THE CORPORATION OF THE

T O W N OF P E L H A M

BY-LAW NO. 4041(2018)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located between Summersides Boulevard and Port Robinson Road, west of Lametti Drive, legally described as Part of Lots 169 and 167 (being Part 1, 59R-16096, Part 1, 59R-16072, Part 2, 59R-15596 and Part 1, 59R-15462), in the Town of Pelham, from the Agricultural (A) zone to a site specific Residential 2 (R2-286) zone, a site specific Residential Multiple 1 (RM1-287) zone and a site specific Residential Multiple 1 (RM1-288) zone.

Town of Pelham

File No. AM-03-18

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 '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 a site specific Residential 2 (R2-286) zone, a site specific Residential Multiple 1 (RM1-287) zone and a site specific Residential Multiple 1 (RM1-288) zone.

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

R2-286

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

a) Maximum Lot Coverage	no maximum
b) Minimum Front Yard	4.5 m 6.0 m for a garage
c) Minimum Interior Side Yard	1.2 m
d) Minimum Exterior Side Yard	3.0 m

e) Minimum ground floor area for a dwelling
i) one storey 88 m^2
ii) two storey 50 m^2

RM1-287

Notwithstanding the Residential Multiple 1 zone, this land may only be used for street townhouse dwellings and uses, buildings and structures accessory thereto and the following special regulations shall apply thereto:

a) Minimum lot frontage   6.0 m

b) Minimum corner lot frontage   7.5 m

c) Minimum lot area   170 m^2 per dwelling unit

d) Minimum front yard   4.5 m

e) Minimum exterior side yard   3.0 m

f) Minimum interior side yard   1.2 m or 0 m for a common wall

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 laneway.

b) Minimum rear yard for a garage   0.5 m

c) Garages shall have a 0 m interior side yard setback with a shared masonry wall on one side and a minimum interior side yard setback of 2.4 m on the other side.

RM1-288

Notwithstanding the Residential Multiple 1 zone, this land may only be used for block townhouse dwellings and uses, buildings and structures accessory thereto and the following special regulations shall apply thereto:

a) Minimum front yard   3.0 m
                                       6.0 m for a garage

b) Minimum interior side yard   1.5 m except that where the rear of a building faces the side yard the minimum side yard shall be 6.0 m

c) Minimum rear yard   3.0 m

d) Distance between buildings on the same lot   3.0 m
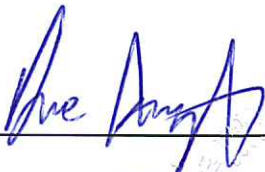
e) Planting strip   0 m

f) Minimum setback from an internal roadway	3.0 m to the front of a building 6.0 m for a front access garage or 0 m for a rear access garage 6.0 m to the rear of a building

g) The front of all buildings flanking Port Robinson Road shall be facing Port Robinson Road.

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 road.

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

17th DAY OF SEPTEMBER, 2018 A.D.

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MAYOR DAVE AUGUSTYN

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CLERK NANCY J. BOZZATO