

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 1945 (1997)

Being a by-law to amend Zoning By-law No. 1136 (1987)
and 1261 (1990), as amended.

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, 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 Services Committee of the Town of Pelham has recommended 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 "Highway Commercial HC-127."
2. Section 30 - Exceptions of By-law 1136(1987) is amended by adding thereto the following exception:

"HC-127 Notwithstanding the provisions of the Highway Commercial HC Zone, those lands indicated as HC-127 on Schedule "A" of this by-law, may only be used for:

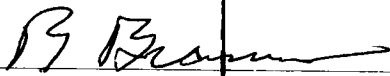
- (a) a bank;
- (b) personal service shops;
- (c) business and professional office; and
- (d) dwelling units;

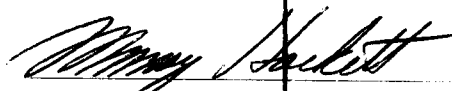
and shall be subject to the following provisions:

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| (i) Maximum floor area devoted to health care practitioners | 225 m ² |
| (ii) Maximum number of dwelling units, which units shall be located on the second and third floors | 12 |
| (iii) Minimum number of parking spaces to be provided for combined uses a, b, c and d above | 58 |
| (iv) Minimum number of parking spaces to be provided per health care practitioner | 5 |
| (v) Required setback of parking spaces abutting Highway 20 planting strip along south-easterly property line | 1.5 metres |
| (vi) Location of dwelling unit parking | Not required in a garage or carport |
| (vii) Location of required loading space | Exterior side yard |
| (viii) Required setback of loading space abutting Rice Road planting strip | 1.5 metres |

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| (ix) | Minimum maneuvering aisle width in the parking garage | 6.4 metres |
| (x) | Minimum driveway width for the parking garage | 5.4 metres |
| (xi) | Maximum building height | 12.06 metres,
measured from the
finished floor
elevation of 190.73 m |
| (xii) | Minimum landscaped amenity area | 430 m ² , to be located
in the rear yard |
| (xiii) | Minimum indoor residential amenity area | 160 m ² , to be located
in the cellar |
| (xiv) | Minimum front yard | 17.8 metres |
3. 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
3RD DAY OF NOVEMBER, 1997 A.D.


MAYOR


CLERK