

THE CORPORATION OF THE  
T O W N   O F   P E L H A M  
BY-LAW #443 (1977)

Being a by-law to amend By-law #279 (1974)  
which may be cited as "The Zoning By-law  
of the Town of Pelham."

WHEREAS Council of the Corporation of the Town of Pelham  
deems it necessary in the public interest to pass a by-law to amend  
By-law #279 (1974);

AND WHEREAS pursuant to the provisions of Section 35 of  
the Planning Act, as amended, by-laws may be passed by Councils of  
municipalities for prohibiting or regulating the use of land and  
the erection or use of buildings or structures within the munici-  
pality for or except for such purposes as may be set out in the  
by-law, and for regulating in certain respects buildings or  
structures to be erected within the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN  
OF PELHAM ENACTS AS FOLLOWS:

(1) Section 28 of By-law #279 (1974) is hereby amended by  
the addition of the following exception: ----

"105 - No person shall within any Residential  
Multiple RM1-105 Zone use any land, or erect,  
alter or use any building or structure except  
in accordance with the following provisions:

(A) Permitted Uses -

- (a) row house dwellings
- (b) existing one-family detached dwelling
- (c) uses, buildings and structures accessory  
to the foregoing permitted uses.

(B) Regulations for Permitted Dwellings -

- (a) Maximum number of 26 dwelling units
- (b) all row house dwellings and garages shall  
be erected as delineated on Schedule A-105
- (c) the existing one-family detached dwelling  
shall be retained as delineated on Schedule  
A-105.
- (d) all parking spaces and driving areas shall  
be provided and maintained as delineated  
on Schedule A-105.
- (e) all row house play areas shall be provided  
and maintained as delineated on Schedule  
A-105.
- (f) all landscaped open space, which may include  
a swimming pool, shall be provided and main-  
tained as delineated on Schedule A-105.
- (g) a minimum rear yard of not less than 25 feet  
to any lot line shall be maintained.

(2) Schedule "A" to By-law #279 (1974) is hereby amended by changing from Development (D) Zone, to Residential Multiple RM1-105 those lands as indicated on Schedule A-105, attached hereto.

(3) Schedule A-105 attached hereto and forming part of this by-law, shall hereby form part of By-law #279 (1974).

(4) The lands in Schedule A-105 attached hereto are more particularly described in Schedule B-105 attached hereto and forming part of this by-law shall also form part of By-law #279 (1974).

(5) All other provisions of By-law #279 (1974) shall apply.

READ A FIRST AND SECOND TIME  
BY COUNCIL THIS 21st. DAY OF  
November, 1977 A.D.

MAYOR

CLERK

READ A THIRD TIME AND FINALLY PASSED  
BY COUNCIL THIS 21st. DAY OF  
November, 1977 A.D.

MAYOR

CLERK