

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2309 (2001)

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, 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 General Committee, Planning Services Division of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council 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 Open Space "OS" Zone.
2. THAT the lands identified on Schedule "A" attached hereto be and are hereby zoned as Residential Multiple 1 "RM1-164" Zone.
3. THAT Section 30 - Exceptions of By-Law No. 1136 (1987) is amended by adding thereto the following exception:

"RM1-164 Notwithstanding the provisions of Section 6.16(a) of the General Provisions and Section 16.4 (a), (c), (e), (g) and (j) of the Residential Multiple 1 "RM1" Zone the following special provisions shall apply:

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| (a) Minimum Lot Frontage | 20 m |
| (b) Maximum Density | 46 dwelling units |
| (c) Minimum Side Yard | 4 m for the corner unit at the southeast corner of the subject land |
| (d) Maximum Building Height | 7.5 m |
| (e) Distance Between Buildings on the Same Lot | Any side of any townhouse shall be no closer than 6 m to any side of another townhouse |
| (f) Minimum Parking Requirement | 76 parking spaces" |

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
24TH DAY OF JULY, 2001 A.D.


MAYOR


CLERK