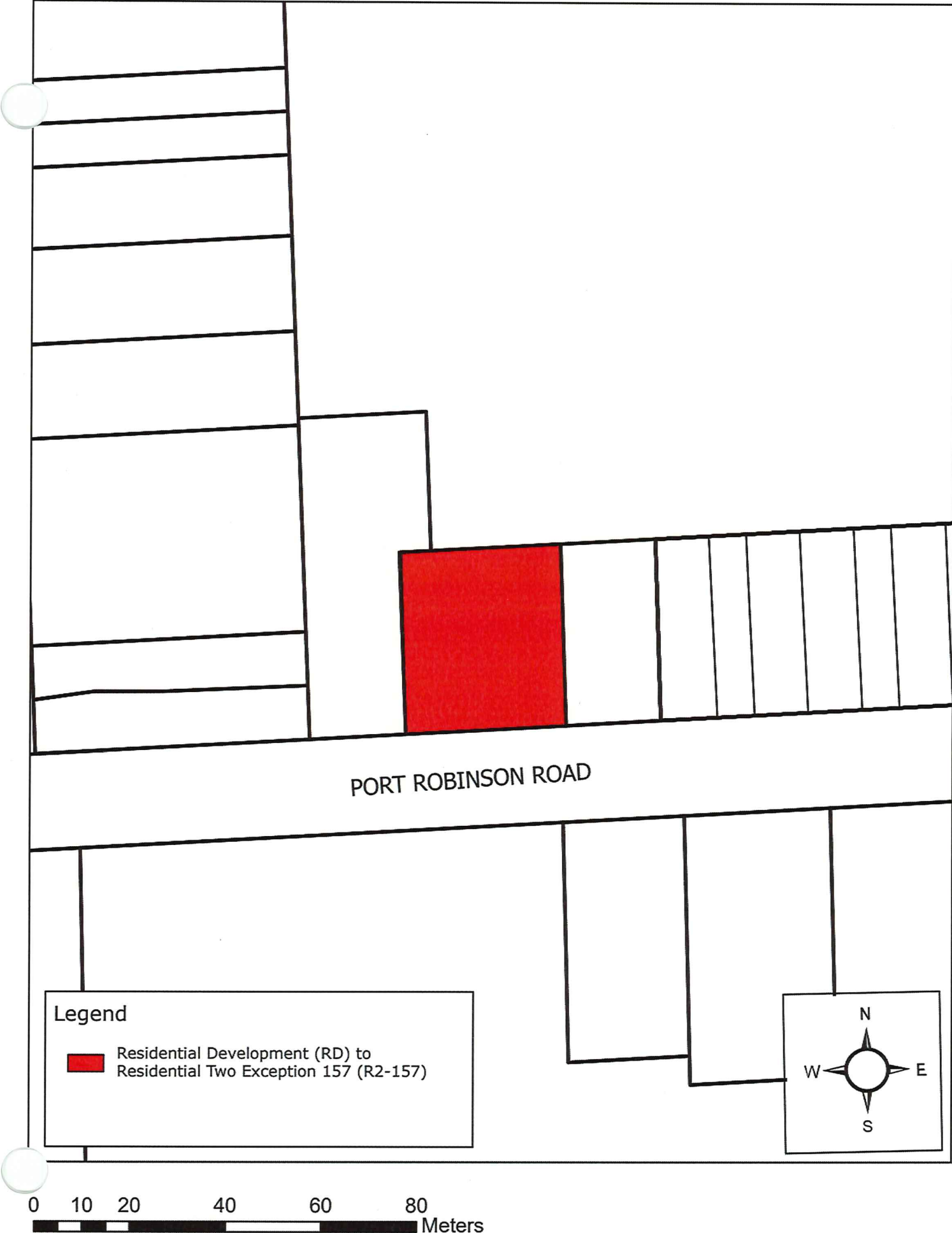
Read, enacted, signed and sealed this 21st day of February, 2024.



Marvin Junkin, Mayor

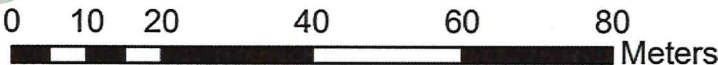
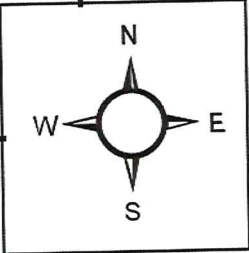
William Tigert, Town Clerk

Schedule 'A'




Legend

 Residential Development (RD) to Residential Two Exception 157 (R2-157)



This is Schedule 'A' to By-law No. 09-2024 passed the 21st day of February, 2024.



Mayor: Marvin Junkin



Clerk: William Tigert