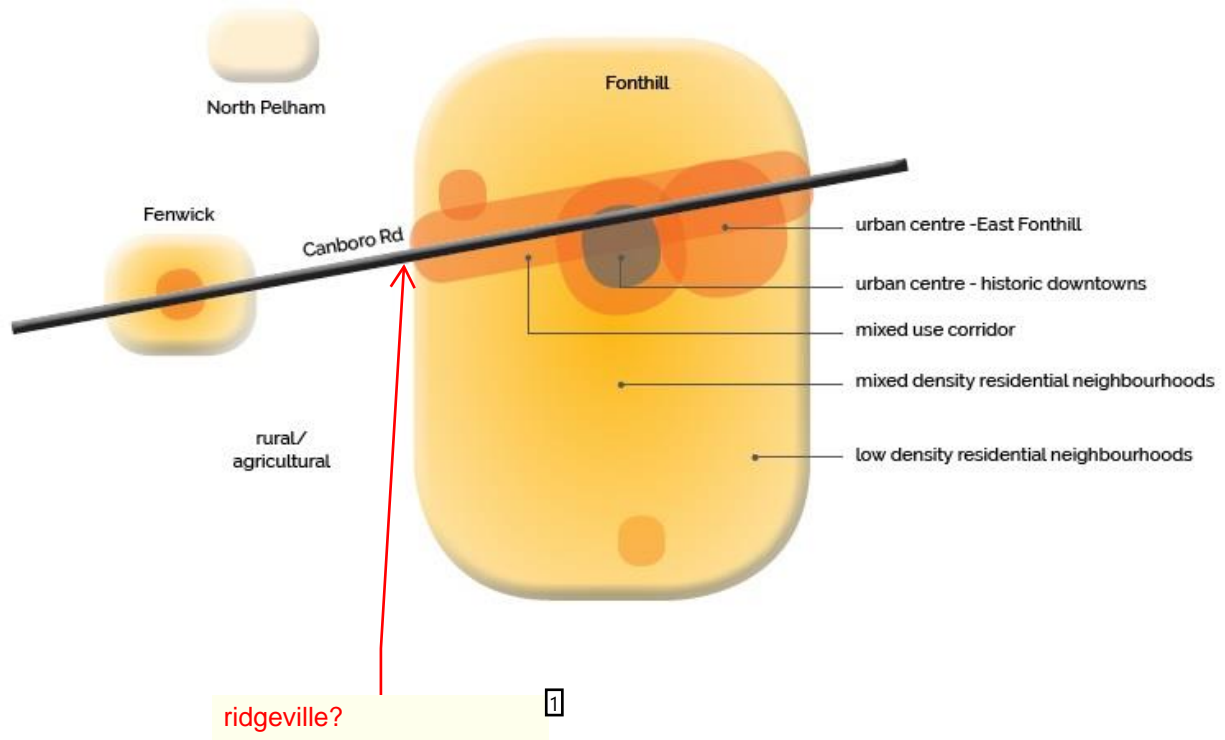


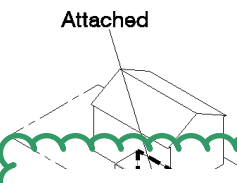
# Conceptual Urban Structure of Pelham



**ARENA** means a building containing an ice surface used for skating related activities, trade shows, and other recreational activities not requiring an ice surface and other events or gatherings, such as weddings, banquets and conferences.

**ASSEMBLY HALL** means a building or part of a building in which facilities are provided for meeting of a civic, educational, political, religious, social or recreational nature and which facilities are capable of accommodating in excess of 100 persons and includes banquet facilities.

**ATTACHED** means a building otherwise complete in itself, which depends for structural support or complete enclosure upon a division wall or walls shared in common with adjacent building or buildings.



this needs some clarification of should be removed

this version allows for more creative design freedom

**“ATTACHED”** means a building adjoined by a roof or which shares a common wall with an adjacent building(s).

**AUDITORIUM** means a building or structure where facilities are provided for athletic, civic, education, recreational, political, religious or social events including, but not so as to limit the generality of the foregoing, an arena, a community centre, a bowling alley, a recreation centre, an assembly hall, a gymnasium, a stadium, a cinema, a theatre or a playhouse.

**BAKERY** means a food processing establishment where food products for which flour, grains, meal or sugar are the principal ingredients, are produced, mixed, compounded, baked or otherwise prepared.

**BAKE SHOP** means a building where the prepared food products are offered for retail sale on the same premises and may include a restaurant.

**BALCONY** means a platform that projects from the wall of a building and is accessible from inside such building by means of a door.

**BANK** means an institution where money is deposited, kept, lent and exchanged and shall include Trust Companies, Credit Unions, and other like financial institutions.

**BASEMENT** means that portion of a building between two floor levels which is partly underground, but which has more than one-half of its height, from finished floor to finished ceiling.

**BED AND BREAKFAST ESTABLISHMENT** means a part of a dwelling unit in which not more than 3 bedrooms are used or maintained for the accommodation of the traveling public, in which the owner of the dwelling unit supplies lodgings with or without meals and which is owner occupied but does not include a hotel or motel.

including any intervening columns, doors, windows or wall sections which might separate two or more garage door opening(s).

**GARDEN SUITE** means a small, independent temporary building, physically separate from the principle dwelling unit with which it is associated, which may be used as a dwelling unit, or for activities accessory to those permitted in the principle dwelling unit.

**GOLF COURSE** means an area operated for the purpose of playing golf, and includes such accessory uses as a restaurant, a retail store that sells golf equipment and accessories, a dwelling unit for an owner/caretaker and other buildings or structures devoted to the maintenance and operation of the golf course and may include, as accessory uses, a golf driving range and a miniature golf facility.

**GOLF DRIVING RANGE** means an indoor or outdoor public or private facility dedicated to the driving of golf balls from fixed golf tees.

**GREENHOUSE** means the use of a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables and other types of nursery stock. Such use may include the wholesale or retail sale of greenhouse products customarily, incidental, subordinate and exclusively devoted to the principle use, located on the same lot therein. A retail use accessory to a greenhouse shall have a maximum retail floor area of 200 square metres.

**GUEST ROOM** means a habitable room or suite of habitable rooms wherein accommodation, with or without meals, is provided for gain or profit to one or more persons, and which contains no facilities for cooking.

