

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW NO. 4317(2021)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located on the west side of Rice Road south of Walker Road, legally described as Part of Lot 171, Geographic Township of Thorold, Town of Pelham, Regional Municipality of Niagara, from the Agricultural (A) zone to a site specific Residential Multiple 1 (RM1-300) zone.

Town of Pelham

File No. AM-06-20

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 the site specific Residential Multiple 1 (RM1-300) zone and the East Fonthill Environmental Protection (EF-EP) zone.
2. **THAT** Section 30 of Zoning By-law 1136 (1987) as amended, is hereby amended by adding the following:

RM1-300

Notwithstanding the requirements of Section 6.16(d)(i) and 6.35(c) of the General Provisions and 16.4 (a), (d), (e), (f), and (i) of the Residential Multiple 1 zone, the following regulations shall apply:

6.16 (d)(i)	Ingress and Egress shall be provided by unobstructed driveways with a maximum width of 7.0 metres for two-way traffic
6.35 (c)	Unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 3.0 metres (9.84 feet) provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m (4.27 ft) above ground.

Patios may project into any required rear yard provided they are not more than 0.6 metres (1.97 feet) above grade.

16.4 Regulations for Block Townhouse Dwellings


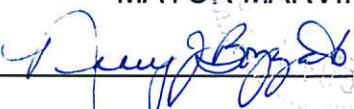
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|-------------------------------|---|
| a) Minimum Lot Frontage | 7.1 metres |
| d) Minimum Front Yard | 4.5 metres to building face
6.0 metres to a garage on a street or internal roadway |
| e) Minimum Side Yard | i) Where the rear wall of a building faces an interior side yard, the minimum required yard shall be 6.0 metres
ii) 5.3 for Unit 6
iii) 2.1 metres for Unit 13
iv) 3.8 metres for Unit 17
v) 1.5 metres for Units 24 & 35
vi) Units 9, 12, 18, 23, 29 & 30 may be located no closer than 3 metres from the inside radius of an internal street (i.e. intersection or turn)
vii) 4.2 metres where abutting an internal roadway |
| f) Minimum Rear Yard | 6.1 metres |
| i) Distance Between Buildings | Any face of one townhouse shall be no closer to any side of another townhouse than 9 m (29.53 ft).

Any face of any townhouse shall be no closer than 15 m (49.21 ft) to any face of another townhouse.

Any side of any townhouse shall be no closer than 3 metres to any side of another townhouse. |

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
16th DAY OF FEBRUARY, 2021 A.D.


MAYOR MARVIN JUNKIN

CLERK NANCY J. BOZZATO