



## The Corporation of the Town of Pelham

By-law No. 48-2024

**Being a By-law to exempt Blocks 137, 138, 141, 142, 143, 159, 161, 162, and 164, 59M-505, municipally known as 62, 64, 68, 70, 80, 82, 84, 86, 100, and 102 Acacia Road, 24, 26, 28, 30, 32, 66, 68, 70, 72, and 74 Samuel Avenue, and 1, 3, 5, 7, 9, 41, 43, 45, 47, and 49 Saffron Way, from Part Lot Control.**

**Saffron Meadows Phase 3 (Mountainview Building Group)  
File No. PLC-03-2024**

**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 137 on Plan 59M-505, being Parts 1, 2, and 3 on Reference Plan 59R-17978, for the purpose of creating two (2) lots for semi-detached dwelling units as follows:
    1. Parts 1 and <sup>2 HW</sup>3 on Reference Plan 59R-17978; and,
    2. Part 3 on Reference Plan 59R-17978.
  - (b) Block 138 on Plan 59M-505, being Parts 1, 2, and 3 on Reference Plan 59R-17979, for the purpose of creating two (2) lots for semi-detached dwelling units as follows:
    1. Part 1 on Reference Plan 59R-17979; and,
    2. Parts 2 and 3 on Reference Plan 59R-17979.
  - (c) Block 141 on Plan 59M-505, being Parts 1, 2, and 3 on Reference Plan 59R-17960, for the purpose of creating two (2) lots for semi-detached dwelling units as follows:
    1. Parts 1 and 2 on Reference Plan 59R-17960; and,
    2. Part 3 on Reference Plan 59R-17960.
  - (d) Block 142 on Plan 59M-505, designated as Parts 1 and 2 on Reference Plan 59R-18004, for the purpose of creating two (s) lots for semi-detached dwelling units as follows:
    1. Part 1 on Reference Plan 59R-18004; and,
    2. Part 2 on Reference Plan 59R-18004.

(e) Block 143 on Plan 59M-505, designated as Parts 1 and 2 on Reference Plan 59R-17999, for the purpose of creating two (2) lots for semi-detached dwelling units as follows:

1. Part 1 on Reference Plan 59R-17999; and,
2. Part 2 on Reference Plan 59R-17999.

(f) Block 159 on Plan 59M-505, designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 on Reference Plan 59R-17995, for the purpose of creating five (5) lots for street townhouse dwelling units as follows:

1. Parts 1 and 2 on Reference Plan 59R-17995;
2. Parts 3 and 4 on Reference Plan 59R-17995;
3. Parts 5 and 6 on Reference Plan 59R-17995;
4. Parts 7 and 8 on Reference Plan 59R-17995; and,
5. Parts 9 and 10 on Reference Plan 59R-17995.

(g) Block 161 on Plan 59M-505, designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 on Reference Plan 59R-17989, for the purpose of creating six (6) lots for street townhouse dwelling units as follows:

1. Parts 1 and 2 on Reference Plan 59R-17989;
2. Parts 3 and 4 on Reference Plan 59R-17989;
3. Parts 5 and 6 on Reference Plan 59R-17989;
4. Parts 7 and 8 on Reference Plan 59R-17989;
5. Parts 9 and 10 on Reference Plan 59R-17989; and,
6. Part 11 on Reference Plan 59R-17989.

(h) Block 162 on Plan 59M-505, designated as Parts 1, 2, 3, 4, and 5 on Reference Plan 59R-17928, for the purpose of creating five (5) lots for street townhouse dwelling units as follows:

1. Part 1 on Reference Plan 59R-17928;
2. Part 2 on Reference Plan 59R-17928;
3. Part 3 on Reference Plan 59R-17928;
4. Part 4 on Reference Plan 59R-17928; and,
5. Part 5 on Reference Plan 59R-17928.


(i) Block 164 on Plan 59M-505, designated as Parts 1, 2, 3, 4, and 5 on Reference Plan 59R-17950, for the purpose of creating five (5) lots for street townhouse dwelling units as follows:

1. Part 1 on Reference Plan 59R-17950;
2. Part 2 on Reference Plan 59R-17950;
3. Part 3 on Reference Plan 59R-17950;
4. Part 4 on Reference Plan 59R-17950; and,
5. Part 5 on Reference Plan 59R-17950.

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 10<sup>th</sup> day of July, 2024.

  
Marvin Junkin, Mayor

  
Holly Willford, Town Clerk