**GYMNASIUM/FITNESS CENTRE** means a building designed and intended to accommodate various forms of indoor sports and recreation and may include an arena, tennis, squash, handball and badminton courts and roller rinks.

**HABITABLE ROOM** means any room of a residential building or an institutional building, used or capable of being used by one or more persons for living, eating or sleeping, or as a kitchen serving a dwelling unit; but does not include a bathroom, water-closet compartment, laundry, serving or storage pantry, corridor or other space not for use frequently or during extended periods.

**HEIGHT** means the vertical distance measured from the finished grade level to the highest point of the roof surface or parapet, whichever is greater. In the case of a deck, height means the height of the highest floor level. In calculating the height of a building, any construction used as an ornament or for the mechanical operation of a building such as a mechanical penthouse, firehouse tower, chimney, tower, cupola or steeple, it is not to be included. **if this definition is to stay the building heights in the bylaw need to grow by a couple-three metres past 10.5m**

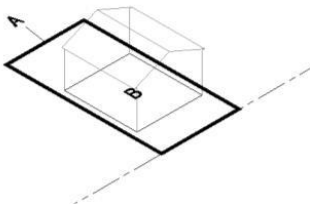
**HOBBY FARM** means a small-scale agricultural use located in the rear yard of a lot and comprised of up to 5 domestic livestock and up to 20 fowl for recreational purposes or for personal consumption by the occupants of a dwelling unit on the same lot.

**LOT COVERAGE** means

- a) That percentage of the lot area covered by all buildings above ground level, measured at the level of the lowest storey above grade, including all porches, and decks, having a height of 0.6 metres and above any part of the finished grade, and covered parking areas, but excluding open unenclosed patios, steps, cornices, eaves, bay windows, chimney breasts and similar projections and swimming pools; and
- b) Does not include that portion of the lot area which is ... or horizontal portion thereof which is completely below ground level, and
- c) For the purposes of this definition the lot coverage in each zone applies and shall be deemed to apply only to that portion of such lot that is located within said zone.

does this exclude eaves? or part of eaves? how does the roof come into play?

Lot Coverage = B/A



**LOT DEPTH** means:

<p>The shortest horizontal distance between the rear lot line and the front lot line of a lot, where such lot lines are parallel;</p>	
<p>The horizontal distance between the mid-point of the rear lot line and the mid-point of the front lot line of a lot, where such lot lines are not parallel; or</p>	
<p>The horizontal distance between the mid-point of the front lot line and the point of intersection of the side lot lines of a lot where there is no rear lot line.</p>	

**LOT FRONTAGE** means

- a) The horizontal distance between the side lot lines measured along the continuous front lot line, and if the front lot line is not continuous, measured along the longest front lot line;
- b) Where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured by a line 7.5 metres back

**OUTSIDE STORAGE** means the placing or locating in the open air and/or in partially closed buildings or structures of any goods, materials, parts, merchandise or equipment of any kind but does not include operative vehicles licensed or capable of being licensed to be operated on a highway at any time, or motorized construction vehicles or agricultural or parks vehicles or commercial vehicles, whether or not operative or capable of being licensed.

**OWNER** means any person whose interest in a parcel of land is defined and whose name is specified in an appropriate instrument in the relevant Land Registry Office.

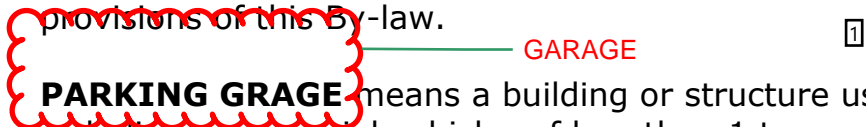
**PARK** means an open space area, playground or playing field, which may include recreational facilities, including buildings for such facilities or support services.

**PARK, PUBLIC** means a park owned or controlled by a public agency.

**PARK, PRIVATE** means a park other than a public park.

**PARKING AISLE** means an area of land which abuts and provides direct vehicular access to one or more parking spaces within a parking area.

**PARKING AREA** means an area of land which is provided and maintained for the parking of vehicles and which area comprises all parking spaces of at least the minimum number required according to the provisions of this By-law and all aisles and related ingress and egress lanes and similar areas used for the purpose of gaining access to or from the said parking spaces and is provided and maintained in accordance with the provisions of this By-law.



**PARKING GRAGE** means a building or structure used for the parking of vehicles including commercial vehicles of less than 1 tonne maximum capacity and may include aisles, parking spaces and related ingress and egress lanes, but shall not include a public street.

**PARKING SPACE** means an area of land which:

- a) Is provided for the temporary parking or storage of one vehicle or bicycle for other than the purpose of sale or display; and
- b) Is of a size which is adequate for the temporary parking or storage of one vehicle or bicycle in accordance with the provisions of this By-law; and
- c) Has adequate access to permit ingress and egress of a vehicle or bicycle from a street by means of a driveway, aisles, maneuvering areas or similar areas, no part of which shall be used for the temporary storage of one or more vehicles or bicycles; and
- d) May be located outside or within a private garage, carport, building or other covered area as identified in the particular zone.

- c) The use shall be operated by the owner(s) of the lot and have a maximum of two additional employees;
- d) Ancillary retail/commercial sales and service activities shall be limited to the lessor of 50m<sup>2</sup> or a maximum of 10% of the gross floor area of the building;
- e) All buildings related to the use shall be located within a cluster of existing buildings;
- f) The minimum lot area shall be 1.0ha; <sup>1</sup>
- g) The minimum lot frontage shall be 150m;
- h) The use and all associated facilities including parking areas shall not exceed a maximum area of 0.4ha;
- i) The minimum separation distance between agriculture-related uses shall be 500m;
- j) The maximum combined total floor area of the building utilized for the agriculture-related use shall be 250m<sup>2</sup>;
- k) The maximum area that may be utilized for open storage shall be 200m<sup>2</sup> and no more than one area of open storage shall be permitted;
- l) The area utilised for open storage shall be screened from the view of a public road;
- m) The use shall comply with the applicable noise emission standards of the Ministry of the Environment and Climate Change and where necessary, acoustic fencing, berms or other mitigation measures shall be provided to ensure that off-site sound levels generated by the use meet those standards;
- n) There shall be no external advertising other than a sign erected in accordance with the Town of Pelham Sign By-law;
- o) The use shall comply with the parking and loading requirements of Section 4; and
- p) Site Plan Control shall apply to any development.

