

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

*(This Office Consolidation Edition is prepared for purposes of convenience only.*

*For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)*

---

**SECTION 11 - RESIDENTIAL MULTIPLE VILLAGE 1 RMV1 ZONE**

Subject to the general provisions of Section 6, and all other applicable requirements of this By-law, the provisions of this section shall apply through the Multiple Village 1 RMV1 zone.

**11.1 PERMITTED USES**

(a) Triplex dwellings

semi-detached dwellings

duplex dwellings

fourplex dwellings

boarding house dwellings

converted dwellings

street townhouse dwellings

block townhouse dwellings;

(b) uses, buildings and structures accessory to the foregoing permitted uses

**11.2 ZONE REQUIREMENTS FOR TRIPLEX DWELLINGS, CONVERTED DWELLINGS, SEMI-DETACHED DWELLINGS, DUPLEX DWELLINGS, FOURPLEX DWELLINGS**

(a) Minimum Lot Frontage 25 m (82.02 ft)

(b) Minimum Lot Area 140 m<sup>2</sup> (1,507.00 ft<sup>2</sup>)

(c) Maximum Lot Coverage 35 percent

(d) Minimum Front Yard 9 m (29.53 ft)

(e) Minimum Interior Side Yard One-half of the building height or 3 m (9.84 ft), whichever is greater

(f) Minimum Exterior Side Yard One-half of the building height or 7 m (22.97 ft) whichever is greater

## OFFICE CONSOLIDATION

### TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

*(This Office Consolidation Edition is prepared for purposes of convenience only.*

*For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)*

---

- |                             |   |
|-----------------------------|---|
| (g) Minimum Rear Yard       | 25 percent of lot depth                                       |
| (h) Maximum Building Height | 10.5 m (34.45 ft)   |
| (i) Minimum Floor Area      | 55 m <sup>2</sup> (592.04 ft <sup>2</sup> ) per dwelling unit |

#### 11.3 ZONE REQUIREMENTS FOR STREET TOWNHOUSE DWELLINGS

- |  |   |
|--|---|
| (a) Minimum Lot Frontage                     | 8 m (26.25 ft) per unit, except that in the case of a dwelling unit attached on one side only, the minimum lot frontage required shall be 10 m (32.81 ft) |
| (b) Minimum Corner Frontage                  | 16 m (52.49 ft)   |
| (c) Minimum Lot Area                         | 250 m <sup>2</sup> (2,691.07 ft <sup>2</sup> )  |
| (d) Minimum Front Yard                       | 9 m (29.53 ft)  |
| (e) Minimum Exterior Side Yard               | 8 m (26.25 ft)  |
| (f) Minimum Interior Side Yard               | 4 m (13.12 ft)  |
| (g) Minimum Rear Yard                        | 9 m (29.53 ft)  |
| (h) Maximum Building Height                  | 10.5 m (34.45 ft)   |
| (i) Minimum Ground Floor Area for a Dwelling |   |
| (i) one storey                               | 75 m <sup>2</sup> (807.32 ft <sup>2</sup> )   |
| (ii) two storey                              | 45 m <sup>2</sup> (484.39 ft <sup>2</sup> )   |
| (j) Minimum Landscaped Area                  | 30 percent  |
| (k) Planting Strip                           | A planting strip of 1.5 m (4.92 ft) in width shall be provided where the RMV1 zone abuts an RV1 or RV2 zone   |

#### 11.4 ZONE REQUIREMENTS FOR BLOCK TOWNHOUSE DWELLINGS

- |                          |  |
|--------------------------|--|
| (a) Minimum Lot Frontage | 35 m (114.83 ft)                                 |
| (b) Minimum Lot Area     | 2500 m <sup>2</sup> (26,910.66 ft <sup>2</sup> ) |

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

*(This Office Consolidation Edition is prepared for purposes of convenience only.*

*For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)*

---

- (c) Maximum Density 35 dwelling units per ha (14.16 units per acre)
- (d) Minimum Front Yard 9 m (29.53 ft) on either a street or an internal roadway
- (e) Minimum Side Yard 6 m (19.69 ft), except the minimum side yard abutting a street or an internal roadway shall be 9 m (29.53 ft)
- (f) Minimum Rear Yard 9 m (29.53 ft)
- (g) Maximum Building Height 10.5 m (34.45 ft)
- (h) Minimum Ground Floor Area for a Dwelling
  - (i) one storey 75 m<sup>2</sup> (807.32 ft<sup>2</sup>)
  - (ii) two storey 45 m<sup>2</sup> (484.39 ft<sup>2</sup>)

- (i) Distance between buildings on the same lot:

A "FACE" of a building means one or other of the longest walls of a building. Each building shall be deemed to have two faces;

A "SIDE" of a building means one or other of the shortest walls of a building. Each building shall be deemed to have two sides;

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 9 m (29.53 ft) to any side of another townhouse.

- (j) Minimum landscaped area 25 percent
- (k) Planting Strip A planting strip of 1.5 m (4.92 ft) in width shall be provided where the boundary of an RMV1 zone abuts an RV1 or RV2 zone