

THE CORPORATION OF THE  
T O W N   O F   P E L H A M

BY-LAW NO. 1204 (1988)

Being a by-law to regulate the use of lands and the character and use of buildings and structures within certain areas of the Town of Pelham.

WHEREAS Section 34 of the Planning Act, S.O. 1983, 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;

AND WHEREAS the Planning & Development Committee of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Corporation 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 THE TOWN OF PELHAM ENACTS AS FOLLOWS:

(1) THAT the lands shown as Part 1 on the sketch attached hereto and identified as Schedule "A" to this by-law, be and are hereby zoned Residential 1 "R1" Zone.

(2) Residential 1 "R1" Zone - Subject to the general provisions of Section 6 of By-law #1136 (1987) and all other applicable requirements and sections of By-law #1136 (1987), the provisions of this section shall apply throughout the Residential 1 "R1" Zone.

**2.1 PERMITTED USES**

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.

**2.2 ZONE REQUIREMENTS**

- |                          |                   |
|--------------------------|-------------------|
| (a) Minimum Lot Area     | 700m <sup>2</sup> |
| (b) Minimum Lot Frontage | 19m               |
|                          | 20m on corner lot |
| (c) Maximum Lot Coverage | 30 percent        |
| (d) Minimum Front Yard   | 7.7m              |

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|---|---|
| (e) Minimum Interior Side Yard                | 1.8, on one side and 3m on the other side where there is no carport or garage attached, or 1.8m on both sides where a carport or garage is attached |
| (f) Minimum Exterior Side Yard                | 5m from the side lot line or 15m from the centre line of the road whichever is the greater  |
| (g) Minimum Rear Yard                         | 7.5m  |
| (h) Maximum Height for a Dwelling             | 10.5m   |
| (i) Minimum Ground Floor Area for a Dwelling: |   |
| (i) one storey                                | 115.5m <sup>2</sup>   |
| (ii) two storeys                              | 78m <sup>2</sup>  |

(3) THAT the lands shown as Part 2 on the sketch attached hereto and identified as Schedule "A" to this by-law, be and are hereby zoned Residential 2 "R2" Zone.

(4) Residential 2 "R2" Zone - Subject to the general provisions of Section 6 of By-law #1136 (1987) and all other applicable requirements and sections of By-law #1136 (1987) the provisions of this section shall apply throughout the Residential 2 "R2" Zone.

#### 4.1 USES PERMITTED

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.

#### 4.2 ZONE REQUIREMENTS

- |                          |                   |
|--------------------------|-------------------|
| (a) Minimum Lot Area     | 360m <sup>2</sup> |
| (b) Minimum Lot Frontage | 12m               |
|                          | 15m on corner lot |
| (c) Maximum Lot Coverage | 50 percent        |
| (d) Minimum Front Yard   | 6.5m              |

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|--|---|
| (e) Minimum Interior Side Yard           | 1.5m on one side and 3m on the other side where there is no carport or garage attached, or 1.5m on both sides where a carport or garage is attached |
| (f) Minimum Exterior Side Yard           | 15m from the centre line of the road or 5m from the side lot line whichever is the greater  |
| (g) Minimum Rear Yard                    | 7.5m  |
| (h) Maximum Height for a Dwelling        | 10.5m   |
| (i) Minimum Ground Floor for a Dwelling: |   |
| (i) one storey                           | 93m <sup>2</sup>  |
| (ii) two storeys                         | 55m <sup>2</sup>  |

(5) THAT the lands shown as Part 3 on the sketch attached hereto and identified as Schedule "A" to this by-law, be and are hereby zoned Residential Multiple 1 "RM1" Zone.

(6) Residential Multiple 1 "RM1" Zone - Subject to the general provisions of Section 6 of By-law #1136 (1987) and all other applicable requirements and sections of By-law #1136 (1987) the provisions of this section shall apply throughout the Residential Multiple 1 "RM1" Zone.

