



## The Corporation of the Town of Pelham

By-law No. 86-2024

**Being a By-law to amend Zoning By-law 4481(2022), as amended, for lands on the south side of Quaker Road east of Pelham Street and west of Clare Avenue legally described as Part of Lot 237, Geographic Township of Thorold, Town of Pelham, Regional Municipality Of Niagara from the Residential 1 (R1) and Residential Multiple 1-133 Holding (RM1-133 (H)) zones to the amended Residential Multiple 1 – 133 Holding (RM1-133(H)) zone.**

**Bauer Landing (701 & 717 Quaker Road)  
File No. AM-07-2024**

**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 1 (R1) and Residential Multiple 1-133 Holding (RM1-133 (H)) zones to the amended Residential Multiple 1 – 133 Holding (RM1-133(H)) zone.
2. **AND THAT** Section 10 of Zoning By-law 4481(2022) as amended, is hereby amended by deleting the RM1-133 (H) zone and replacing it with the following:

RM1-133 (H)

Notwithstanding the requirements of Section 6.4.1 and 6.4.4, this property shall only be used for block townhouse dwellings and the following site-specific regulations shall apply:

Minimum Lot Frontage	8.79m
Maximum Front Yard	Delete
Minimum Side Yard	1.2m, except that where the rear of a building faces the side yard, the minimum side yard shall be 6.0m

Minimum Setback from Internal Roadway	2.9 m to dwelling. 6.0 m to garage
Distance Between Buildings On the Same Lot	Face to Side 7.0m Face to Face 15.0m Side to Side 3.0m
Landscape Strip	A landscape strip of 0.5m minimum in width shall be provided along the eastern property line of 703 Quaker Road and a planting strip 1.2m minimum in width shall be provided along the western property line of 697 Quaker Road

The lifting of the holding (H) provision for the RM1-133 (H) Zone for 701 and 717 Quaker Road shall be subject to the execution of Condominium and Site Plan Agreements addressing servicing and drainage to the satisfaction of the Director of Public Works or their designate.

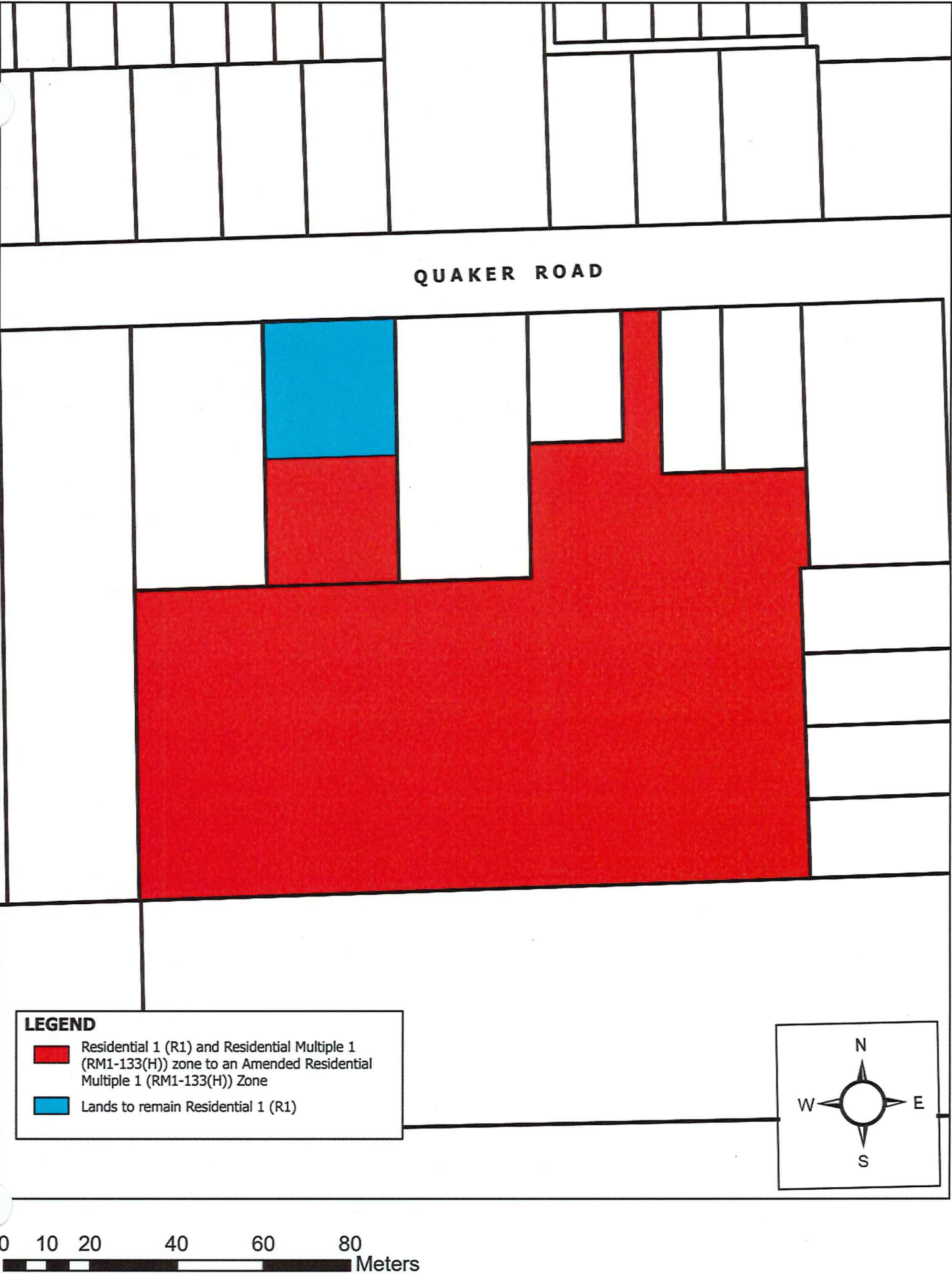
3. **THAT** this Bylaw shall come into effect and force from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the *Planning Act*, 1990, as amended.

Read, enacted, signed and sealed this 4th day of December 2024.

  
Marvin Junkin, Mayor

  
Sarah Leach, Acting Town Clerk

Schedule 'A'



This is Schedule 'A' to By-law No. 86 (2024) passed the 4th day of December, 2024.

  
Mayor: Marvin Junkin

  
Acting Clerk: Sarah Leach