

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 2699 (2005)

Being a by-law to amend Zoning By-law No. 1136 (1987), as  
amended, of the Town of Pelham  
(1532 Pelham Street)

WHEREAS The Town of Pelham Council is empowered to enact this By-law by  
virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

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 Section 30 (Special Exceptions) to Zoning By-law No. 1136 (1987), as  
amended, is hereby amended by deleting subsection RM2-134 and by adding the  
following subsection:

"RM2-134      Notwithstanding the Permitted Uses and Zone Requirements of the  
Residential Multiple 2 RM2 Zone and any other provision of said By-  
law to the contrary, lands identified as RM2-134 on Schedule 'A5'  
shall be subject to the following provisions:

**PERMITTED USES**

- (a) Senior Citizens Apartment House

**ZONE REQUIREMENTS**

- |   |                        |
|---|------------------------|
| (a) Minimum Lot Area                      | 5150 square metres     |
| (b) Minimum Lot Frontage                  | 58 metres              |
| (c) Maximum Density                       | 59 units               |
| (d) Maximum Lot Coverage                  | 30 percent of lot area |
| (e) Minimum Front Yard                    | 7.5 metres             |
| (f) Minimum Rear Yard                     | 12.5 metres            |
| (g) Minimum Interior Side Yard:           |                        |
| (i) South                                 | 5 metres               |
| (ii) North                                | 8.5 metres             |
| (h) Minimum Landscaped Area               | 35 percent of lot area |
| (i) Maximum Building Height               | 13.5 metres            |
| (j) Minimum Floor Area per Dwelling Unit: |                        |
| (i) Bachelor                              | 20 square metres       |
| (ii) One bedroom                          | 20 square metres       |
| (iii) Two bedroom                         | 50 square metres       |

- (k) Parking Area Location:
  - (i) Street line 3.6 metres
  - (ii) Side lot line 1.5 metres
- (l) Minimum Parking Requirement 0.68 space per unit

2. THAT this By-Law shall become effective from and after the date of passing thereof 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  
6<sup>TH</sup> DAY OF SEPTEMBER, 2005 A.D.

  
MAYOR

  
DEPUTY CLERK