

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

BY-LAW NO. 1640 (1994)

Being a by-law to amend Zoning By-Law No.  
1136(1987) as amended.

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, 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 & Community Services 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 Residential Multiple 1 "RM1-121" Zone.
- (2) THAT Section 30 - Exceptions of By-Law No. 1136(1987) is amended by adding thereto the following exception:

"RM1-121 Notwithstanding the provisions of Section 16.3 - Zone Requirements for Street Townhouse Dwellings of the RM1 Zone, the lands indicated as "RM1-121" on Schedule "A" of this by-law shall be subject to the following special provisions:

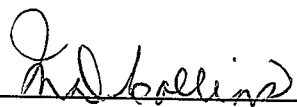
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|-----|--|----------|
| (a) | Minimum lot frontage<br>per townhouse lot        | 5.4m     |
| (b) | Minimum corner lot frontage<br>per townhouse lot | 10.5m    |
| (c) | Maximum Site Density                             | 27 units |
| (d) | Minimum front yard<br>per townhouse unit         | 6.0m     |
| (e) | Minimum exterior side yard<br>per townhouse unit | 4.5m     |


- (f) Minimum side yard per townhouse unit 3.0m except when abutting a GC Zone 1.5m shall be provided
- (g) Minimum rear yard - as per Schedule "B"
- (h) Maximum building height 8.0m, and for the purposes of calculating building height for Blocks 3 and 4, as illustrated on Schedule B, a rear building grade elevation of 30.0m (based upon the iron bar benchmark situate at northwest corner of the subject property having an elevation of 32.29m) shall be utilized therefrom.
- (i) Minimum Ground Floor Area for a Dwelling
  - i) one storey 88m<sup>2</sup>
  - ii) two storey 55m<sup>2</sup>
- (j) A planting strip shall be provided where the boundary of the property abuts:
  - i) an R1 or R2 zone of 3.0m, and
  - ii) a GC Zone of 1.5m."

(3) THAT the lands zoned Residential Multiple 1 "RM1-121" Zone shall be used only for street townhouse dwellings subject to the general provisions of Section 6 of By-Law No. 1136(1987), as amended, and all other applicable requirements of By-Law No. 1136(1987), as amended.

(4) THAT this By-Law shall come into force and take effect pursuant to Sections 34(21) and 34(30) of the Planning Act, R.S.O. 1990.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
16TH DAY OF MAY, 1994 A.D.

  
MAYOR

  
CLERK