



## The Corporation of the Town of Pelham

By-law No. 11-2024

**Being a By-law to exempt Blocks 136, 140, 146, Part Block 160, 59M-505 designated as Parts 1 to 6, both inclusive, 59R-17872, Part Block 163, 59M-505 designated as Parts 1 to 6, both inclusive, 59R-17918, 165, 166, 167, 169 on Plan 59M-505, municipally known as 58, 60, 76, 78, 89, 91, 93, 95, 97, 99, 101, 103, 105, 112, and 114 Acacia Road, 44, 46, 48, 50, and 52 Samuel Avenue, 25, 27, 29, 31, and 33 Saffron Way, 170, 172, 174, and 176 Klager Avenue, and 78, 80, 82, and 84 William Street, from Part Lot Control**

**Saffron Meadows Phase 3 (Mountainview Building Group)  
File No. PLC-01-2024**

**WHEREAS** the Council of the Corporation of the Town of Pelham deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Section 50 (5) of the *Planning Act* since such lands are to be used for street townhouse and semi-detached dwelling units as permitted by Zoning By-law No. 4481 (2022), as amended.

**NOW THEREFORE** the Council of the Corporation of the Town of Pelham enacts as follows:

1. **THAT** the provisions of Section 50 (5) of the *Planning Act, R.S.O. 1990, c.P.13* as amended shall not apply to the lands described as follows:
  - (a) Block 136 on Plan 59M-505, being Parts 1, 2, and 3 on Reference Plan 59R-17916, for the purpose of creating two (2) lots for semi-detached dwelling units as follows:
    1. Part 1 on Reference Plan 59R-17916; and,
    2. Parts 2 and 3 on Reference Plan 59R-17916.
  - (b) Block 140 on Plan 59M-505, being Parts 1, 2, and 3 on Reference Plan 59R-17888, for the purpose of creating two (2) lots for semi-detached dwelling units as follows:
    1. Part 1 on Reference Plan 59R-17888; and,
    2. Parts 2 and 3 on Reference Plan 59R-17888.
  - (c) Block 146 on Plan 59M-505, being Parts 1, and 2 on Reference Plan 59R-17892, for the purpose of creating two (2) lots for semi-detached dwelling units as follows:
    1. Part 1 on Reference Plan 59R-17892; and,
    2. Part 2 on Reference Plan 59R-17892.
  - (d) Part Block 160 on Plan 59M-505, designated as Parts 1, 2, 3, 4, and 5 on Reference Plan 59R-17872, for the purpose of creating five (5) lots for street townhouse dwelling units as follows:

1. Part 1 on Reference Plan 59R-17872.
  2. Part 2 on Reference Plan 59R-17872;
  3. Part 3 on Reference Plan 59R-17872;
  4. Part 4 on Reference Plan 59R-17872; and,
  5. Part 5 on Reference Plan 59R-17872.
- (e) Part Block 163 on Plan 59M-505, designated as Parts 1, 2, 3, 4, 5, and 6 on Reference Plan 59R-17918, for the purpose of creating five (5) lots for street townhouse dwelling units as follows:
1. Part 1 on Reference Plan 59R-17918;
  2. Part 2 on Reference Plan 59R-17918;
  3. Part 3 on Reference Plan 59R-17918;
  4. Part 4 on Reference Plan 59R-17918; and,
  5. Parts 5 and 6 on Reference Plan 59R-17918.
- (f) Block 165 on Plan 59M-505, being Parts 1, 2, 3, 4, 5, 6, 7, and 8 on Reference Plan 59R-17927, for the purpose of creating four (4) lots for street townhouse dwelling units as follows:
1. Parts 1 and 2 on Reference Plan 59R-17927;
  2. Parts 3 and 4 on Reference Plan 59R-17927;
  3. Parts 5 and 6 on Reference Plan 59R-17927; and,
  4. Parts 7 and 8 on Reference Plan 59R-17927.
- (g) Block 166 on Plan 59M-505, being Parts 1, 2, 3, 4, 5, ~~6, 7, and 8~~<sup>82</sup> on Reference Plan 59R-17951, for the purpose of creating four (4) lots for street townhouse dwelling units as follows:
1. Parts 1 and 2 on Reference Plan 59R-17951;
  2. Part 3 on Reference Plan 59R-17951
  3. Part 4 on Reference Plan 59R-17951; and,
  4. Part 5 on Reference Plan 59R-17951.
- (h) Block 167 on Plan 59M-505, being Parts 1, 2, 3, 4, 5, 6, and 7 on Reference Plan 59R-17952, for the purpose of creating five (5) lots for street townhouse dwelling units as follows:
1. Parts 1 and 2 on Reference Plan 59R-17952;
  2. Part 3 on Reference Plan 59R-17952;
  3. Part 4 on Reference Plan 59R-17952;
  4. Part 5 on Reference Plan 59R-17952; and,
  5. Parts 6 and 7 on Reference Plan 59R-17952.
- (i) Block 169 on Plan 59M-505, being Parts 1, 2, 3, and 4 on Reference Plan 59R-17929, for the purpose of creating four (4) lots for street townhouse dwelling units as follows:
1. Part 1 on Reference Plan 59R-17929;
  2. Part 2 on Reference Plan 59R-17929;
  3. Part 3 on Reference Plan 59R-17929; and,
  4. Part 4 on Reference Plan 59R-17929.

2. **THAT** in accordance with Section 50 (7.3) of the *Planning Act, R.S.O., 1990, c.P., 13 as amended*, this By-law shall expire three (3) years

from the date of the registration of this By-law in the Land Registry Office at which time Section 50 (5) of the *Planning Act R.S.O 1990* shall apply to those lands in the registered plan described in Section 1 of this By-law.

3. **THAT** upon final passage of this By-law, the Town Clerk shall cause this By-law to be registered in the local Land Registry Office.

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

  
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Marvin Junkin, Mayor

  
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William Tigert, Town Clerk