

# The Corporation of the Town of Pelham

BY-LAW NO. 4456(2022)

**Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located on the north side of Pancake Lane, west of Pelham Street, legally described as Part of Lot 1, Concession 8, township of Pelham and Part 1 on RP 59R-15899 in the Town of Pelham. The Zoning By-law Amendment rezones the lands from the Institutional (I) zone to the following site-specific zone:**

- **Residential Multiple 2 – 316 (RM2-316)**

**Top End Construction Inc.**

**File No. AM-07-2020**

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**WHEREAS**, Section 34 of the Planning Act. RSO 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;

**WHEREAS**, the Council 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 PELHAM ENACTS AS FOLLOWS:

1. **THAT** Schedule 'A5' to Zoning By-law 1136 (1987), as amended, is hereby amended by rezoning the lands identified on Schedule 'A', attached hereto and forming part of this By-law from:

Institutional (I) to Residential Multiple 2 – 316 (RM2-316)

2. **THAT** Section 30 – Exceptions of By-law No. 1136 (1987), as amended, be modified by adding the following:

RM2-316 Notwithstanding Section 17.1, 17.2(a), (d), (h), (j), (k), (m) of the Residential Multiple 2 (RM2) zone and Section 6.16 Parking Regulations (a), (d)(i) and (i) and 6.35(c) Yard Encroachments, the following site-specific regulations shall apply:

Section 17.1 – Permitted Uses

- a) One apartment building containing a maximum of 40 dwelling units

Section 17.2 – Regulations

- a) Minimum Lot Area per dwelling unit 118 m<sup>2</sup> per unit

d) Maximum Density	85 units per hectare (26.31 units per acre)
h) Minimum Interior Side Yard	6 m
j) Minimum Landscaped Area	31.89 percent of lot area
k) Maximum Building Height	4-storeys
m) Common amenity area	60 m <sup>2</sup> total for the building (indoor)
Private amenity area	7.5m <sup>2</sup> per unit (balconies)

#### Section 6.16 Parking Area Regulations

a) Parking Requirements	56 total including visitor
d)(i) Width of Ingress and Egress	7.0 metres
i) Parking Area Location on Lot	2.0 metres from the westerly lot line

#### Section 6.35 Yard Encroachments Permitted

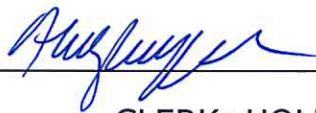
c) Projection of front porch into required front yard	2.5m
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ENACTED, SIGNED and SEALED THIS

16th day of May, 2022,

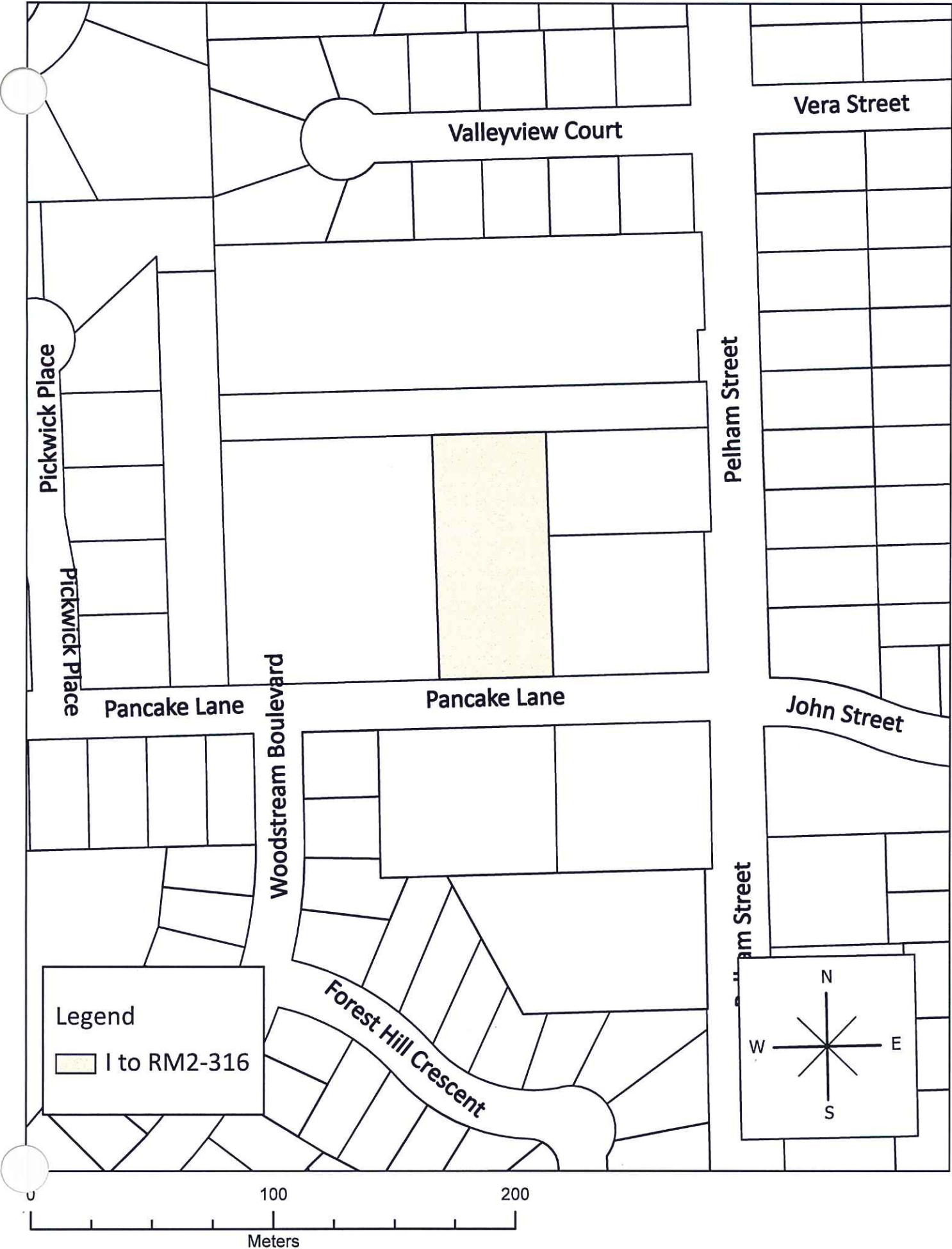


MAYOR: MARVIN JUNKIN




CLERK: HOLLY WILLFORD

Schedule 'A'



This is Schedule 'A' to By-law No. 4456 (2022) passed the 16 day of may, 2022.

  
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Mayor: Marvin Junkin

  
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Clerk: Holly Willford

