



The Corporation of the Town of Pelham

By-law No. 27-2024

Being a By-law to amend Zoning By-law 4481(2022), as amended, for lands on the west side of Norgate Way, north of Summersides Boulevard and east of Station Street, legally described as Part of Lots 3, 4, 5, 6, 7, 8, 9, 11 and 13, Registered Plan 717 and Part of Lot 167, in the Town of Pelham, Regional Municipality of Niagara from the Residential Development (RD), R2-150 (Residential 2-150) and RM1-151 (Residential Multiple 1-151) zones to the revised R2-150 (Residential 2-150) and RM1-151 (Residential Multiple 1-151) zones.

Park Place West
File No. AM-11-2023

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:

- 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 Development (RD) Zone to the site specific Residential 2 – 150 (R2-150) zones.
- AND THAT** Section 10 of Zoning By-law 4481(2022) as amended, is hereby amended by deleting the R2-150 and RM1-151 zones and replacing with the following:

R2-150

Notwithstanding Section 6.2.2 of the Residential 2 (R2) zone, the following site-specific regulations shall apply:

Section 6.2.2 – Zone Requirements for Single Detached Dwellings

Minimum Lot Frontage	8 m
Minimum Lot Area	270 m ²
Minimum Side Yard	0.6 m on one side and 1.2 m on the other
Minimum Rear Yard	6.0 m
Maximum Lot Coverage	55% plus 5% for an attached covered porch or deck

RM1-151

Notwithstanding Section 6.4.2 and 6.4.3 of the Residential Multiple 1 (RM1) zone, the following site-specific regulations shall apply:

Section 6.4.2 – Zone Requirements for Semi-detached Dwellings

Minimum Rear Yard	6.0 m
Maximum Lot Coverage	55% plus 5% for an attached covered porch or deck

Section 6.4.3 – Zone Requirements for Street Townhouse Dwellings

Minimum Lot Area	170 m ² per dwelling unit
Minimum Rear Yard	6.0 m
Landscape Strip	delete
Maximum Lot Coverage	55% plus 5% for an attached covered porch or deck

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 1st day of May, 2024.

Marvin Junkin, Mayor

William Tigert, Town Clerk