### **3.2.2 On-Farm Diversified Uses**

On-farm diversified uses, including agri-tourism/value added uses, may only be permitted in accordance with the provisions of Section 5, the Rural/Agricultural Zones, and in accordance with the following:

- a) The use shall accessory and directly related to the existing permitted agricultural use(s) on the lot and shall primarily serve the existing permitted agricultural

- d) Not contain more than 3 guest rooms;
- e) Be licensed through the Town’s Short Term Accommodation Licensing By-law, pursuant to the Municipal Act, 2001;
- f) Obtain approval from the Regional Public Health Department and the Town’s Building and Fire Departments; and
- g) Comply with the parking requirements of Section 4.

### **3.4 BUILDING RESTORATION**

- a) Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any existing building or structure, provided that such strengthening or restoration does not increase the height, area or volume or result in the change of the use of such building or structure so as to contravene any of the provisions of this By-law.
  - b) Nothing in this By-law shall prevent the replacement of a building or structure which has been ~~partially or completely~~ destroyed by fire, an act of God or any other means, except within a floodplain, beyond the control of the owner on all or part of the existing foundation, provided the said building or structure is replaced within five years of it being partially or completely destroyed.
- this should be up to NPCA

### **3.5 DAYLIGHTING TRIANGLES**

Within the Daylighting Triangle, no sign, fence, landscaping, building or structure shall be greater than 0.5m in height above the elevation of the ground at the lot line. There shall be no additional building setbacks offset from a daylight triangle.

### **3.6 DRIVE-THRU FACILITIES**

- a) Notwithstanding any other provisions of this By-law, where a building or structure incorporates a drive-thru service facility, an area for vehicles waiting to use the drive-through service facility shall be provided, in addition to any other parking areas. The waiting area shall be located a minimum of 7.5m from any Residential, Intuitional or Open Space Zone and vehicles may be parked in tandem within this area; and
- b) All drive-thru windows on building facades shall not face any streetline.

### **3.7 ENCROACHMENTS**

Every part of any yard required to be provided in any zone shall be open and unobstructed by any structure from the ground to the sky, in accordance with the following:



### 3.30 SECOND DWELLING UNITS

#### Two SDU could be in dwelling

- a) One Second Dwelling Unit is permitted in a single detached, semi-detached or townhouse dwelling in the R1, R2, R3, RM1, RR, GF-R1, GF-R2, GF-R3, A or SA Zones provided:
- i. The maximum floor area of the second dwelling unit is 75m<sup>2</sup> on a lot within the Urban Area Boundary and 93m<sup>2</sup> on a lot outside of the Urban Area Boundary;
  - ii. A maximum of one entrance is permitted along a front or corner side yard;
  - iii. If applicable, a septic approval must be obtained confirming the septic system can sustain the additional dwelling unit;
  - iv. A minimum of one parking space shall be required for the second dwelling unit; and
  - v. All requirements of the Ontario Building Code, as applicable, shall be met.

#### Two SDU could be in accessory building

- b) One Second Dwelling Unit is permitted in a detached accessory building in the R1, R2, R3, RM1, RR, GF-R1, GF-R2, GF-R3, A or SA Zone provided:
- i. A maximum of one second dwelling unit is permitted per lot;
  - ii. The maximum floor area of the second dwelling unit is 75m<sup>2</sup> on a lot within the Urban Area Boundary and 93m<sup>2</sup> on a lot outside of the Urban Area Boundary;
  - iii. The maximum height of the detached accessory building shall be 7m;
  - iv. For a Second Dwelling Unit located in a detached garage, the maximum height shall be 8m;
  - v. The maximum distance of a Second Dwelling Unit is permitted from the closest portion of the principle dwelling located on a property is 40m unless the Second Dwelling Unit is located in an existing building;
  - vi. If applicable, a septic approval is obtained confirming the septic system can sustain the additional dwelling unit;
  - vii. A minimum of one parking space shall be required for the second dwelling unit;
  - viii. All requirements of the Ontario Building Code, as applicable, shall be met; and



### 3.32 SPECIAL EXCEPTIONS

The Special Exceptions noted in Section 10 shall have effect in respect of the subject use and the provisions of the respective shall be amended insofar as required to give effect to the special provisions. All other provisions of the respective zone shall apply, with the necessary changes being made to the subject use.

### 3.33 SPECIAL SETBACKS

Notwithstanding any other provisions in this By-law, the following shall apply:

#### 3.33.1 Setback from Environmental Protection One (EP1) Zone and Environmental Protection Two (EP2) Zone

Natural Heritage Feature	Building Setback
Provincially Significant Life Science Area of Natural and Scientific Interest	50m
Provincially Significant Wetland	120m
Habitat of Threatened and Endangered Species	50m
Environmental Conservation Area	50m
Type 1 – Critical Fish Habitat	30m
Type 2 or 3 – Critical Fish Habitat	15m
Regulated Floodplain	0m

#### 3.33.2 Setback from Environmental Protection Three (EP3) Zone should be removed

Notwithstanding any other provision in this By-law, no building or structure shall be located within 120 metres of any Environmental Protection Three (EP3) Zone, with the exception that new agricultural buildings and structures are permitted within the 120 metres of an EP3 Zone, provided such buildings or structures maintain a 30 metre setback from the EP3 Zone.

#### 3.33.3 Setbacks from Slopes

Notwithstanding any other provisions of this By-law, no dwelling unit, building or structure shall be located within 5 metres of a slope or embankment that exceed 33% of 3:1. This provision shall also not prevent the expansion or replacement of buildings or structures that existed on the effective date of this By-law within this setback area, provided the expansion or replacement does not have the effect of reducing the setback from the slope or increasing the volume or floor area of a building or structure in a minimum required yard.

