

THE CORPORATION OF THE  
T O W N O F P E L H A M

BY-LAW NO. 1114 (1987)

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;

AND WHEREAS pursuant to the provisions of Section 35 of the Planning Act, S. O. 1983, by-laws may be passed by Councils of municipalities to limit or prevent the use of certain lands until such time as Council is satisfied that development may proceed;

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

(1) THAT the lands shown on the sketch attached hereto and identified as Schedule "A" to this by-law be rezoned from Residential "R2" Zone and Hazard "H" Zone to Residential Multiple Holding "(H)RM1-142" Zone.

(2) 142 No person shall within a Residential Multiple Holding (H)RM1-142 Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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(a) Notwithstanding anything contained in Section 3.37 - Definitions - a Dwelling Rowhouse on the property subject of this by-law shall mean a separate building divided vertically into two (2) or more but fewer than fourteen (14) dwelling units.

(b) Notwithstanding anything contained in Section 13.1 - Permitted Uses, the property subject of this by-law shall be used for no other purpose than four rowhouse dwellings containing not more than fourteen (14) units.

(c) Notwithstanding anything contained in Section 13.2 - Regulations for Certain Dwellings, the Minimum Lot Frontage for Rowhouses on the property subject of this by-law shall be 60m.

(d) Notwithstanding anything contained in Section 7.12 - Automobile Parking Spaces, parking on the property subject of this by-law shall be provided on the basis of two (2) spaces in a garage for each dwelling unit plus ten (10) visitor parking spaces.

(e) That lands zoned Residential Multiple Holding (H)RM1-142 shall be used for no other purpose than the uses existing on the property, subject of this rezoning, as of the date of the passing of this by-law.

(3) THAT the removal of the Holding (H) Prefix shall be by amendment to this by-law.

(4) 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, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
16th. DAY OF MARCH, 1987 A.D.

  
MAYOR

  
CLERK