



# The Corporation of the Town of Pelham

By-law No. 79-2024

**Being a By-law to amend Zoning By-law 4481(2022), as amended, for lands located on the southeast corner of Port Robinson Road and Station Street, legally described as Part of Lot 172, formerly Township of Thorold, now in the Town of Pelham, from the Residential Two Exception 129 (R2-129) Zone to an amended Residential Two Exception 129 (R2-129) zone.**

**Forest Park  
File No. AM-06-2024**

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

**AND WHEREAS** the Council of the Town of Pelham has deemed 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 Two Exception 129 (R2-129) Zone to an amended Residential Two Exception 129 (R2-129) zone.
2. **AND THAT** Section 10 of Zoning By-law 4481(2022) as amended, is hereby amended by amending the following section as follows:

*R2-129: Forest Park Subdivision*

Minimum Front Yard	4.0 metres to front face and 6.0 metres to garage (the garage of the dwelling shall be a minimum of 0.6 metres behind the front face of the dwelling or covered porch).
Minimum Rear Yard (Lot 34)	4.0 metres
Maximum Attached Garage Width	50% of the lot frontage
Maximum Driveway Width	50% of Lot Frontage for first 6 metres; and, 60% of Lot Frontage 6m behind the front lot line.

### *Definitions*

Section 2: Definitions is amended for the subject lands as follows:

LOT FRONTAGE means the horizontal distance between the side lot lines of a lot measured along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is determined from the lot centre line to a point 7.5m back from the front lot line measured horizontally at 90 degrees from the lot centre line between the side lot lines.

FINISHED GRADE means when used in reference to a building or structure, the elevation of the finished surface of the ground adjoining the principal entrance of the structure.

3. **THAT** this Bylaw shall come into effect and force 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 20<sup>th</sup> day of November, 2024.


  
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Marvin Junkin, Mayor

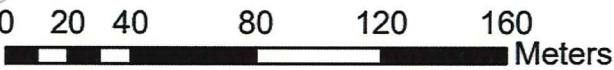
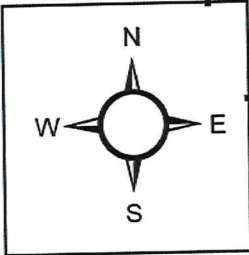
  
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Sarah Leach, Acting Town Clerk

Schedule 'A'




**Legend**

 Residential Two Exception 129 (R2-129) Zone to amended Residential Two Exception 129 (R2-129) zone.



This is Schedule 'A' to By-law No. 79 (2024) passed the 20th day of November, 2024.

  
 Mayor: Marvin Junkin

  
 Acting Clerk: Sarah Leach