#### 6.1 PERMITTED USES

Block townhouse dwellings

#### 6.2 ZONE REQUIREMENTS FOR BLOCK TOWNHOUSE DWELLINGS

- |                          |  |
|--------------------------|--|
| (a) Minimum Lot Frontage | 30m  |
| (b) Minimum Lot Area     | 2000m <sup>2</sup>                             |
| (c) Maximum Density      | 35 dwelling units per ha                       |
| (d) Minimum Front Yard   | 7.5m on either a street or an internal roadway |

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- (e) Minimum Side Yard 4.5m, except that where the rear of a building faces the side yard the minimum side yard shall be 7.5m, and the minimum side yard abutting a street or an internal roadway shall be 7.5m
- (f) Minimum Rear Yard 7.5m
- (g) Maximum Building Height 10.5m
- (h) Minimum Ground Floor

Area for a Dwelling:

- (i) one storey 88m<sup>2</sup>
- (ii) two storeys 50m<sup>2</sup>
- (i) Distance Between Buildings on the same lot:  
A FACE OF A BUILDING MEANS one or other of the longest walls of a building. Each building shall be deemed to have two faces.

A SIDE OF A BUILDING MEANS one or other of the shortest walls of a building. Each building shall be deemed to have two sides.

Any face of one townhouse shall be no closer to any side of another townhouse than 9m.

Any face of any townhouse shall be no closer than 15m to any face of another townhouse.

Any side of any townhouse shall be no closer than 9m to any side of another townhouse.

- (j) Minimum Landscaped Area 25 percent

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- (k) Planting Strip                      A planting strip of 1.5m minimum in width shall be provided where the boundary of an (RM1) Zone abuts an (R1), (R2) Zone
- (l) A children's play area shall be provided for each project of a size that will contain at least 2.5m of play space for each one-bedroom unit and at least 5m<sup>2</sup> of play space for each two or more bedroom units in one location at the rear of the building accessible to the building without crossing a parking lot and located at least 4.5m from the nearest wall of the building and enclosed with a chain link or equally durable fence.

(7)            THAT the lands shown as Part 4 on the sketch attached hereto and identified as Schedule "A" to this by-law, be and are hereby zoned Open Space "OS" Zone.

(8)            Open Space "OS" Zone - Subject to the general provisions of Section 6 of By-law #1136 (1987) and all other applicable requirements and sections of By-law #1136 (1987) the provisions of this section shall apply throughout the Open Space "OS" Zone.

#### 8.1 PERMITTED USES

- (a) Public and private parks
- (b) Uses, building and structures accessory to the foregoing permitted uses excluding accessory dwellings.

#### 8.2 REGULATIONS


- |                          |             |
|--------------------------|-------------|
| (a) Minimum Lot Area     | .4 hectares |
| (b) Minimum Lot Frontage | 15m         |
| (c) Maximum Lot Coverage | 10 percent  |

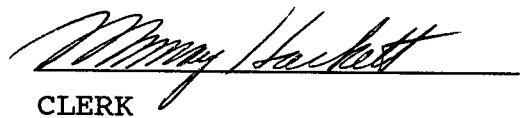
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- |     |                               |   |
|-----|-------------------------------|---|
| (d) | Minimum Front Yard            | 8m  |
| (e) | Minimum Exterior<br>Side Yard | 5m  |
| (f) | Minimum Side Yard             | The greater of<br>one-half the<br>height of building<br>adjacent to such<br>yard or 4.5m<br>whichever is the<br>greater |
| (g) | Minimum Rear Yard             | 7.5m  |
| (h) | Maximum Building Height       | 12m   |

(9) THAT this by-law will come into force and take effect pursuant to Sections 34 (19) and 34 (31) of the Planning Act, S.O. 1983.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
4TH DAY OF JULY, 1988 A.D.

  
MAYOR

  
CLERK

