

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

BY-LAW NO. 1234 (1989)

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 in the sketch attached hereto, designated Schedule "A" to this by-law, be and are hereby zoned Residential 3 - R3.

(2) Residential 3 R3 Zone - Subject to the general provisions of Section 6 of By-law #1136 (1987) and all other applicable requirements of By-law #1136 (1987), the provisions of this section shall apply throughout the Residential 3 R3 Zone.

2.1 PERMITTED USES

(a) Semi-detached dwellings and uses, buildings and structures accessory thereto.

(b) Duplex dwellings and uses, buildings and structures accessory thereto.

2.2 ZONE REQUIREMENTS FOR SEMI-DETACHED DWELLINGS

(a) Minimum Lot Frontage 19m or 22.5m on a corner lot

(b) Minimum Lot Area 288m² per dwelling unit (576m² per semi-detached dwelling)

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- (c) Maximum Lot Coverage 35 percent
- (d) Minimum Front Yard 7.7m
- (e) Minimum Interior 1.5m plus an
Side Yard additional .5m for
every storey or part
thereof above the
ground floor; except
where no private
garage or carport is
provided a side yard
of not less than 2.5m
on one side of
such semi-detached
dwelling; except that
no interior side yard
shall be required
where a pair of
semi-detached
dwellings on adjacent
lots are attached
together by a common
wall extending along
the side lot line
separating such lots,
provided that any
wall which does not
constitute part of
such common wall or a
direct extension
thereof shall be set
back not less than 1m
from the side lot
line separating such
lots.
- (f) Minimum Exterior 4.5m except where no
Side Yard attached garage or
attached carport is
provided the minimum
exterior side yard
shall be 5.5m
- (g) Minimum Rear Yard 7.5m
- (h) Minimum Ground Floor
for a Dwelling
- i) one storey 88m²
- ii) two storeys 50m²
- (i) Maximum Height for 10.5m
a Dwelling

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2.3 ZONE REQUIREMENT FOR DUPLEX DWELLINGS

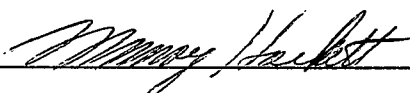
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|-----|----------------------------------|--|
| (a) | Minimum Lot Frontage | 19m |
| (b) | Minimum Lot Area | 580m ² |
| (c) | Maximum Lot Coverage | 35 percent |
| (d) | Minimum Front Yard | 7.7m |
| (e) | Minimum Interior
Side Yard | 1.5m plus 0.5m for
every storey or
part thereof above
the ground floor
except where no
attached garage or
attached carport
is provided the
minimum interior
side yard on one
side shall be 3m |
| (f) | Minimum Exterior
Side Yard | 4.5m |
| (g) | Minimum Rear Yard | 7.5m |
| (h) | Minimum Floor Area | 88m ² per
dwelling unit |
| (i) | Maximum Height for
a Dwelling | 10.5m |

- (3) 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 20th. DAY OF
FEBRUARY , 1989 A.D.



MAYOR



CLERK