

THE CORPORATION OF THE  
T O W N   O F   P E L H A M  
BY-LAW #1056 (1986)

Being a by-law to amend By-law #279 (1974), as amended.

WHEREAS the Council of the Corporation of the Town of Pelham deems it necessary in the public interest to pass a by-law to regulate the use of land and the erection or use of buildings or structures within the municipality except for such purposes as may be set out in the by-law and for regulating in certain respects buildings or structures to be erected within the municipality;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, as amended, by-laws may be passed by Councils of municipalities for prohibiting or regulating the use of land and the erection of buildings or structures within the municipality, for or except for such purposes as may be set out in the by-law, and for regulating in certain respects buildings or structures to be erected within the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

- (1) THAT the lands shown on Schedule "A" attached hereto and forming part of this by-law be rezoned from Residential "R2" Zone and Commercial Local "CL" Zone to Residential Multiple "RM2-139" Zone.
- (2) THAT Schedule "A" to By-law #279 (1974), as amended, be and is hereby amended by changing the zone category of the lands shown on Schedule "A" attached hereto and forming part of this by-law from Residential "R2" Zone and Commercial Local "CL" Zone to Residential Multiple "RM2-139" Zone.
- (3) THAT Section 28 of the said By-law #279 (1974), as amended, be and is hereby amended by the addition of the following: ---

"Residential Multiple - RM2-139 -

(a) All the provisions of Section 14, Residential Multiple "RM2" of By-law #279 (1974), as amended, shall apply to the lands subject of this by-law and shown on Schedule "A" attached hereto and forming part of this by-law.

con't.....


(b) Notwithstanding anything contained in Section 7.12, Subsection 2 entitled Automobile Parking Spaces, open air parking shall be permitted on the lands shown on Schedule "A" attached hereto and forming part of this by-law and shall be provided on the basis of one (1) space for each dwelling unit plus visitor parking on the basis of one (1) space for every one (1) dwelling unit.


(c) Notwithstanding anything contained in Section 7.14, Subsection (e) entitled Parking and Loading Area Design, a strip of land of not less than 1.0m wide lying within and along the easterly boundary of the lands shown on Schedule "A" attached hereto and forming part of this by-law shall be adequately landscaped.

(4) THAT the lands shown on Schedule "A" attached hereto and forming part of this by-law are placed under Site Plan Control pursuant to Section 40 of the Planning Act, S.O. 1983.


(5) THAT this by-law shall come into force subject to the provisions of Section 34 (19) or 34 (31) of the Planning Act, S.O. 1983.

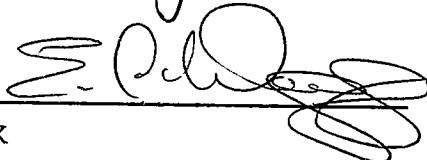
READ A FIRST TIME BY COUNCIL  
THIS 3rd. DAY OF MARCH, 1986 A.D.

  
MAYOR

  
Deputy CLERK

READ A SECOND AND THIRD TIME AND  
FINALLY PASSED BY COUNCIL THIS  
3rd. DAY OF MARCH, 1986 A.D.

  
MAYOR

  
Deputy CLERK