

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

BY-LAW NO. 1326 (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 be and are hereby zoned as Residential Multiple
Village 2 "RMV2-91" and Residential Village 1 "RV1" Zones
from Institutional "I" Zone.

(2) Subject to the general provisions of Section 6 of
By-law #1136 (1987) and all other applicable requirements
and sections of By-law #1136 (1987), the provisions of this
section shall apply throughout the Residential Multiple
Village 2 "RMV2-91" Zone:

2.1 Permitted Uses

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

2.2 Zone Requirements

(a) Minimum Lot Area 175m²
(b) Minimum Lot Frontage 40m

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| (c) | Maximum Density | 55 dwelling units per hectare |
| (d) | Maximum Lot Coverage | 25 percent |
| (e) | Minimum Front Yard | as existing |
| (f) | Minimum Rear Yard | One-half the building height or 12m, whichever is greater |
| (g) | Minimum Westerly Side Yard | 2.5m |
| (h) | Minimum Easterly Side Yard | 0.5m |
| (i) | Minimum Landscaped Open Space | 40 percent of lot area |
| (j) | Maximum Building Height | 2 storeys |

(3) Nothing in this by-law shall prevent the use of lands indicated as "RMV2-91" on Schedule "A" to this by-law for a maximum of eighty-one (81) apartment units. Open air parking shall be provided at a rate of not less than 1.5 spaces per unit.

(4) Subject to the general provisions of Section 6 of By-law #1136 (1987) and all other applicable requirements and sections of By-law #1136 (1987), the provisions of this section shall apply throughout the Residential Village 1 "RV1" Zone for lots with sanitary sewers and water:

4.1 Permitted Uses

(a) One single detached dwelling on one lot and uses, buildings and structures accessory thereto.

4.2 Zone Requirements

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| (a) | Minimum Lot Area | 836m ² |
| (b) | Minimum Lot Frontage | 18m 20m on corner lot |

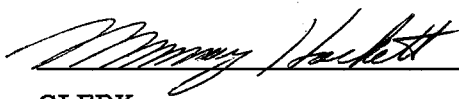
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| (c) | Maximum Lot Coverage | 35 percent |
| (d) | Minimum Front Yard | 8m |
| (e) | Minimum Interior Side Yard | 1.5m |
| (f) | Minimum Exterior Side Yard | 5m |
| (g) | Minimum Rear Yard | 7.5m |
| (h) | Maximum Height for a Dwelling | 10.5m |
| (i) | Minimum Ground Floor Area for a Dwelling: | |
| | (i) one storey | 93m ² |
| | (ii) two storey | 56m ² |

(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
27th. DAY OF FEBRUARY, 1990 A.D.


MAYOR


CLERK