

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

BY-LAW NO. 1824 (1996)

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 Services Division of General  
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 re-zoned from a Residential Multiple 1  
RM1-113 Zone to a Residential Multiple 2 RM2-134 Zone.
2. THAT Section 30 - Exceptions of By-Law No. 1136(1987) is  
amended by deleting exception "RM1-113":
3. THAT Section 30 - Exceptions of By-law No. 1136 (1987) is  
amended by adding thereto the following exception:

"RM2-134 Nothing shall prevent the use of lands indicated  
as RM2-134 on Schedule "A" of this By-law for the  
purpose of only a Senior Citizens Apartment House  
and uses, buildings and structures accessory  
thereto, and the following special regulations  
shall apply thereto:

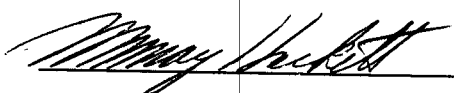
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|---------------------|---|
| a) Minimum Lot Area | 1 3 0 m <sup>2</sup> p e r<br>dwelling unit |
| b) Maximum Density  | 39 units                                    |

- c) Minimum Floor Area  
Per Dwelling Unit:
  - (One Bedroom) 42m<sup>2</sup>
  - (Two Bedroom) 59m<sup>2</sup>
- d) Parking Area Location:
  - Street Line 3.6m
  - Side Lot Line 1.5m
- e) Maximum Building Height 13.5m
- f) Minimum Southerly Side Yard 5m
- g) That the provisions of  
Section 17.2(m) shall not apply.

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, as amended.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
19TH DAY OF AUGUST, 1996 A.D.

  
MAYOR RALPH BEAMER

  
CLERK MURRAY HACKETT