

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

BY-LAW NO. 1495 (1992)

Being a by-law to amend Zoning By-Law No.
1136(1987) as amended.

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 2 "(H)R2-111" Zone.

(2) THAT Section 30 - Exceptions of By-Law No. 1136(1987) is amended by adding thereto the following exception:

"(H) R2-111 Nothing shall prevent the use of lands indicated as (H)R2-111 on Schedule "A" of this by-law for the purpose of 52 single detached dwellings and uses, structures and dwellings accessory thereto including a recreation centre all in accordance with the regulations contained in By-Law No. 1495(1992)."

- (3) THAT at such time as the Holding (H) prefix is removed, the lands zoned Holding Residential 2 "(H)R2-111" shall be used for all the permitted uses in the Residential 2 "R2-111" Zone contained herein subject to the general provisions of Section 6 of By-Law No. 1136(1987), as amended, and all other applicable requirements of By-Law No. 1136(1987), as amended; the provisions of this section shall apply throughout the Residential 2 "R2-111" Zone.

(3.1) PERMITTED USES

- (a) Single detached dwellings and uses, buildings and structures accessory thereto including a recreation centre.

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

- | | |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Minimum Lot Area | 3 hectares |
| (b) Minimum Lot Frontage | 30m |
| (c) Minimum Lot Depth | 38m |
| (d) Maximum Density | 52 single detached dwellings |
| (e) Minimum Front Yard | 4m |
| (f) Minimum Rear Yard | - 6m between single detached dwellings
- a minimum northerly rear yard of 4.5m |
| (g) Minimum Interior Side Yard | - a minimum westerly side yard of 7.5m
- a minimum easterly side yard of 7.62m
- a minimum westerly side yard of 15m for the recreation centre |
| (h) Minimum Landscaped Open Space | 35 percent of lot area |
| (i) Maximum Building Height | 10.5m |
| (j) Minimum Ground Floor Area for a Dwelling: | |
| i) one storey | 93m ² |
| ii) two storey | 55m ² |

(k) Supplementary regulations for parking requirement:
Notwithstanding the various parking requirements of
subsection 6.16 of By-Law No. 1136(1987), as amended;

- i) a minimum of 6 parking spaces shall be required
for the recreation centre.
- ii) a minimum of 2 parking spaces shall be required
on site for each single detached dwelling.

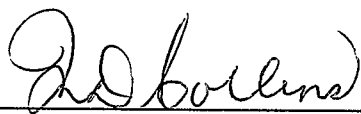
(4) For the purpose of the R2-111 Zone, the "**Recreation Centre**"
means a recreational or social facility intended for the
use of the persons residing in the development which shall
not be operated for gain or profit.

(5) THAT the removal of the Holding (H) prefix shall be by
amendment to this by-law and shall occur after a storm
water management plan addressing water quality and quantity
has been completed in accordance with the requirements of
the Ministry of Natural Resources, Niagara Peninsula
Conservation Authority and the Town of Pelham.

(6) THAT By-Law No. 1324(1990) be repealed in its entirety.

(7) THAT this By-Law shall come into force and take effect
pursuant to Sections 34(21) and 34(30) of the Planning Act,
R.S.O. 1990.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
20TH DAY OF JULY, 1992 A.D.



MAYOR



CLERK