# SECTION 4: PARKING AND LOADING REQUIREMENTS

## 4.1 PARKING SPACE REQUIREMENTS

### 4.1.1 Minimum Parking Requirements

a) A minimum number of parking spaces shall be provided and maintained on a lot in accordance with the following:

Use	Minimum # of Parking Spaces
<b>AGRICULTURAL USES</b>	
Agri-tourism/Value Added Uses	1 space per 55 m <sup>2</sup> GFA
Agricultural-Related Uses	1 space per 55 m <sup>2</sup> GFA
On-farm Diversified Uses	1 space per 55 m <sup>2</sup> GFA
<b>RESIDENTIAL USES</b>	
Apartment Dwelling	1.25 spaces per dwelling unit
Bed and Breakfast	1.25 spaces per dwelling unit plus 1 additional space for each guest room
Home Industry	1.25 spaces per dwelling unit plus 1 additional space for home industry use
Home Occupation	1.25 spaces per dwelling unit plus 1 additional space for home occupation use
Second Dwelling Unit	1.25 spaces per dwelling unit
Short Term Accommodation	1 space per guest room
Other Permitted Residential	1.25 spaces per dwelling unit
<b>COMMERCIAL USES</b>	
Drive-thru Facility	Restaurant – 10 tandem spaces All Other Uses – 3 tandem spaces
Medical Office	4.5 spaces per 100m <sup>2</sup> GLFA
Office	3.0 spaces per 100m <sup>2</sup> GLFA
Retail and Service Commercial Uses, including Restaurants	3.25 spaces per 100m <sup>2</sup> GLFA
Other Permitted Commercial	3.0 spaces per 100m <sup>2</sup> GLFA
<b>INDUSTRIAL USES</b>	
Industrial	1 space per 50m <sup>2</sup> of GLFA
<b>PUBLIC/INSTITUTIONAL</b>	
Public and Institutional including associated office space and/or retail, restaurants and personal service uses	3.5 spaces per 100m <sup>2</sup> of GLFA
<b>OTHER USES</b>	
All Other Permitted Uses	3.5 spaces per 100m <sup>2</sup> of GLFA
Within the Main Street (MS) Zone, all non-residential development shall be exempt from any parking requirement. Residential uses within the Main Street (MS) Zone shall be required to provide 1 parking space per dwelling unit.	

should be 1

1

should include TS

2

#### 4.1.2 Calculation of Required Parking Spaces

- b) Where the calculation of the required number of parking spaces under Section 4.1a) results in a fraction of 0.25 or higher, the value shall be rounded up to the next whole number; Ⓢ 0.5 1
- c) When a building or structure accommodates more than one type of use, as defined in this By-law, the parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate uses, including any accessory uses with a defined parking requirement under Section 4.1a); and
- d) On a lot with a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling or townhouse dwelling, a private driveway devoted to the dwelling unit and located on the lot may be included in the calculation of parking spaces.

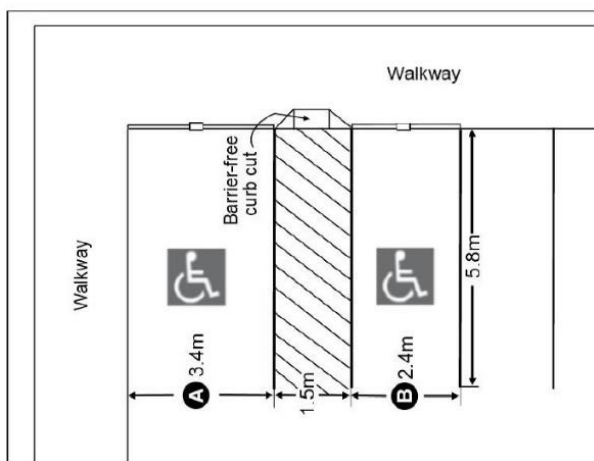
#### 4.1.3 Barrier Free Parking Spaces

- a) Barrier-free parking spaces are required to be provided near entrances for apartment buildings, mixed-use buildings, commercial and institutional uses in accordance with the following, and have signage in accordance with the Ontario Regulation 191/11 Integrated Accessibility Standards, as amended:

Total Number of Parking Spaces	Minimum Number of Barrier Free Parking Spaces		
	Type A	Type B	Total
1 to 25	1	-	1
26 to 50	1	1	2
51 to 75	1	2	3
76 to 100	2	2	4
100 or more	4% of the total number of parking spaces on the lot shall be barrier free parking spaces. Where an even number of barrier free parking spaces are required, an equal number of Type A and Type B parking spaces shall be provided. Where an odd number of barrier free parking spaces are required, the additional barrier free parking space may be Type A or Type B.		

- b) Where one or more Type B barrier free parking space(s) is required, an equal number of Type A barrier free parking spaces may be substituted for the Type B space(s), provided that this provision shall not reduce the total number of barrier free parking spaces required;
- c) Notwithstanding the minimum barrier-free parking requirements, the minimum barrier free parking requirement for medical offices, clinics and facilities providing outpatient services shall be 10% of the total minimum parking requirement for the use;

- d) The total number of required barrier free parking spaces shall be included within the minimum parking requirements of the permitted use of the overall parking requirement;
- e) Type A barrier free parking spaces shall be a minimum of 3.4m by 5.8m;
- f) Type B barrier free parking spaces shall be a minimum of 2.4m by 5.8m; and
- g) An access aisle shall be provided on one side of all barrier free parking spaces and shall have a minimum width of 1.5m and a minimum length equal to the full length of the parking space and shall be marked with high tonal contrast diagonal lines where the surface asphalt, concrete or other hard surface, and one access aisle may be shared by two barrier free parking spaces (with one barrier free parking space located on each side of the access aisle).



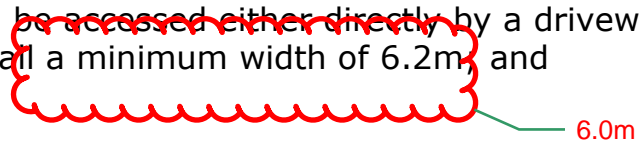
#### 4.1.4 Parking Area and Driveway Requirements

##### 4.1.4.1 Parking Space Dimensions and Requirements

- a) The minimum dimensions of a parking space shall be 2.6m by 5.8m with a minimum vertical clearance of 4.2m;
- b) The minimum dimensions of a tandem parking space shall be 2.6m by 6.7m with a minimum vertical clearance of 4.2m; and
- c) Any required space shall be unobstructed and free of any structures or encroachments.

##### 4.1.4.2 Parking Aisles

- a) Each parking space shall be accessed either directly by a driveway or a parking aisle. A parking aisle shall have a minimum width of 6.2m, and



- b) Notwithstanding Section 4.1.4.2 a), where a parking aisle is designed to provide one-way traffic only, and the parking spaces are provided at an angle not exceeding 45° measured at the parking aisle, the minimum width shall be 4.5m.

