

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

BY-LAW NO. 1352 (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;

- (a) Residential Multiple 2 "RM2-93" Zone (Part 1)
- (b) Residential Multiple 2 "RM2" Zone (Part 2)

(2) Residential Multiple 2 "RM2"

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 2 "RM2-93" Zone.

(2.1) **PERMITTED USES**

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

(2.2) **ZONE REQUIREMENTS**

- (a) Minimum Lot Area 150m<sup>2</sup> per dwelling unit
- (b) Minimum Lot Frontage 30m
- (c) Minimum Lot Depth 33.2m
- (d) Maximum Density 3 units

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- (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 7.7m, whichever is the greater
- (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 Height 5 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

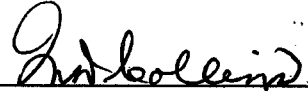
- (m) A children's play area shall be provided for each project, except for a building containing all bachelor units, of a size that will contain at least 2.5m<sup>2</sup> of play space for each one-bedroom unit and at least 5m<sup>2</sup> of play space for each two or more bedroom units in one location 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.

(3) Nothing in this by-law shall prevent the use of the lands indicated as "RM2-93" on Schedule "A" to this by-law to provide not less than 3 open air parking spaces.

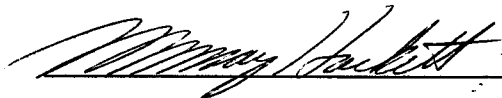
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(4) That this by-law will come into force and take effect pursuant to Sections 34(19) and 34(31) of the Planning Act, S.O. 1983.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
18TH DAY OF JUNE ,1990 A.D.



MAYOR



CLERK