



The Corporation of the Town of Pelham

By-law No. 52-2024

Being a By-law to amend Zoning By-law 4481(2022), as amended, for lands on the south side of Canboro Road and north side of Daleview Drive, legally described as Part of Block "U", Plan 717, and Part of Lot 37, Plan 722, in the Town of Pelham, Regional Municipality of Niagara from the Residential Multiple Two (RM2) zone to the R2-165 (Residential 2-165) and RM1-166 (Residential Multiple 1-166) zones.

**Canboro Estates (82-90 Canboro Road)
File No. AM-02-2024**

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 Multiple 2 (RM2) Zone to the site specific Residential 2 – 165 (R2-165) and Residential Multiple One -166 (RM1-166) zones.
2. **AND THAT** Section 10 of Zoning By-law 4481(2022) as amended, is hereby amended by adding the following:

R2-165

Notwithstanding the maximum front yard requirement in Section 6.2.2 of the Residential 2 (R2) zone, the following site-specific regulation shall apply:

Section 6.2.2 – Zone Requirements for Single Detached Dwellings

| | |
|--------------------|-----------|
| Maximum Front Yard | 17 metres |
|--------------------|-----------|

RM1-166

Notwithstanding Maximum Front Yard and Minimum Rear Yard requirements in Section 6.4.2 of the Residential Multiple 1 (RM1) zone, the following site-specific regulations shall apply:

Section 6.4.2 – Zone Requirements for Residential Multiple One uses

| | |
|--------------------|--------------|
| Maximum Front Yard | 22.06 metres |
| Minimum Rear Yard | 1.2 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, 1990*, as amended.

Read, enacted, signed and sealed this 14th day of August, 2024.

Marvin Junkin, Mayor

Holly Willford, Town Clerk