□

#### 4.1.4.3 Driveways

except corner lots and 2 permitted

- a) Only one driveway shall be permitted in a residential zone;
- b) In any zone where a dwelling is permitted, the maximum driveway width shall be 6.0m or 50% of the frontage or the exterior side lot line distance, whichever is less for the entire length of the driveway;
- c) Ingress and egress to and from required parking areas and required parking spaces in any zone shall be provided by means of unobstructed driveways at least 3.0m in width for one-way traffic and 7m in width for two-way traffic; □
- d) Notwithstanding the requirements of 4.1.4.3 c), the ingress and egress requirements of the Region of Niagara shall apply along all Regional Roads;
- e) Nothing in this subsection shall apply to prevent the use of a right-of-way as a means of obtaining access to a parking area provided the right-of-way has been legally established for such purpose;
- f) Abutting driveways shall be consolidated into one side driveway; and
- g) Notwithstanding 4.1.4.3 a), a circular or secondary driveway shall only be permitted in accordance with the following:
- i. On a lot with a minimum lot frontage of 30m;
  - ii. The maximum combined width of all driveway entrances/egresses shall be 9.0m; and
  - iii. The minimum distance between the driveway entrances/egresses shall be 15.0m. For the purpose of interpreting this regulation, the distance between proposed driveway entrances/egresses shall be measured along the applicable street line(s) between the driveway entrances/egresses.

6m

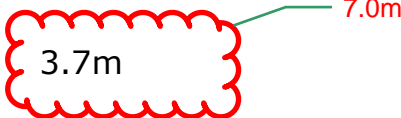
#### 4.1.4.4 Parking Area and Driveway Surface

- a) A parking area and the driveway(s) connecting the parking area with a street shall be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials.

f) Notwithstanding the above provisions, a seasonal farm help house may be used as a principal farm dwelling for a period not to exceed one (1) year in the event of destruction by fire, flood or natural disaster of the said farm dwelling.

**5.1.3.2 Zone Requirements for Buildings and Structures Accessory to Dwellings**

Maximum Lot Coverage	1% to a maximum of 10% for all buildings	
Minimum Side Yard	3.0m	
Minimum Rear Yard	3.0m	
Minimum Distance to the Dwelling	3.0m	☐
Maximum Building Height	3.7m	



Accessory buildings and structures shall not be permitted in the required front yard.

**5.1.4 Zone Requirements for Farm Wineries**

Minimum Lot Frontage	46.0m
Minimum Lot Area	10.0ha
Minimum Front Yard	20.0m
Minimum Interior Side Yard	20.0m
Minimum Corner Side Yard	20.0m
Minimum Rear Yard	20.0m
Maximum Lot Coverage	10%
Minimum Land Area Planted in Vineyards	5.0ha
Maximum Floor Area of Building(s) Used for a Farm Winery	300.0m <sup>2</sup>
Maximum Floor Area of a Hospitality and Retail Space	100.0m <sup>2</sup>

**5.1.5 Zone Requirements for Greenhouses and Hoop Houses**

Minimum Lot Frontage	100.0m
Minimum Lot Area	3.0ha
Minimum Front Yard	20.0m

## SECTION 6: RESIDENTIAL ZONES

The following zoning categories are described in this section:

### **R1 Residential One Zone**

Permitted Uses:

- Single detached dwellings;
- Second dwelling units; and
- Uses, buildings and structures accessory to the foregoing uses.

### **R2 Residential Two Zone**

Permitted Uses:

- Single detached dwellings;
- Semi-detached dwellings;
- Duplex dwellings;
- Second dwelling units; and
- Uses, buildings and structures accessory to the foregoing uses.

**town houses** 

### **R3 Residential Three Zone**

Permitted Uses:

- Semi-detached dwellings;
- Duplex dwellings;
- Triplex dwellings;
- Second dwelling units; and
- Uses, buildings and structures accessory to the foregoing uses.

### **RM1 Residential Multiple One Zone**

Permitted Uses:

- Semi-detached dwellings;
- Duplex dwellings;
- Triplex dwellings;
- Fourplex dwellings;
- Boarding house dwellings;
- Converted dwellings;
- Street townhouse dwellings;
- Block townhouse dwellings;
- Second dwelling units; and
- Uses, buildings and structures accessory to the foregoing uses.

### **RM2 Residential Multiple Two Zone**

Permitted Uses:

- Apartment dwellings; and
- Uses, buildings and structures accessory to the foregoing uses.

### **RD Residential Development Zone**

Permitted Uses:

- Existing single detached dwellings;
- Uses, buildings and structures accessory to the foregoing uses; and
- Uses existing at the time of the passing of the by-law.

### **RR Rural Residential Zone**

Permitted Uses:

- Single detached dwellings;
- Second dwelling units; and
- Uses, buildings and structures accessory to the foregoing uses.



## 6.1 RESIDENTIAL ONE ZONE



### 6.1.1 Permitted Uses

- a) Single detached dwellings;
- b) Second dwelling units; and
- c) Uses, buildings and structures accessory to the foregoing uses.

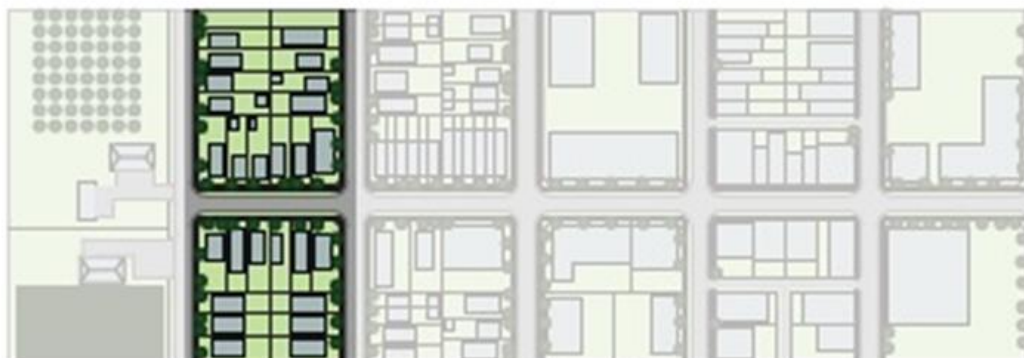
### 6.1.2 Zone Requirements

	<del>14.0m</del> <sup>1</sup> <del>16.0m</del> <sup>2</sup>
Minimum Lot Frontage	<del>15.0m</del> <sup>3</sup> and <del>17.0m</del> <sup>4</sup> on a corner lot
Minimum Lot Area	<del>400sqm</del> <sup>5</sup> <del>500m<sup>2</sup></del> <sup>5</sup>
Minimum Front Yard	3.0m
Maximum Front Yard	6.0m
Minimum Side Yard	1.2m
Minimum Corner Side Yard	3.0m
Minimum Rear Yard	<del>5.0m</del> <sup>6</sup> <del>6.0m</del> <sup>7</sup>
Maximum Height for a Dwelling	10.5m
Maximum Lot Coverage	50%

