

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

BY-LAW NO. 1544 (1993)

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

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, 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 1 "RM1-113" Zone.

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

"RM1-113 Nothing shall prevent the use of lands indicated as RM1-113 on Schedule "A" of this by-law for the purpose of 34 'Stacked Townhouse Dwelling' units and the following special provisions shall apply thereto:

(2.1) PERMITTED USES

(a) Stacked Townhouse Dwellings.

(b) Uses, buildings and structures accessory to the foregoing uses.

(2.2) REGULATIONS

(a) No covered parking is required.

(b) A minimum of 50 parking spaces be provided.

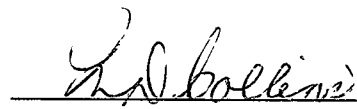
(c) Maximum site density shall be 65 units per hectare.


- (d) A separation distance of 7.5 metres be provided between the northerly townhouse blocks.
- (e) The following definition apply to the lands:

"Stacked Townhouse Dwelling" means a dwelling divided vertically and horizontally by a common or party wall into 6, but not more than 18 dwelling units each having an independent entrance from the front yard."

- (3) THAT the lands zoned Residential Multiple 1 "RM1-113" Zone shall be used for all the permitted uses 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.
- (4) 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
1ST DAY OF MARCH, 1993 A.D.


MAYOR


CLERK