

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 4014(2018)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located on the west side of Haist Street, municipally known as 1120 Haist Street, legally described as Part of Lot 3, Concession 9 in the Town of Pelham, from the Public (P) zone to a site specific Residential 1 (R1-282) zone, a site specific Residential Multiple 1 (RM1-283) zone and a site specific Residential 2 (R2-284) zone.

Town of Pelham

File No. AM-01-18

**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 'A3" 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 Public (P) to a site specific Residential 1 (R1-282) zone, a site specific Residential Multiple 1 (RM1-283) zone and a site specific Residential 2 (R2-284) zone.
2. **THAT** Section 30 – Exceptions of By-law No. 1136 (1987), as amended, be modified by adding the following:

R1-282

Notwithstanding the regulations of the Residential 1 zone, the following special regulations shall apply:

- |                              |   |
|------------------------------|---|
| a) Minimum front yard        | 6.0 m<br>6.5 m for a garage                                   |
| b) Maximum front yard        | 6.0 m   |
| c) Maximum garage door width | the lesser of 50% of<br>lot width or 60% of<br>dwelling width |

RM1-283

Notwithstanding the Residential Multiple 1 zone, this land may only be used for block townhouse dwellings, street townhouse dwellings, home occupations and one accessory dwelling unit or home occupation located within a garage.

The following special regulations shall apply to street townhouse dwellings:

- a) Minimum lot frontage 7.2 m for interior end units
- b) Minimum lot depth 32.0 m
- c) Minimum front yard 4.5 m
- d) Minimum interior side yard 1.2 m
- e) Minimum exterior side yard 3.0 m
- f) Minimum rear yard 10.5 m

Notwithstanding Section 5 Definitions, for street townhouse dwellings that abut the Public zone, the north lot line abutting the Public zone will be considered the front lot line.

Notwithstanding Section 6 of the General Provisions, the following special regulations shall apply:

- a) Ingress and egress for all driveways and garages shall be from the rear.
- b) Minimum rear yard for a garage 0.5 m
- c) Maximum height for a garage 7.0 m
- d) Garages shall have a 0 m interior side yard setback with a shared masonry wall on one side and have a minimum interior side yard setback of 2.75 m on the other side.
- e) Minimum depth for a porch 2.0 m
- f) Porches may encroach a maximum of 2.0 m into a required front or exterior side yard. Steps associated with a porch may encroach up to the lot line.

The following special regulations shall apply to block townhouse dwellings:

- a) Minimum setback from an internal roadway 4.5 m
- b) Minimum setback from a rear lane 10.5 m
- c) Setback of face of building from northerly lot line 4.5 m
- d) Minimum setback of side of building to lot line, rear lane internal roadway 1.2 m

- e) Minimum setback of side of building to any side of another building 1.2 m

Notwithstanding Section 6 of the General Provisions, the following special regulations shall apply:

- a) Ingress and egress for all driveways and garages shall be from a rear lane.
- b) Minimum setback for a garage from a rear lane 0.5 m
- c) Maximum height for a garage 7.0 m
- d) Garages shall have a shared masonry wall on one side and be located a minimum of 5.5 m from another garage on the other side.
- e) Minimum depth for a porch 2.0 m
- f) Porches may encroach a maximum of 2.0 m closer to an internal roadway and the northerly lot line. Steps associated with a porch may encroach up to the internal roadway or northerly lot line.

R2-284

Notwithstanding the provisions of the Residential 2 zone, the following special regulations shall apply:

- a) Minimum lot depth 32.0 m
- b) Minimum front yard 4.5 m  
6.0 m to a garage
- c) Minimum interior side yard 1.2 m
- d) Minimum exterior side yard 3.0 m
- e) Minimum rear yard 7.5 m or 10.0 m where backing onto an existing residential property
- f) Maximum garage door width the lesser of 50% of the lot width or 60% of dwelling width
- g) Minimum setback from an internal roadway 4.5 m  
6.0 m to a garage
- h) Minimum setback between single detached dwellings 2.4 m
- i) Minimum setback from east or west lot line 1.2 m
- j) Minimum setback from the south lot line 10.0 m

Notwithstanding Section 6 of the General Provisions, the following special regulations shall apply:

- a) Minimum depth for a porch 2.0 m

c) Porches may encroach a maximum of 2.0 m into a required front or exterior side yard or closer to an internal roadway. Steps associated with a porch may encroach up to the lot line or internal roadway.

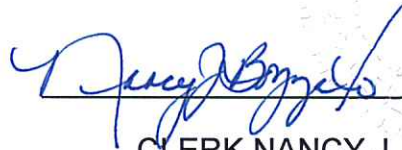
3. **THAT** this Bylaw shall come into effect and force from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the Planning Act, RSO 1990, as amended.

ENACTED, SIGNED AND SEALED THIS

18<sup>th</sup> DAY OF JUNE, 2018 A.D.



MAYOR DAVE AUGUSTYN



CLERK NANCY J. BOZZATO