### 6.1.3 Zone Requirements for Secondary Dwelling Units

Please refer to Section 3.30

## 6.2 RESIDENTIAL TWO ZONE



### 6.2.1 Permitted Uses

- a) Single detached dwellings;
- b) Duplex dwellings;
- c) Semi-detached dwellings;
- d) Secondary Dwelling Units; and
- e) Uses, buildings and structures accessory to the foregoing uses.

### 6.2.2 Zone Requirements for Single Detached Dwellings

Minimum Lot Frontage	12.0m and 14.0m on a corner lot	
Minimum Lot Area	360m <sup>2</sup>	
Minimum Front Yard	3.0m	11.0m and 13.0m
Maximum Front Yard	6.0m	275sqm
Minimum Side Yard	1.2m	
Minimum Corner Side Yard	3.0m	
Minimum Rear Yard	7.5m	6.0m
Maximum Height (Dwelling)	<del>10.5m</del> 12m	
Maximum Lot Coverage	50%	



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### 6.2.3 Zone Requirements for Semi-Detached Dwellings

Minimum Lot Frontage	6.0m per dwelling unit
Minimum Lot Area	<del>250</del> m <sup>2</sup> per dwelling unit <b>150sqm</b> <sup>2</sup>
Minimum Front Yard	3.0m
Maximum Front Yard	6.0m
Minimum Side Yard	1.2m except that no interior side yard shall be required for a semi-detached dwelling between the common vertical wall dividing one unit from another.
Minimum Corner Side Yard	3.0m except where no attached garage or carport is provided the minimum corner side yard shall be 5.5m
Minimum Rear Yard	 7.5m  6.0m <sup>3</sup>
Maximum Height (Dwelling)	10.5m <b>12m</b> <sup>4</sup>
Maximum Lot Coverage	50%

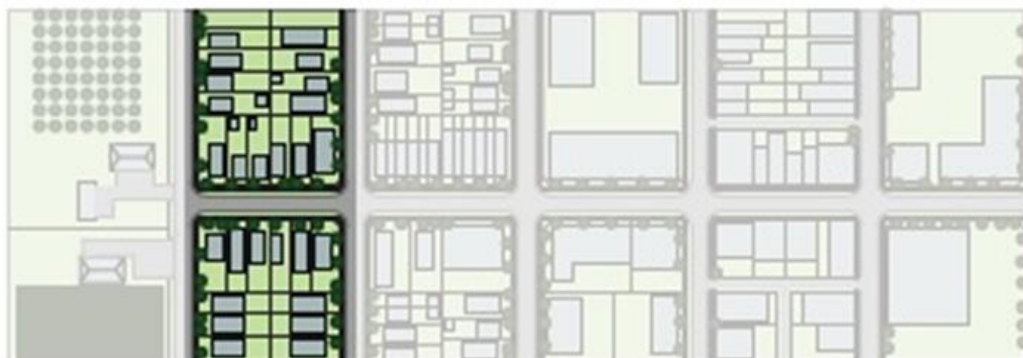
### 6.2.4 Zone Requirements for Duplex Dwellings

Minimum Lot Frontage	14.0
Minimum Lot Area	500m <sup>2</sup>
Minimum Front Yard	3.0m
Maximum Front Yard	6.0m
Minimum Side Yard	1.2m
Minimum Corner Side Yard	4.5m
Minimum Rear Yard	 7.5m  6.0m <sup>5</sup>
Maximum Height for a Dwelling	10.5m <b>12m</b> <sup>6</sup>
Maximum Lot Coverage	50%

### 6.2.5 Zone Requirements for Secondary Dwelling Units

Please refer to Section 3.30

## 6.3 RESIDENTIAL THREE ZONE



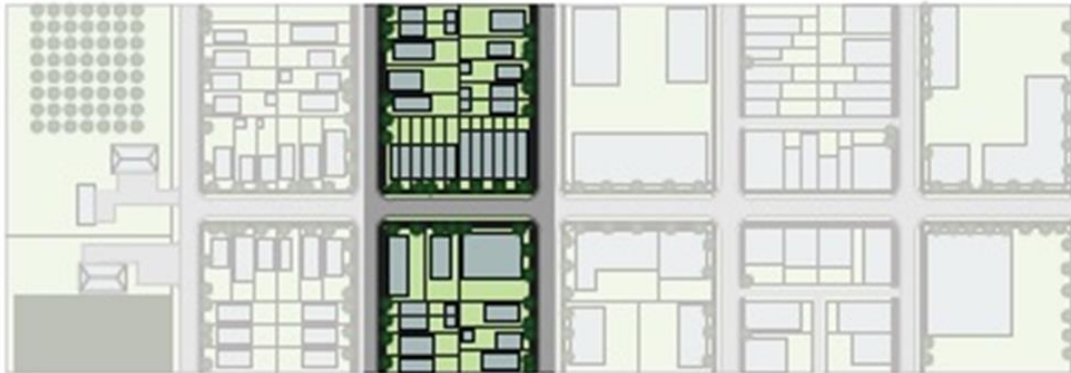
### 6.3.1 Permitted Uses

- a) Semi-detached dwellings;
- b) Duplex Dwellings
- c) Triplex dwellings;
- d) Secondary dwelling units; and
- e) Uses, buildings and structures accessory to the foregoing uses.

