

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

BY-LAW NO. 1584 (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 shown as R2-118 on the sketch attached hereto and identified as Schedule "A" to this by-law and forming part of this by-law, be and are hereby zoned as Residential 2 "R2-118" Zone.
- (2) THAT Section 30 - Exceptions of By-Law No. 1136(1987) is amended by adding thereto the following exception:

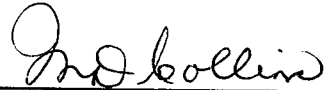
"R2-118 Nothing shall prevent the use of lands indicated as R2-118 on Schedule "A" of this by-law for the purpose of single family residences and the following special provisions shall apply thereto:

- (a) to permit a side yard setback of 1.2 metres where there is an attached garage or carport."

- (3) THAT the lands zoned Residential 2 "R2-118" Zone shall be used for the permitted use 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 the lands shown as R3-119 on the sketch attached hereto and identified as Schedule "A" to this by-law and forming part of this by-law, be and are hereby zoned as Residential 3 "R3-119" Zone.
- (5) THAT Section 30 - Exceptions of By-Law No. 1136(1987) is amended by adding thereto the following exception:
- "R3-119 Nothing shall prevent the use of lands indicated as R3-119 on Schedule "A" of this by-law for the purpose of semi-detached dwellings and the following special provisions shall apply thereto:
- (a) to permit a lot frontage of 18.2 metres,
 - (b) to permit a lot coverage of 45%,
 - (c) to permit an interior side yard of 1.2 metres whether the dwelling is one or two storeys but requiring one side yard of at least 2.5 metres where no garage or carport is provided; and
 - (d) a minimum front yard of 6.5 metres."
- (6) THAT the lands zoned Residential 3 "R3-119" Zone shall be used for the permitted use 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.
- (7) THAT the lands shown as R1 on the sketch attached hereto and identified as Schedule "A" to this by-law and forming part of this by-law, be and are hereby zoned as Residential 1 "R1" Zone.

- (8) THAT the lands zoned Residential 1 "R1" Zone shall be 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.
- (9) 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
16TH DAY OF AUGUST, 1993 A.D.



MAYOR



CLERK