

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

BY-LAW NO. 1259 (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 identified on Schedule A attached hereto and forming part of this by-law are hereby zoned "Residential Village RV1-86" and "Residential Village RV2-05".

(2) Subject to the General Provisions of Section 6 of By-law 1136 (1987), with the exception of s.6.21 Railway Right-of-Way, and all other applicable requirements of By-law 1136 (1987), the provisions of this section shall apply throughout the "RV1-86" Zone.

2.1 PERMITTED USES

- (a) One single detached dwelling on one lot and uses, buildings and structures accessory thereto.
- (b) The office of a professional located within the single detached dwelling in which the professional resides and used for consultations and accessory uses only.

2.2 ZONE REQUIREMENTS

- (a) Minimum Lot Area 836m²
- (b) Minimum Lot Frontage 18m
20m on corner lot

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(c)	Maximum Lot Coverage	35 percent
(d)	Minimum Front Yard	8m
(e)	Minimum Interior Side Yard	1.5m
(f)	Minimum Exterior Side Yard	5m
(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	93m ²
	ii) two storey	56m ²

(3) 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 Village RV2-05 Zone.

3.1 PERMITTED USES

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

3.2 ZONE REQUIREMENTS FOR SEMI-DETACHED DWELLINGS

- (a) Minimum Lot Area 400m² per dwelling unit
- (b) Minimum Lot Frontage 10m per dwelling unit
- (c) Maximum Lot Coverage 30 percent
- (d) Minimum Front Yard 8m
- (e) Minimum Interior
Side Yard 1.5m plus an additional .5m for every storey or part thereof above the ground floor; where no private garage or carport is provided, a side yard of not less than 3.0m 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
Side Yard 6m
- (g) Minimum Rear Yard 7.5m
- (h) Maximum Height for
a Building 10.5m
- (i) Minimum Ground Floor
Area
 - i) one storey 93m²
 - ii) two storey 56m²

3.3 ZONE REQUIREMENTS FOR DUPLEX DWELLINGS

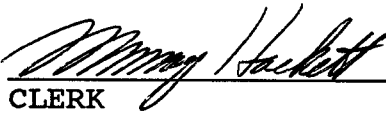
- (a) Minimum Lot Area 836m²
- (b) Minimum Lot Frontage 20m
- (c) Maximum Lot Coverage 25 percent
- (d) Minimum Front Yard 9m
- (e) Minimum Interior
Side Yard 3.6m on one side, 1.8m on
other side plus .6m on the
side for each additional or
partial storey above the
second, provided that where 2
garages and/or carports are
attached to and/or are within
the main building or the lot
is a corner lot, the minimum
width of the yard shall be
1.8m plus .6m for each
additional or partial storey
above the ground.
- (f) Minimum Exterior
Side Yard 6.0m
- (g) Minimum Rear Yard 7.5m
- (h) Maximum Height for
a Dwelling 10.5m
- (i) Minimum Ground Floor
Area for a Dwelling 75m²

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(4) 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
5 TH DAY OF JUNE ,1989 A.D.


MAYOR


CLERK