### 6.3.2 Zone Requirements for Semi-Detached Dwellings

Minimum Lot Frontage	6.0m per dwelling unit
Minimum Lot Area	<del>250</del> m <sup>2</sup> per dwelling unit <b>150sqm</b> <sup>2</sup>
Minimum Front Yard	3.0m
Maximum Front Yard	6.0m
Minimum Side Yard	1.2m except that no interior side yard shall be required for a semi-detached dwelling between the common vertical wall dividing one unit from another.
Minimum Corner Side Yard	3.0m except where no attached garage or carport is provided the minimum corner side yard shall be 5.5m
Minimum Rear Yard	<del>7.5</del> m <b>6.0m</b> <sup>4</sup>

## 6.4 RESIDENTIAL MULTIPLE ONE ZONE



### 6.4.1 Permitted Uses

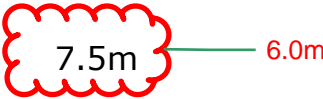
- a) Triplex dwellings;
- b) Semi-detached dwellings;
- c) Duplex dwellings;
- d) Fourplex dwellings;
- e) Boarding house dwellings;
- f) Converted dwellings;
- g) Street townhouse dwellings;
- h) Block townhouse dwellings;
- i) Secondary dwelling units; and
- j) Uses, buildings and structures accessory to the foregoing uses.

### 6.4.2 Zone Requirements for Triplex, Converted, Semi-detached, Duplex, Fourplex and Boarding House Dwellings

Minimum Lot Frontage	<del>14.2m</del> <b>12m</b> <sup>1</sup> 6.0m per dwelling unit for semi-detached dwellings
Minimum Lot Area	140m <sup>2</sup> per unit
Minimum Front Yard	3.0m

Maximum Front Yard	6.0m
Minimum Side Yard	1.2m
Minimum Corner Side Yard	3.0m
Minimum Rear Yard	7.5m
Maximum Height for a Dwelling	10.5m
Maximum Lot Coverage	50%

**6.4.3 Zone Requirements for Street Townhouse Dwellings**

Minimum Lot Frontage	6.0m per dwelling unit, except in the case of an interior lot containing a dwelling attached on one side only, the minimum lot frontage required shall be 9.0m	
Minimum Lot Area	<del>230m<sup>2</sup></del> per unit	<b>150sqm</b> <sup>2</sup>
Minimum Front Yard	3.0m	
Maximum Front Yard	6.0m	
Minimum Side Yard	1.2m	
Minimum Corner Side Yard	3.0m	
Minimum Rear Yard		<sup>3</sup>
Maximum Height for a Dwelling	10.5m	
Landscape strip	<del>A landscape strip of 1.5m minimum in width shall be provided where the boundary of a RM1 Zone abuts an R1, R2 or R3 Zone</del> <sup>4</sup> <sup>5</sup>	
Maximum Lot Coverage	50%	

**6.4.4 Zone Requirements for Block Townhouse Dwellings**

Minimum Lot Frontage	30.0m 14.0m on a corner lot
Minimum Lot Area	2,000m <sup>2</sup>
Minimum Front Yard	3.0m

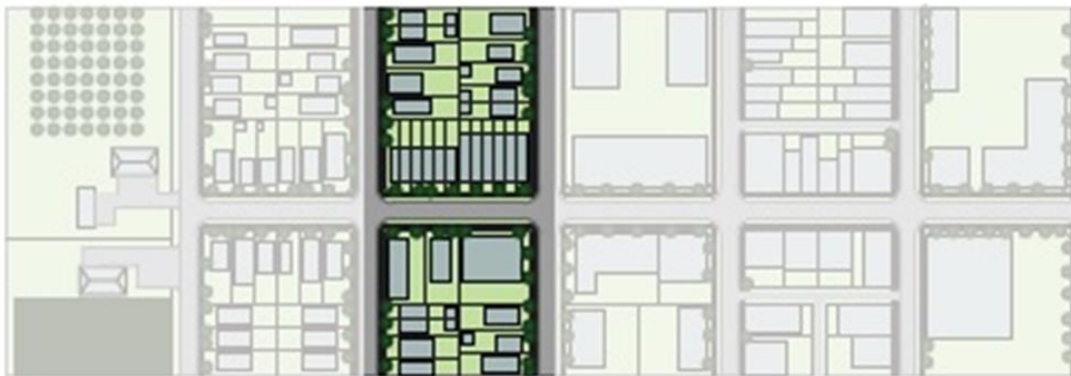
Maximum Front Yard	6.0m
Minimum Side Yard	1.2m, except that where the rear of a building faces the side yard, the minimum side yard shall be 7.5m, and the minimum side yard abutting a street shall be 7.5m
Minimum Corner Side Yard	3.0m
Minimum Rear Yard	<del>7.5m</del> <sup>2</sup> 6.0m
Maximum Height (Dwelling)	<del>13.5m</del> <sup>4</sup> 12m
Minimum Setback from an Internal Road	3.0m except for garages where it is 6.0m
Maximum Setback from an Internal Road	4.5m
Distance Between Buildings on the Same Lot	<p>A FACE OF A BUILDING means one or other of the longest walls on a building. Each building shall be deemed to have two faces.</p> <p>A SIDE OF A BUILDING means one or the other of the shortest walls on a building. Each building shall be deemed to have two sides.</p> <p>Any face of one townhouse shall be no closer to any side of another townhouse than 9.0m.</p> <p>Any face of any townhouse shall be no closer than 14.0m to any face of another townhouse.</p> <p>Any side of any townhouse shall be no closer than 3.0m to any side of another townhouse.</p>
Landscape strip	A landscape strip of 1.5m minimum in width shall be provided where the boundary of a RM1 Zone abuts a R1, R2, or R3 Zone.
Maximum Lot Coverage	50%

**6.4.5 Zone Requirements for Secondary Dwelling Units**

Please refer to Section 3.30



## 6.5 RESIDENTIAL MULTIPLE TWO ZONE



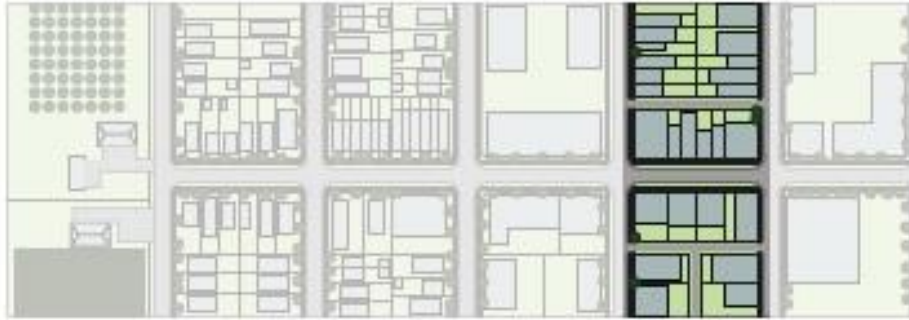
### 6.5.1 Permitted Uses

- a) Apartment dwellings; and
- b) Uses, buildings and structures accessory to the foregoing uses.

