

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 4031 (2018)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located on the south side of Canboro Road, municipally known as 190 Canboro Road, legally described as Part of Lot 3, Concession 8 in the Town of Pelham (designated as Part 2 on Plan 59R-15924), from the Residential 1 (R1) zone to a site specific Residential Multiple 1 (RM1-285) zone.

Town of Pelham

File No. AM-02-18

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 Residential 1 (R1) to a site specific Residential Multiple 1 (RM1-285) zone.
2. **THAT** Section 30 – Exceptions of By-law No. 1136 (1987), as amended, be modified by adding the following:

RM1-285

Notwithstanding the Residential Multiple 1 zone, this land may only be used for Block Townhouse Dwellings; uses, buildings and structures accessory thereto.

The following special regulations shall apply to block townhouse dwellings:

- | | |
|---|--|
| a) Minimum front yard | 3.0m |
| b) Minimum setback from an internal roadway | 3.0 m 6.0m for a garage |
| c) Minimum side yard | 3m from the easterly lot line, 1.5m from the westerly lot line, |

except where the rear of a building faces the side yard on the west side the minimum side yard shall be 6.0m and 7.5m where the rear of a building faces the side yard on the east side.

d) No development, structures or site alteration shall be permitted within 7.5m of the rear lot line.

e) Distance between buildings on the same lot:

Any side of any townhouse shall be no closer than 2.4 m to any side of another townhouse.

f) No planting strip shall be required.

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 an internal roadway.

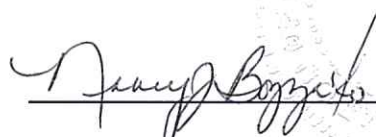
b) Porches attached to the rear of a building may encroach a maximum of 2.5 m into the westerly side yard.

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

4th DAY OF SEPTEMBER, 2018 A.D.


MAYOR DAVE AUGUSTYN


CLERK NANCY J. BOZZATO