

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW NO. 4220(2020)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located on the south side of Quaker Road, west of Kevin Drive, municipally known as 1084 Quaker Road, Town of Pelham, Regional Municipality of Niagara, by changing the zoning from the R1-26 (Residential 1 – 26) zone to the R1-298 (Residential 1 – 298) zone.

Town of Pelham

File No. AM-01-20

WHEREAS, Section 34 of the Planning Act, RSO 1990, 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;

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 PELHAM ENACTS AS FOLLOWS:

1. **THAT** Schedule A5 to Zoning By-law 1136 (1987) as amended, is hereby amended by rezoning the property from the R1-26 zone to the R1-298 zone.
2. **THAT** the following text is added to Section 30 of Zoning By-law 1136 (1987) as amended:

R1-298

In addition to the uses in the Residential 1 zone, this land may also be used for a duplex dwelling.

Notwithstanding the requirement of Section 13.2(g), a minimum rear yard of 61 metres is required for all permitted uses.

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, RSO 1990, as amended.

ENACTED, SIGNED AND SEALED THIS

06th DAY OF APRIL, 2020 A.D.

MAYOR MARVIN JUNKIN

CLERK NANCY J. BOZZATO