

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

BY-LAW NO. 1324 (1990)

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 and forming part of this by-law are hereby zoned Holding Residential Multiple 2 "(H)RM2-90" Zone.

(2) THAT the lands zoned Holding Residential Multiple 2 "(H)RM2-90" Zone be used for no other purpose than the uses existing on the date of passing of the by-law.

(3) THAT at such time as the Holding (H) prefix is removed, the lands zoned Holding Residential Multiple 2 "(H)RM2-90" shall be used for all the permitted uses in the Residential Multiple 2 "RM2" Zone subject to the general provisions of Section 6 of By-law #1136 (1987) and all other applicable requirements of By-law #1136 (1987); the provisions of this section shall apply throughout the Residential Multiple 2 "RM2" Zone.

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3.1 PERMITTED USES:

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

3.2 REGULATIONS FOR PERMITTED USES IN CLAUSE (a) OF SUBSECTION 3.2:

- |     |                            |  |
|-----|----------------------------|--|
| (a) | Minimum Lot Area           | 150m <sup>2</sup> per dwelling unit  |
| (b) | Minimum Lot Frontage       | 30m  |
| (c) | Minimum Lot Depth          | 38m  |
| (d) | Maximum Density            | 65 units per hectare   |
| (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  |
| (g) | Minimum Rear Yard          | One half the height of the building or 12m, whichever is the greater   |
| (h) | Minimum Interior Side Yard | One half the height of the building or 6m, whichever is the greater, save and except for the following buildings, as identified on Schedule "A".<br>°a minimum westerly side yard of 24.4m for building No. 1<br>°a minimum westerly side yard of 15m for building No. 7<br>°a minimum easterly side yard of 7.5m for building No. 4 |

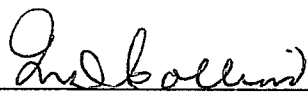
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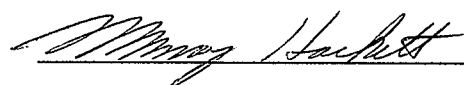
- (i) Minimum Exterior Side Yard      One half the height of the building or 7m, whichever is the greater
- (j) Minimum Landscaped Open Space      35 percent of lot area
- (k) Maximum Building Height      3 storeys
- (l) Minimum Floor Area per dwelling unit:
  - Bachelor      42m<sup>2</sup>
  - One Bedroom      56m<sup>2</sup>      plus      9m<sup>2</sup>
  - 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 2.5m<sup>2</sup> of play space for each one-bedroom unit and at least 5m<sup>2</sup> 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.

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

(5)            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  
19th. FEBRUARY, 1990 A.D.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK