TOWN OF PELHAM

ZONING BYLAW

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SCHEDULES A, B, C, D AND E	SECTION 11	SECTION 10	SECTION 9	SECTION 8	SECTION 7	SECTION 6	SECTION 5	SECTION 4	SECTION 3	SECTION 2	SECTION 1			
S, D AND E	SUPPLEMENTARY USES AND REGULATIONS	HOLDING ZONE	OPEN SPACE ZONE	INDUSTRIAL ZONES	COMMERCIAL ZONES	RESIDENTIAL ZONES	AGRICULTURAL ZONES	REQUIREMENTS FOR THE ZONES	GENERAL PROVISIONS	DEFINITIONS	INTERPRETATION AND ADMINISTRATION		TABLE OF CONTENTS	
AT END	16	16	16	14	12	10	ဖ	8	ΟΊ	Ν	-	PAGE		

THE TOWN OF PELHAM

BYLAW NO. 113 (1971)

A ZONING BYLAW

being a Bylaw to regulate the use of land, and the character, location and use of buildings and structures in the Town of

Whereas authority is granted under Section 30 of the planning Act, R.S.O. 1960, subject to the approval of the Ontario Municipal Board, to pass this Bylaw.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN PELHAM ENACTS AS FOLLOWS: OF.

SECTION 1 - INTERPRETATION AND ADMINISTRATION

- 1.1 This Bylaw shall be known as "The Town of Pelham Zoning Bylaw."
- 1,2 In interpreting and applying the provisions of this Bylaw they shall be held to be the minimum requirements for the promotion of the health, safety, comfort, convenience and general welfare of the inhabitants of the
- 1.3 Ithis bylaw shall be administered by the building Inspector and no permit for the use of land or for the exection or use of any building or structure or approval of any application for any municipal licence within the jurisdiction of the Council shall be issued or given, where the proposed building, structure or use would be in violation of any provisions of this bylaw.

ENFORCEMENT ADMINISTRATION AND

- 1.4 4 Every person who uses any land or erects or uses any building or structure in a manner Al contrary to any requirements of this Bylaw, or pytho causes or permits such use or erection, or who violates any provision of this Bylaw or causes or permits a violation, is guilty of an offence and upon conviction therefore shall be liable to a fine not exceeding three hundred dollars (\$300) (exclusive of costs) which shall be recoverable under the summary conviction that a preserve in the summary conviction and the summary convictions are Convictions Act. VIOLATION AND PENALTY
- 1.5 5. Where any building or structure is or is proposed to be exected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, or any land is or is proposed to be used, in contravention of the provisions of this Bylaw, the same may be restrained by action at the instance of any ratepayer, or of the Planning Board, or of the Town pursuant to the provisions of the Planning Act. REMEDIES
- 1.7 1.6 No building, structure or land shall be used, and no building or structure shall be hereafter exected, structurally altered or enlarged within the limits of the Town as now or hereafter legally constituted except in conformity with the provisions of this Bylaw. i This Bylaw shall not affect the rights of any party or any land concerned in any action, lifigation or other proceeding pending on the date of the final passage thereof, except to the extent to be determined in the final adjudication of such action, lifigation or other proceedings.
- 1.8 Unless the context otherwise requires, the expression "use" or "to use" in this sylar shall include snything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly or by o

LITIGATION

SCOPE

MEANING OF USE

SECTION 1 - INTERPRETATION AND ADMINISTRATION (CONT'D)

through any trustee, tenant, servant, or agent, acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or

1.9 Unless the contrary intention appears in this Bylaw, words importing the singular number or the masculine gender only shall include more persons, parries or things of the same kind than one, and females as well as males, and the converse.

MEDI

The word "shall" shall always be construed as mandatory in this Bylaw.

SHALL TO MANDATORY SEVERABILITY

BE

1.10

1.11 any part of the zoning as shown on the zoning maps, is for any reason held to be invalid, it is hereby declared to be the invalid, it is hereby declared to be the intention, that all the remaining provisions shall remain in full force and effect until repealed, northithstanding that one or more provisions shall have been declared to be In any provision of this Bylaw,

APPLICATION SHORT TITLE

1.12

- All In addition to all the requirements of the Building Bylaw or any other Bylaw, every applicant for a building peract shall file with his application a plan, in duplicate, drawn to scale, showing the true disensions of the both proposed to be built upon or otherwise developed, the proposed location, height and disensions of the building or structure or work in respect of which the permit is applied for and location on such lot of every existing building or structure, together with a statement, signed by the owner, disclosing the exact use proposed for each building or structure aforesaid and giving, all information necessary to determine whether or not such building or structure and the proposed use thereof conform with the requirements of this Bylaw. APPLICATIONS FOR BUILDING PERMITS
- 1.13 No building, residential or otherwise, shall be moved within the limits of the Town or shall be moved into the Town from outside, without a permit from the building inspector.

BUILDINGS TO

1.14 A sign permit shall be required for the erection of any sign upon private or public property which shall only be issued if such sign is in conformity with the regulations hereunder applicable to such property.

