

THE CORPORATION OF THE  
T O W N   O F   P E L H A M  
BY-LAW # 534 (1979)

Being a By-law to amend Restricted Area  
By-law #279 (1974) and to Rezone the  
lands described herein from Institutional  
(I) zone to Restricted Residential and  
Public 124 (RRP-124) zone and Develop-  
ment (D) zone

WHEREAS Council of the Corporation of the Town of  
Pelham deems it necessary in the public interest to pass a by-law  
to rezone the lands described in Schedule "A" to this by-law from  
Institutional (I) zone to Restricted Residential and Public 124  
(RRP-124) zone and the lands described in Schedule "B" to this  
By-law from Institutional (I) zone to Development (D) zone.

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 Section 4 of By-law 279 (1974) is hereby amended  
by the addition of Restricted Residential and Public (RRP) zone.
- (2) THAT Section 28 of By-law 279 (1974) is hereby amended  
by the addition of the following exception
  - 124 - No person shall within any Restricted  
Residential and Public (RRP-124) zone use any  
land, or erect, alter or use any building or  
structure except in accordance with the follow-  
ing provisions:
    - (A) PERMITTED USES:
      - (i) Senior Citizens Apartments
      - (ii) Municipal, Provincial & Federal Offices
      - (iii) Post Office
      - (iv) Libraries
    - (B) Regulations for Uses Permitted in clause (i) of  
Section 2A
      - (a) Minimum Lot Area -  $697\text{m}^2$  for the first four<sub>2</sub>  
dwelling units plus  $146\text{m}^2$   
for each additional unit
      - (b) Minimum Lot Frontage - 23m
      - (c) Maximum Lot Coverage - 25%
      - (d) Minimum Setback - 20m from centreline of  
the road

- (e) Minimum Exterior Sideyard - 9m
- (f) Minimum Sideyard - one-half the height of the main building
- (g) Minimum Rearyard - 11m
- (h) Minimum Floor Area per dwelling unit - 1 bedroom  $43m^2$  plus  $9m^2$  for each additional bedroom
- (i) Maximum Building Height - 11m
- (j) Parking - 1 space per unit
- (C) Regulations for Uses Permitted in clauses (ii), (iii) and (iv) of Section 2A
  - (a) Maximum Lot Coverage - 50%
  - (b) Minimum Setback - 20m from the centreline of the road
  - (c) Minimum Yard Requirements - No building or structure shall be used or erected within 7.5m of any lot line.
  - (d) Minimum Parking Requirements
    - (i) Parking spaces shall be provided on the same lot on which the principal use is located, sufficient in number to accommodate the employees of, and visitors to the public use or uses on such lot and in no case shall be less than 1 space per  $37m^2$  of gross floor area.
    - (ii) No parking space or part thereof shall be located and no land shall be used for the temporary storage of any motor vehicle within 1.5m of any lot line which does not abut a public street, or within 3m of any street line or boundary of any Residential zone.
  - (e) Minimum Landscaping Requirements - A landscaping area in the form of a planting strip having a minimum width of 1.5m shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts the boundary of any Residential zone.
- (D) NOTWITHSTANDING the requirements for any permitted use in this By-law all development in Restricted Residential and Public (RRP-124) zone shall be subject to site plan agreement.

(3) THAT Schedule "A" to By-law 279 (1974) is hereby amended by changing from Institutional (I) zone to Restricted Residential and Public (RRP-124) zone those lands as described in Schedule "A" attached hereto and forming part of this By-law.

(4) THAT Schedule "A" to By-law 279 (1974) is hereby amended by changing from Institutional (I) zone to Development (D) zone those lands as described in Schedule "B" attached hereto and forming part of this By-law.

(5) THAT no person shall within any Development (D) zone as described in Schedule "B" attached hereto and forming part of this by-law use any land or erect, alter or use any building or structure except in accordance with section 15 of By-law 279 (1974) of the Corporation of the Town of Pelham.

READ A FIRST TIME BY COUNCIL  
THIS 23 DAY OF July 1979 A.D.

E.G. Bergenstein  
MAYOR

[Signature]  
CLERK

READ A SECOND AND THIRD TIME AND  
FINALLY PASSED BY COUNCIL THIS  
23 DAY OF July 1979 A.D.

E.G. Bergenstein  
MAYOR

[Signature]  
CLERK