

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW NO. 2956 (2008)

Being a by-law to amend Zoning By-law No. 1136 (1987), as
amended, of the Town of Pelham
(The Village of Chestnut Ridge)

WHEREAS The Town of Pelham Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

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 Section 30 (Exceptions) to Zoning By-law No. 1136 (1987), as amended, is hereby amended by deleting subsections R1-183 and R1-184 and by adding the following subsections:

“R1-183 Notwithstanding subsection 13.2 of the Residential 1 R1 Zone, the lands identified as R1-183 on Schedule 'A4' shall be subject to the following provisions:

ZONE REQUIREMENTS

- | | | |
|-----|--|---|
| (a) | Minimum Lot Area | 700 m ² (7,534.98 ft ²) |
| (b) | Minimum Lot Frontage | 19 m (62.34 ft) or
20 m (65.62 ft) on a corner lot |
| (c) | Maximum Lot Coverage | 40 percent |
| (d) | Minimum Front Yard | 6 m (19.69 ft) |
| (e) | Minimum Interior Side Yard | |
| | (i) Right Side
(as viewed from
the front lot line) | (a) 1.5 m (4.92 ft) where the right
side of the dwelling is less than
two stories in height
(b) 2.5 m (8.2 ft) where the right
side of the dwelling is two or
more stories in height |
| | (ii) Left Side
(as viewed from
the front lot line) | (a) 1.5 m (4.92 ft) where the left side
of the dwelling is less than two
stories in height
(b) 2.5 m (8.2 ft) where the left side
dwelling is two or more stories
in height |
| | (iii) Except where there is no carport or garage attached, in
which case 3 m (9.84 ft) shall be required on one side. | |
| (f) | Minimum Exterior Side Yard | 5 m (16.4 ft) |
| (g) | Minimum Rear Yard | 7.5 m (24.61 ft) |

- (h) Maximum Height for a Dwelling 12 m (39.37 ft)
- (i) Minimum Ground Floor Area for a Dwelling
 - (i) one storey 115.5 m² (1,243.27 ft²)
 - (ii) two storeys 78 m² (839.61 ft²)
- (j) Garage Projection a maximum of 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling

R1-184 Notwithstanding subsection 13.2 of the Residential 1 R1 Zone, the lands identified as R1-184 on Schedule 'A4' shall be subject to the following provisions:

ZONE REQUIREMENTS

- (a) Minimum Lot Area 800 m² (8,611.41 ft²)
- (b) Minimum Lot Frontage 20 m (65.62 ft) or 22 m (72.18 ft) on a corner lot
- (c) Maximum Lot Coverage 40 percent
- (d) Minimum Front Yard 6 m (19.69 ft)
- (e) Minimum Interior Side Yard
 - (i) Right Side (as viewed from the front lot line)
 - (a) 1.5 m (4.92 ft) where the right side of the dwelling is less than two stories in height
 - (b) 2.5 m (8.2 ft) where the right side of the dwelling is two or more stories in height
 - (ii) Left Side (as viewed from the front lot line)
 - (a) 1.5 m (4.92 ft) where the left side of the dwelling is less than two stories in height
 - (b) 2.5 m (8.2 ft) where the left side of the dwelling is two or more stories in height
 - (iii) Except where there is no carport or garage attached, in which case 3 m (9.84 ft) shall be required on one side.
- (f) Minimum Exterior Side Yard 6 m (19.69 ft)
- (g) Minimum Rear Yard 7.5 m (24.61 ft)
- (h) Maximum Height for a Dwelling 12 m (39.37 ft)
- (i) Minimum Ground Floor Area for a Dwelling
 - (i) one storey 115.5 m² (1,243.27 ft²)
 - (ii) two storeys 78 m² (839.61 ft²)

(j) Garage Projection

a maximum of 1.5 m (4.92 ft)
beyond the main wall of the front
of the
dwelling."

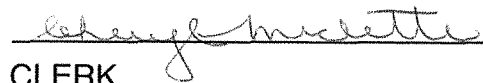
3. That this By-law shall come into force and take effect pursuant to Sections 34(21) and 34(30) of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
21ST DAY OF APRIL, 2008 AD

MAYOR



CLERK



EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2956 (2008)

This By-law involves a parcel of land located within The Village of Chestnut Ridge development, lying between Haist Street and Lookout Streets, north of Highway 20 West. The lands are legally described as Lots 7 to 11 and Lots 24 to 31 of Registered Plan 59M-348, part of Lots 2 & 3 and part of the Road Allowance between Lots 2 & 3, Concession 7, Town of Pelham.

This By-law affects thirteen (13) lots in Phase 1 and twenty (20) lots in the yet to be developed Phase 2. The phase 1 lands are zoned Residential 1 R1-183, while phase 2 lands are zoned Residential 1 R1-183(H) and Residential 1 R1-184(H) according to Zoning By-law No. 1136 (1987), as amended.

The purpose of this By-law is to further amend the Residential 1 R1-183 and Residential 1 R1-184 Zone provisions to modify the interior side yard setback requirements