

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

BY-LAW NO. 1271 (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 be and are hereby zoned as Holding Residential Multiple RM1 Zone "(H) RM1".
- (2.0) Holding Residential Multiple 1 "(H) 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 Holding Residential Multiple 1 "(H) RM1" Zone.
- (2.1) Permitted Uses
  - (a) Triplex dwellings, semi-detached duplex dwellings, boarding houses, converted dwelling houses, street townhouse dwellings, block townhouse dwellings, four-plex dwellings.
  - (b) Uses, buildings and structures accessory to the foregoing uses.

(2.2) 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
- (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
- (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.

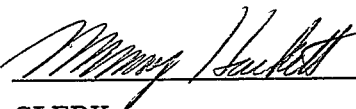
(1) A children's play area shall be provided for each project of a size that will contain at least  $2.5\text{m}^2$  of play space for each one-bedroom unit and at least  $5\text{m}^2$  of play space for each two or more bedroom units in one location at the rear of the building accessible to the building 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.

(3) THAT the removal of the Holding (H) prefix shall be by amendment to this by-law.

(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 17th DAY OF July , 1989 A.D.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK