

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3511 (2014)

Being a by-law to amend the Town of Pelham
Zoning By-law No. 1136 (1987), as amended
(Weiland Heights Subdivision)

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 Committee of the Whole 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 Schedule 'A4' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by rezoning the lands identified as the subject lands on Schedules 'A' and 'B', attached hereto and forming part of this By-law, as follows:

Part 1 from Residential RM1 Zone to RM1-245

2. THAT Section 30 - Exceptions of By-Law No. 1136 (1987), as amended be modified by adding the following exceptions:

"RM1-245 Lands identified as RM1-245 shall be subject to the following provisions:

PERMITTED USES

- (a) street townhouse dwellings; and
- (b) uses, buildings and structures accessory to the foregoing permitted uses.

ZONE REQUIREMENTS

- (a) Minimum Lot Frontage 6 m (19.695 ft) 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 8 m (26.25 ft)
- (b) Minimum Corner Lot Frontage 11 m (36.09 ft)
- (c) Minimum Lot Area 230 m² (2,475.78 ft²) per dwelling unit
- (d) Minimum Front Yard
 - (i) dwelling 4 m (13.13 ft)
 - (ii) garage 6 m (19.69 ft)
- (e) Minimum Exterior Side Yard 5 m (16.4 ft)

(f) Minimum Interior Side Yard

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| (i) | one storey and one and a half storey dwellings | 1.2 m (3.94 ft) |
| (ii) | two storey dwellings | 1.5 m (4.92 ft) |

(g) Minimum Rear Yard 7.5 m (24.61 ft)

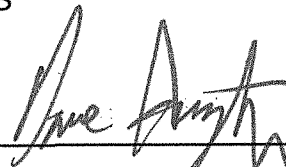
(h) Maximum Building Height 10.5 m (34.45 ft)

(i) Minimum Ground Floor Area for a Dwelling:

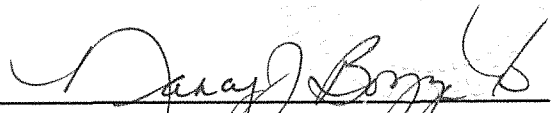
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|------|--|---|
| (i) | one storey and one and a half storey dwellings | 88 m ² (947.22 ft ²) |
| (ii) | two storeys | 50 m ² (538.21 ft ²) |

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, as amended.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
16th DAY OF JUNE, 2014 A.D.



MAYOR, DAVE AUGUSTYN



CLERK, NANCY J. BOZZATO

**EXPLANATION OF THE PURPOSE AND EFFECT OF
BY-LAW NO. 3511 (2014)**

The subject lands are located on the west side of Haist Street, lying north of Regional Road 20 West. The lands are legally described as Part of Lots 2 and 3 and part of the Road Allowance between Lots 2 and 3, Concession 7, former Township of Pelham, now Town of Pelham.

This By-law rezones Block 46, 47 and 48 of the Registered Plan 59M-399 for the lands in the Weiland Heights Subdivision in order to accommodate for street townhouse dwelling units.