

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #569 (1980)

Being a by-law to amend By-law #534 (1979) and By-law #279 (1974) and to rezone the lands described herein from Institutional (I) and Public (P) Zone to Restricted Residential and Public 124 (RRP-124) 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) and Public (P) Zone to Restricted Residential and Public 124 (RRP-124) 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 2 to By-law #534 (1979) is hereby deleted in its entirety and replaced by the following:

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 124 (RRP-124) Zone use any land, or erect, alter or use any building or structure except in accordance with the following 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) (Senior Citizens Apartments) of Section 2A:

- (a) Minimum Lot Frontage - 23m
- (b) Maximum Lot Coverage - 35%
- (c) Minimum Setback - 7.5m from lot line
- (d) Minimum Sideyard - 5m or half the height of the main building whichever is greater
- (e) Minimum Rearyard - 10.5m
- (f) Minimum Floor Area - 1 bedroom 43m² plus 9m² for each additional bedroom

- (g) Maximum Building Height - 11m
- (h) Minimum Parking - 0.4 spaces per unit

(c) Regulations for Uses Permitted in Clauses (ii), (iii) and (iv) of Section 2A (Government Offices, Post Office, Libraries respectively):

- (a) Maximum Lot Coverage - 50%
- (b) Minimum Setback - 7.5m from lot line
- (c) Minimum Rearyard Requirement - No building or structure shall be used or erected within 7.5m of any lot line.
- (d) Minimum Sideyard Requirement - 5m or half the height of the main building whichever is the greater
- (e) 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 37m² 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 3.0m of any street line or boundary of any Residential Zone.
- (f) 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 of any permitted use in this by-law, all development in Restricted Residential and Public 124 (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) and Public (P) Zone to Restricted Residential and Public 124 (RRP-124) Zone those lands as described in Schedule "A" attached hereto and forming part of this by-law.

(4) THAT Sections 4 and 5 to By-law #534 (1979) are hereby deleted in their entirety.

READ A FIRST TIME BY COUNCIL THIS
7th. DAY OF JANUARY, 1980 A.D.

MAYOR

CLERK

READ A SECOND AND THIRD TIME AND
FINALLY PASSED BY COUNCIL THIS
7th. DAY OF JANUARY, 1980 A.D.

MAYOR