



The Corporation of the Town of Pelham

By-law No. 50-2024

Being a By-law to exempt Blocks 171 and 176, 59M-505, municipally known as 186, 188, 190, 192, 194, 196, 198, and 200 Klager Avenue, from Part Lot Control.

**Saffron Meadows Phase 3 (Rinaldi Homes Niagara Inc.)
File No. PLC-04-2024**

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 units as permitted by Zoning By-law No. 4481 (2022), as amended.

~~**AND WHEREAS** the Reference Plan has not yet been finalized.~~ HW

~~**AND WHEREAS** the Owner has advised that to facilitate the sale of properties prior to the next regular meeting of Council, scheduled for August 14th, relief from Part Lot Control will be required in advance of that meeting.~~ HW

~~**AND WHEREAS** a reference plan shall be created by the Owner, to the satisfaction to the Town, prior to the registration of this Bylaw at the local Land Registry Office.~~ HW

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) That lands currently identified as Block 171 on Plan 59M-505, Reference Plan 59R-18110; being Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, for the purpose of creating four (4) lots for street townhouse dwelling units as follows:
 1. Parts 1 and 2 as shown on Reference Plan 59R-18110;
 2. Parts 3, 4, 5 and 6 as shown on Reference Plan 59R-18110;
 3. Parts 7, 8, 9 and 10 as shown on Reference Plan 59R-18110;
and,
 4. Parts 11, 12, and 13 as shown on Reference Plan 59R-18110.
 - (b) That lands currently identified as Block 176 on Plan 59M-505, Reference Plan 59R-18111; being Parts 1, 2, 3, 4, 5, 6, 7, 8, and 9 for the purpose of creating four (4) lots for street townhouse dwelling units as follows:
 1. Parts 1 and 2 as shown on Reference Plan 59R-18111;
 2. Parts 3, 4 and 5 as shown on Reference Plan 59R-18111;
 3. Parts 6,7 and 8 as shown on Reference Plan 59R-18111;
 4. Part 9 as shown on Reference Plan 59R-18111.

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** ^{HW} ~~upon submission of the required Reference Plans, by the Owner, in a form to the complete satisfaction of the Town, the Town Clerk shall enter the Reference Plan Numbers accordingly and cause this By-law to be registered in the local Land Registry Office.~~ ^{the Town Clerk shall cause} ~~the~~ ^{HW}

Read, enacted, signed and sealed this 10th day of July 2024.


Marvin Junkin, Mayor


Holly Willford, Town Clerk