

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW NO. 3967(2018)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located on the south side of Port Robinson Road and west of Rice Road, municipally known as 166 Port Robinson Road, legally described as Thorold Part Township Lot 171, from the site specific Residential Multiple 1 (RM1-267) zone and site specific Residential Multiple 1 (RM1-274) zone to a site specific Residential Multiple 1 (RM1-267) zone.

Hert Inc. (Upper Canada Consultants)

File No. AM-09-17

WHEREAS, Section 34 of the Planning Act, RSO 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;

WHEREAS, the Council 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 PELHAM ENACTS AS FOLLOWS:

1. **THAT** Schedule 'A5' to Zoning By-law 1136 (1987) as amended, is hereby further amended by rezoning the lands identified as the subject lands on Schedule 'A' attached hereto and forming part of this By-law from:

A site specific Residential Multiple 1 (RM1-267) and a site specific Residential Multiple 1 (RM1-274)	to a site specific Residential Multiple 1 (RM1-267) zone
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2. **THAT** Section 30 – Exceptions of By-law No. 1136 (1987), as amended, be modified by deleting the RM1-274 exception in its entirety.
3. **THAT** Section 30 – Exceptions of By-law No. 1136 (1987), as amended, be modified by deleting the RM1-267 exception in its entirety and replace it with the

RM1-267

following:

Notwithstanding Section 16
Residential Multiple 1 (RM1) zone, the
lands identified as RM1-267 shall be
subject to the following provisions:

16.1 PERMITTED USES

- a) block townhouse dwellings,
- b) secondary suites,
- c) uses, buildings and structures accessory to the foregoing permitted uses;

16.4 REGULATIONS FOR BLOCK TOWNHOUSE DWELLINGS

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|---|--|
| d) Minimum Front Yard | 0.5 m (1.6 ft) on a street and 2 m (6.56 ft) on an internal roadway. |
| e) Minimum Side Yard | 1.5 m (4.92 ft) except where the rear of a building faces the side yard the minimum side yard shall be 6 m (19.68 ft) and the minimum side yard abutting a street or an internal roadway shall be 3 m (9.84 ft). |
| f) Minimum Rear Yard | 6 m (19.68 ft) |
| i) Distance between buildings on the same lot | Any side of any townhouse shall be no closer than 3 m (9.84 ft) to any side of another townhouse. |
| m) Maximum Front Yard | 4.2 m (13.78 ft) on a street or 6.7 m (21.98 ft) on an internal roadway |
| n) Garages | The garage shall be set back a minimum of 1.3 m (4.27 ft) behind the front building face and a minimum of 0.5 m (1.64 ft) from an internal roadway. The maximum height of a detached garage is 7 m (23 ft). |

Notwithstanding the provisions under Section 6 of the General Provisions, the lands identified as RM1-267 shall be subject to the following provisions:

6.16 d) Ingress and Egress

- (x) Ingress and egress for all driveways and garages are to be from internal roadways.


6.35 c) Unenclosed Porches, Balconies, Steps and Patios

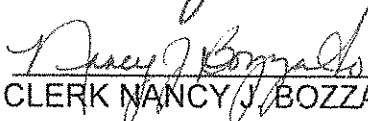
A covered porch, patio or steps shall have a minimum rear and side yard of 2 m (6.56 ft).

4. THAT this Bylaw shall come into effect and force from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the Planning Act, RSO 1990, as amended.

ENACTED, SIGNED AND SEALED THIS

5th DAY OF FEBRUARY, 2018 A.D.


MAYOR DAVE AUGUSTYN


CLERK NANCY J. BOZZATO