

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #491 (1978)

Being a by-law to zone the lands described herein
to Residential Multiple RM2-001.

WHEREAS Council of the Corporation of the Town of Pelham
deems it necessary in the public interest to pass a by-law to zone
the lands described herein to Residential Multiple RM2-001;

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
municipality 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 in the municipality;

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

(1) THAT no person shall within any Residential Multiple RM2-001
Zone use any land, or erect, alter, or use any building or structure
except in accordance with the following provisions:

(a) PERMITTED USES -

- (a) apartments
- (b) maximum 1,200 square feet commercial area
- (c) uses buildings and structures accessory to
 the foregoing permitted uses

(b) REGULATIONS FOR PERMITTED USES -

- (a) minimum floor area per unit
 - one bedroom - 460 square feet
 - two bedroom - 620 square feet
- (b) commercial use -
 - commercial uses directly related to the needs
of the inhabitants

(2) ALL AND SINGULAR that certain parcel or tract of land and
premises, situate, lying and being in the Town of Pelham, in the
Regional Municipality of Niagara and being composed of Parts of Lots
16, 17 and Lots 19 and 20 according to Registered Plan 16 for the
Township of Pelham, now known as Plan 703 and designated as Part 1
on a reference plan deposited in the Registry Office for the Registry
Division of Niagara South as Plan 59R-1595.

con't.....

(3) THAT as a condition of the passing of this by-law, all phases shall be subject to the approval of the Niagara Regional Health Unit and separate site plan agreements with the Town of Pelham, which include a list of appropriate commercial uses.

(4) THAT the location of the structures on the lands described herein shall be in accordance with Schedule "A" attached hereto and forming part of this by-law.

(5) THAT as a condition of the passing of this by-law, the occupancy of said structure located on the lands described herein shall be restricted to persons with a minimum age of 18 years.

(6) THAT this by-law shall come into force and take effect on the day of its passing, subject to approval of the Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
25th. DAY OF SEPTEMBER, 1978 A.D.


MAYOR


CLERK