

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

BY-LAW NO. 1334 (1990)

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 Multiple 1 "RM1-92" Zone;

(2) Residential Multiple 1 "RM1"

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 "RM1-92" 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.

(2.2) **ZONE REQUIREMENTS FOR TRIPLEX DWELLINGS, CONVERTED DWELLINGS, SEMI-DETACHED DUPLEX DWELLINGS, FOUR-PLEX DWELLINGS AND BOARDING HOUSES**

(a)	Minimum Lot Frontage	18m
(b)	Triplex, boarding houses and converted dwellings	175m ² per dwelling unit
	Semi-detached duplex and four-plex dwellings	156m ² per dwelling unit

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- (c) Maximum Lot Coverage 40 percent
- (d) Minimum Front Yard 7.7m
- (e) Minimum Interior Side Yard one-half of the building height or 3m, whichever is the greater
- (f) Minimum northerly side yard 2.5m
- (g) Minimum Exterior Side Yard one-half the building height or 5.5m, whichever is the greater
- (h) Minimum Rear Yard 7.7m
- (i) Maximum Building Height 10.5m
- (j) Minimum Floor Area 55m^2 per dwelling unit
- (k) Nothing in this by-law shall prevent the use of lands indicated as "RM1-92" on Schedule "A" to this by-law for a tri-plex dwelling and providing open air parking at a rate of not less than 1.5 spaces per unit.

(2.3) **ZONE REQUIREMENTS FOR STREET TOWNHOUSE DWELLINGS**

- (a) Minimum Lot Frontage 6m per dwelling unit, except that in the case of an interior lot containing a dwelling attached on one side only, the minimum lot frontage required shall be 9m
- (b) Minimum Corner Lot Frontage 14m
- (c) Minimum Lot Area 230m^2 per dwelling unit
- (d) Minimum Front Yard 7.5m
- (e) Minimum Exterior Side Yard 7.5m
- (f) Minimum Interior Side Yard 3m
- (g) Minimum Rear Yard 7.5m
- (h) Maximum Building Height 10.5m
- (i) Minimum Ground Floor Area for a Dwelling
 - i) one storey 88m^2
 - ii) two storeys 50m^2
- (j) Planting Strips a planting strip 1.5m minimum in width shall be provided where the boundary of an (RM1) Zone abuts an (R1) or (R2) Zone

(2.4) **ZONE REQUIREMENTS FOR BLOCK TOWNHOUSE DWELLINGS**

- (a) Minimum Lot Frontage 30m
- (b) Minimum Lot Area 2000m²
- (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 88m²
 - ii) two storeys 50m²
- (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.

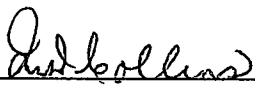
Any side of any townhouse shall be no closer than 9m to any side of another townhouse.

- (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 2.5m of play space for each one-bedroom unit and at least 5m² 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 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 APRIL ,1990 A.D.



MAYOR



CLERK