

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

BY-LAW NO. 1265 (1989)

Being a by-law to regulate the use of lands and the character and use of buildings and structures within certain areas of the Town of Pelham.

WHEREAS Section 34 of the Planning Act, S.O. 1983, 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 Planning & Development Committee of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Corporation 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 the lands identified on Schedule A attached hereto be and are hereby zoned as Residential Multiple 2 "RM2-87".

(2.0) Residential Multiple 2 RM2-87 Zone

Subject to the general provisions of Section 6 of By-Law #1136 (1987) with the exception of Sections 6.16(a) and (i) and all other applicable requirements and sections of By-Law #1136 (1987), the provisions of this section shall apply throughout the Residential Multiple 2 RM2-87 Zone.

(2.1) Permitted Uses


(a) Apartment dwellings and uses, structures and buildings accessory thereto.

(2.2) Zone Requirements

(a) Minimum Lot Area	150m ²
(b) Minimum Lot Frontage	30m
(c) Minimum Lot Depth	38m
(d) Maximum Density	65 dwelling units per ha
(e) Maximum Lot Coverage	30 percent of lot area
(f) Minimum Front Yard	One-half the height of the building or 7.5m, whichever is the greater

- (2.2)
- (g) Minimum Rear Yard 7.6m
 - (h) Minimum Interior Side Yard One-half the height of the building or 6m, whichever is the greater
 - (i) Minimum Exterior Side Yard One-half the height of the building or 7m, whichever is the greater
 - (j) Minimum Landscaped Open Space 35 percent of lot area
 - (k) Maximum Building Heights 2.5 storeys
 - (l) Minimum Floor Area per Dwelling Unit:
 - Bachelor 42m²
 - One Bedroom 56m² plus 9m² for each additional bedroom
 - (m) A children's play area shall be provided for each project, except for a building containing all bachelor units, of a size that will contain at least 2.5m² of play space for each one-bedroom unit and at least 5m² of play space for each two or more bedroom units in one location at the rear of the building accessible to the building without crossing a parking lot and located at least 4.5m from the nearest wall of the building and enclosed with a chain link or equally durable fence.
 - (n) The required parking shall be provided on an uncovered surface parking area and located 0.3 metres from the street line.
- (3) THAT this by-law will come into force and take effect pursuant to Sections 34(19) and 34(31) of the Planning Act, S.O. 1983.

READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED BY COUNCIL
THIS 17th DAY OF July , 1989 A.D.



MAYOR



CLERK