### 6.5.2 Zone Requirements

Minimum Lot Frontage	30.0m
Minimum Lot Area	150m <sup>2</sup> per unit
Maximum Density	65 units per hectare
Minimum Front Yard	3.0m
Maximum Front Yard	6.0m
Minimum Side Yard	6.0m
Minimum Corner Side Yard	3.0m to 6.0m
Minimum Rear Yard	12.0m
Maximum Building Height	<del>12.0m</del> <b>5 storey (20m)</b> <span style="float: right;">1</span>
Maximum Lot Coverage	50%

## 8.2 MAIN STREET ZONE



### 8.2.1 Permitted Uses

- a) Cultural uses;
- b) Existing single detached dwellings;
- c) Hotels;
- d) Institutional uses;
- e) Live-work units;
- f) Micro breweries
- g) Office uses;
- h) Parking facilities;
- i) Parks and urban squares;
- j) Places of entertainment;
- k) Residential apartments located above the first floor;
- l) Restaurants;
- m) Retail uses; and
- n) Short term rental accommodations

### 8.2.2 Zone Requirements for Short Term Accommodations

Please refer to Section 3.30

### 8.2.3 Zone Requirements

Building Height      The building height shall be a minimum of ~~6.2m~~<sup>8m</sup><sub>1</sub> and 2 storeys.  
 The building height shall be a maximum of ~~10.5m~~<sup>12m</sup><sub>4</sub> or 3 storeys,  
 whichever is less.

Front Yard	The main front wall shall occupy a minimum of 75% of the lot frontage and be built within 0-3.0m of the front lot line.
Side Yards	There is no minimum interior side yard requirement. The minimum side yard with a driveway is 3.0m. The main exterior side wall shall be built within 0-3.0m of the corner side lot line.
Rear Yard	The minimum rear yard setback shall be <del>6.0m</del> <sup>1</sup> <b>0m</b>
Angular Plane	A 45° angular plane shall be established from the rear yard lot line where abutting a residential use. A 60° angular plane shall be established from 7.5m above the side yard lot line where abutting a residential use.
Retail Frontage	The maximum retail frontage of individual businesses shall not exceed 12.0m.
Retail Store GFA	The maximum retail GFA of individual businesses shall not exceed 500m <sup>2</sup> on Pelham St. and 2500m <sup>2</sup> on Regional Road 20.
First Floor Glazing	The first floor glazing shall be a minimum of 75% of the front wall and the exterior side wall for a distance of 10.0m from the front wall.
First Floor Height	The first floor height shall be a minimum of 4.5m. <sup>3</sup>
Landmark Sites	The minimum height for Landmark Sites shall be <del>10.4m</del> <sup>12m</sup> or 3 storeys, whichever is greater and the maximum height shall be the lesser of <del>14.0m</del> <sup>16m</sup> or 4 storeys. <del>There shall be a minimum <sup>7</sup> step back of 1.5m on the 3<sup>rd</sup> storey.</del> <sup>8</sup> <b>refer to design guidelines</b>

Main Street Typologies



**8.3 TOWN SQUARE ZONE**



**8.3.1 Permitted Uses**

- a) Cultural uses;
- b) Hotels;
- c) Institutional uses;
- d) Micro breweries;
- e) Office uses;
- f) Parking facilities;
- g) Parks and urban squares;
- h) Places of entertainment;
- i) Residential apartments located above the first floor;
- j) Restaurants;
- k) Retail Uses; and
- l) Short term accommodations

**8.3.2 Zone Requirements for Short Term Accommodations**

Please refer to Section 3.30

**8.3.3 Zone Requirements**

Building Height	The building height shall be a minimum of 10.5m and 3 storeys. The building height shall be a maximum of <del>11.0m</del> and 5 storeys. <b>20.0m</b>
Front Yard	The main front wall shall occupy a minimum of 75% of the lot frontage and be built within 0-3.0m of the front lot line.

Side Yards	There is no minimum interior side yard requirement. The minimum side yard with a driveway is 3.0m. The main exterior side wall shall be built within 0-3.0m of the exterior side lot line.
Rear Yard	The minimum rear yard setback shall be 6.0m. For lots surrounding Peace Park, a minimum of 2.0m is permitted
Step Backs	There shall be a minimum step back of 1.5m above the 3 <sup>rd</sup> storey for buildings of 4 or more storeys.
Angular Plane	A 45° angular plane shall be established from the rear yard lot line where abutting a residential use. A 60° angular plane shall be established from 7.5m above the side yard lot line where abutting a residential use.
Retail Frontage	The maximum retail frontage of individual businesses shall not exceed 12.0m.
Retail Store GFA	The maximum retail GFA of individual businesses shall not exceed 500m <sup>2</sup> on Pelham St. and 2500m <sup>2</sup> on Regional Road 20.
First Floor Glazing	The first floor glazing shall be a minimum of 75% of any walls facing streets or public spaces for retail uses, and 50% of any walls facing streets or public spaces for all other uses.
First Floor Height	The first floor height shall be a minimum of 4.5m.
Landmark Sites	The minimum height for Landmark Sites shall be 10.5m or 3 storeys, whichever is greater and the maximum height shall be the lesser of 20.0m or 6 storeys. <b>24.0m</b>

### Town Square Typologies



abutting a Residential or Institutional use or Zone. The minimum rear yard setback shall be 6.0m from the lot line.

Lot Frontage The minimum lot frontage shall be 15.5m.

Lot Area The minimum lot area shall be 465m<sup>2</sup>.

Lot Coverage The maximum lot coverage shall be 50%

1 Dwelling units shall only be permitted above the ground floor of a commercial use.

2 A minimum landscaped amenity area of 55m<sup>2</sup> shall be provided for each dwelling unit.  
**additional dwelling units are permitted to be considered at grade if it can be demonstrated that they are private from commercial activity (needs better wording - but this idea of having dwelling units at grade around the side/back etc. helps with barrier free conditions on small projects)**

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