

THE CORPORATION OF THE

TOWN OF PELHAM

BY-LAW NO. 2478 (2003)

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, 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 General Committee, Planning Services Division, of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council 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 "RM1-177" Zone.
2. THAT Section 30 - Exceptions of By-law No. 1136 (1987) is amended by the following subsection:

*"RM1-177 Notwithstanding the provisions of Subsection 6.16(d)(i) and Section 16 of the Residential Multiple 1 RM1 Zone the following apply:*

- |   |   |
|---|---|
| <i>(a) Permitted Use</i>                            | <i>Block townhouse dwellings</i>  |
| <i>(b) Minimum Lot Frontage</i>                     | <i>75 metres</i>  |
| <i>(c) Minimum Lot Area</i>                         | <i>14000 square metres</i>  |
| <i>(d) Maximum Number of Dwelling Units</i>         | <i>36 units</i>   |
| <i>(e) Minimum Setback from Pelham Street</i>       | <i>11 metres</i>  |
| <i>(f) Minimum Setback from Elizabeth Drive</i>     | <i>5.5 metres</i>   |
| <i>(g) Minimum Side Yard</i>                        | <i>2.4 metres, except that where the rear of a building faces the side yard the minimum side yard shall be 7.5 metres</i> |
| <i>(h) Maximum Building Height</i>                  | <i>10.5 metres</i>  |
| <i>(i) Minimum Ground Floor Area for a Dwelling</i> |   |
| <i>(i) one storey</i>                               | <i>88 square metres</i>   |
| <i>(ii) two storey</i>                              | <i>74 square metres</i>   |

- (k) 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 8.5 metres.*


*Any face of any townhouse shall be no closer than 18 metres to any face of another townhouse.*

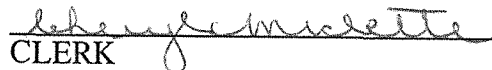
*Any side of any townhouse shall be no closer than 2.4 metres to any side of another townhouse.*

- |   |   |
|---|---|
| (l) Minimum Landscaped Area                                 | 35 percent  |
| (m) Planting Strip  | <i>A planting strip shall be provided where the boundary of the RM1-177 Zone abuts an R1 Zone</i> |
| (n) Minimum Internal Roadway Width                          | 6 metres  |
| (o) Minimum Setback Between Front of Unit and Internal Road | 6 metres  |
| (p) Minimum Setback Between Side of Unit and Internal Road  | 1.5 metres"   |

3. 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, as amended.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
20TH DAY OF MAY, 2003 A.D.

  
MAYOR

  
CLERK