



The Corporation of the Town of Pelham

By-law No. 73-2024

Being a By-law to amend Zoning By-law 4481(2022), as amended, for lands on the south side of Quaker Road, and east of Pelham Street, legally described as Part of Lot 237, Former Township of Thorold, in the Town of Pelham, Regional Municipality of Niagara, and municipally known as 729, 735, and 743 Quaker Road, from the Residential Development (RD) Zone to the Residential Two (R2) and Residential Multiple 1 Exception 167 (RM1-167) zones.

Maplewood Estates  
File No. AM-04-2024

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 Development (RD) Zone to the Residential Two (R2) and Residential Multiple 1 Exception 167 (RM1-167) zones.
- 2. AND THAT Section 10 of Zoning By-law 4481(2022) as amended, is hereby amended by adding the following section:

RM1-167: Maplewood Estates Subdivision

Section 6.4.3 – Zone Requirements for Street Townhouse Dwellings

Notwithstanding Minimum Lot Area, Minimum Lot Frontage and Landscape Strip requirements in Section 6.4.3 of the Residential Multiple 1 (RM1) zone, the following site-specific regulations shall apply:

Minimum Lot Area	200 m <sup>2</sup> per dwelling unit
Minimum Lot Frontage	6.0 m per dwelling unit 7.3 m in the case of an interior lot containing a dwelling attached on one side only.
Landscape Strip	A landscape strip of 1.2m minimum in width shall be provided where

the boundary of a RM1 Zone abuts  
an R1, R2 or R3 Zone

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 6<sup>th</sup> day of November, 2024.

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Marvin Junkin, Mayor

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Sarah Leach, Acting Town Clerk