

The Corporation of the Town of Pelham

BY-LAW NO. 4465(2022)

**Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located at 690 Quaker Road, in the Town of Pelham from the Neighbourhood Commercial (NC) zone to the Residential Multiple 1 (RM1-321) zone with a holding provision zone.**

**Upper Canada Consultants**

**File No. AM-11-2021**

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**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 lands identified on Schedule 'A', attached hereto and forming part of this By-law from the Neighbourhood Commercial (NC) zone to the site-specific RM1-321 (H) zone.
2. **THAT** Section 30 – Exceptions of By-law No. 1136 (1987), as amended, be modified by adding the following:

RM1-321(H)

Notwithstanding Sections 16.3(a), (f), and (j) of the Zoning By-law, the following site-specific regulations shall apply to the permitted uses:

a) Minimum Lot Frontage	6 meters per dwelling unit, except in the case of an interior lot containing a dwelling attached on one side, the minimum lot frontage required shall be 8 meters
f) Minimum Interior Side Yard Setback	1.5 meters
j) Planting Strips	Encroachment of the existing accessory building into the 1.5 metre width planting strip where the boundary of the RM1 zone abuts the R1 zone is permitted.
k) Landscape Strip	A landscape strip 1.5 m minimum in width and 2.1 m minimum in height shall be provided along the rear lot line.

3. **THAT** the lifting of the holding provision for the RM1-321(H) zone shall be subject to acknowledgement from the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) confirming that all archaeological resource concerns on the subject property have met licensing and resource conservation requirements.
4. **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  
7<sup>TH</sup> DAY OF JUNE 2022.

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MAYOR: MARVIN JUNKIN

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CLERK: HOLLY WILLFORD