

THE CORPORATION OF THE
T O W N O F P E L H A M

BY-LAW NO. 4278(2020)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located at the northeast corner of Haist Street and Pancake Lane, legally described as Part of Lot 2, Concession 8, Town of Pelham, Regional Municipality of Niagara, from the Residential 1 (R1) zone to a site specific Residential Multiple 1 (RM1-299) zone.

Town of Pelham

File No. AM-05-20

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 further amended by rezoning the lands identified on Schedule ‘A’ attached hereto and forming part of this By-law from Residential 1 (R1) to the site specific Residential Multiple 1 (RM1-299) zone.
2. **THAT** Section 30 of Zoning By-law 1136 (1987) as amended, is hereby amended by adding the following:

RM1-299

Notwithstanding the requirements of Section 16.3 (d), (e), (g) and (j) of the Residential Multiple 1 zone, the following regulations shall apply:

d) Minimum Front Yard	4.5 metres to front building face and 6.0 metres to a garage
e) Minimum Exterior Side Yard	4.5 metres
g) Minimum Rear Yard	7.0 metres
j) Planting Strips	0 metres

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
21st DAY OF SEPTEMBER, 2020.

MAYOR MARVIN JUNKIN

CLERK NANCY J. BOZZATO