

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 4002 (2018)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located on the north side of Port Robinson Road, lying east of Lametti Drive, municipally known as 163 Port Robinson Road from an Agricultural (A) zone to a site specific Residential Multiple ~~1~~ <sup>2</sup> (RM2-285) zone.

744530 Ontario Inc.

File No. AM-10-17

**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 on Schedule 'A' attached hereto and forming part of this By-law from:

Agricultural (A) to Residential Multiple 2 - 285 (RM2-285)

2. **THAT** Section 30 – Exceptions of By-law 1136 (1987), as amended, is further amended by the following exception:

RM2-285 Notwithstanding Section 17.2 of the Residential Multiple 2 (RM2) zone the following site-specific regulations shall also apply:

- |                                     |  |
|-------------------------------------|--|
| a) Minimum Lot Area / dwelling unit | 115 m <sup>2</sup>   |
| c) Minimum Lot Depth                | 36 m   |
| d) Maximum Density                  | 70 units per hectare   |
| e) Maximum Lot Coverage             | 50%  |
| f) Minimum Front Yard               | 3 m  |
| h) Minimum Interior Side Yard       | 2.25 m   |
| j) Minimum Landscaped Area          | 25%  |
| k) Maximum Building Height          | 3 storeys  |
| l) Amenity Area                     | Every unit shall be provided with a balcony of at least 5m <sup>2</sup> in floor area. |

3. **THAT** Section 6.16 – Parking Area Regulations of By-law 1136 (1987), as amended, is further amended by the following exception:

a) Minimum Parking Requirements

Apartment dwelling	1.08 spaces per dwelling unit
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d) Ingress & Egress

Two-way traffic	6 m
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i) Parking Area Location

Apartment Dwelling	All yards provided that no part of any parking area, other than a driveway is located closer than 7.5m to any street line, 0m to any rear lane, and no closer than 1m to any side lot line.
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4. **THAT** this By-law 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 4<sup>th</sup> day of June, 2018 A.D.



MAYOR DAVE AUGUSTYN



CLERK NANCY J. BOZZATO