SIGN PERMITS

- 1.15 15 The building inspector or any employee of the Town, acting under the direction of the building inspector or any peace officer having juriadication in the Town is hereby authorized to enter between the hours of 8:00 o'clock a.m. and 6:00 o'clock p.m. or any day but Sunday ipon any property or premises or structure for the purpose of discharging his duties and obligations under this bylaw, or if there is reason to believe that the provisions of the Bylaw are not being compiled with in whole or in part. BUILDING INSPECTION
- 1.16 From and after the coming into force of this Bylaw all other roning bylaws in force in the Town be and the same are hereby

REPEALS

This Bylaw takes effect from the date of passage by Council and comes into force upon approval by the Ontario Municipal Board.

1.17

EFFECTIVE DATE

Read a FIRST AND SECONDITING THESE SECOND OR AUGUST 1971.

SECTION 1 - INTERPRETATION AND ADMINISTRATION (CONT'D)

Read a THIRD TIME and finally Clork (elgand) Depois Library Language (9)

Depois Language

'Negro (et pass)

Language

Language

Care (et pass) Esonard G. Hunt

SECTION 2 - DEFINITIONS

For the purposes of this Bylaw the definitions and interpretation given in this section shall govern:

2.1

A Accessory

When used to describe a use, building or

structure, seams a use, or a building or

structure, that is naturally and normally

incidental, subordinate and exclusively

devoted to a principle use, building or

structure and located on the same lot

'commonth'.

- 2.2 2 Agricultural lige seams general fearing and vithout instring the generality of the Gregoring shall foulude the refating and harvesting of idad, bush, rece or vine crops, truck gardening, nurseries, green-houses, dairying, animal humbandry, refating of poultry, and the sale of produce grown on the farm from which the sale of produce grown on
- 2.3 Amonobile Sales Area seems a building or place where new and used soor vehicles, as defined by the Highway Traffic Act, are kept for display or sale by an agent or dealer authorized by a sector whicle samufacturer to sell such new soor whicles and shall include a lot used solely in connection therethy provided that such lot is not used socialwickly for the sale and display or used socials with the constant of used socials or the sale and display the constant of the constant of the sale and display the constant of the sale and display the constant of the consta DEFINITIONS
- 2.4 A Automobile Strates Strates means a building trees, tites, tubes, tite accessories, electric light bulbs, park bugs and batteries light bulbs, park bugs and batteries light bulbs, park bugs and batteries for sactor vehicles are stored or kept for sale, pressed or washed, or have their bulbs, park filted on batteries despited or where only atnor or muning repairs easied or where only atnor or muning repairs weaklies are secured or performed but more lacked on automobile washing establishment.
- 2.5 Automobile Reshing Establishment weans a building or part thereof used for the operation of automobile weshing equipment with a capacity to wash more than ten (10) cars per hour.
- 6 <u>Building Analysis</u> any erroreurs whether temporary or permanent, used no built for any purpose other than a Larful boundary, vall or fance, any tent, sending, bin build or platform, wessel or weaklet used upon any land or its conjunction with or connects of to any extracture for any purpose shall be dessed a building.
- 2.7 Midding Managency means the officer or employees of the Toon for the time being charged with the duty of enforcing the provisions of the Building playe which shall seem any bylaw of the Toon from the to time in force repairing the exection, alteration or repair of building.

2.8 SECTION 2 - DEFINITIONS (CONT'D)

of a building or part
of a building in which one or more persons
are employed in the management, direction
or conducting of an agency, business brokerage, labour or featenal organization, and
shall exclude such uses as recall sale,
anuitecure; asseably or storage of goods,
or places of saceably and manusement.

Cimp scams a place where people are tem-porarily accommodated in tents, whether or nor washing and collect facilities are pro-vided in permanent buildings, and shall include a day camp but shall include a drawn but shall include a day camp

2.15

15 <u>Freet</u> includes build, construct, or reconstruct, after, entarge and relocate and extruct, after, entarge and relocate and extruct. After, entarge and relocate apparents of the second process of the fore-poing shall be taken to include any associated poing shall be taken to include any associated poing shall be recovering, grading, physical operation will filling relating, printing, cribbing, filling relating, grading, physical processing will be accounted by an addition, distribution, entargement or extension.

2.9

Carport seams a parking space that is enclosed or partially enclosed and has a coof, and is for the purpose of storing one or more private vehicles.

2.10

2.12 2.11 Commercial Motor Vehicle seams any motor vehicle having permanently attached thereto a truck or delivery body and utthout listige the generality of the foregoing includes: ambulances, hearses, motor buses and tractors.

2.17

Existing means existing as of the date of the final passing of this Bylaw.

17 Fmaily seams an individual, or two or more preceded the are related by consampliatry or sarriage or legal adoption and for the purpose of this Bylaw a maximum of 6 foster children shall be considered to be so related, or a group of not more than five (3) unclated persons exclusive of servents coupying a dealing unit, and nor two than two (2) persons who receive that the two (2) persons who receive that the confidence and the compensation.

Coverage means in relation to all buildings or structures on a lot, the sum of the areas of that Storey in each building or structure having the greatest area. In measuring such area all air-wells and all other open spaces within a building shall be included.

2.13 Dangerous Tradeg means a use which is likely to create danger to health or danger from fire or explosion.

2.18

18 Floor Area assem the sum of the areas of all floors of a building assured between the stream! seem of extendor value but archada perchants, califor, attice, artiges, verandam, porches or other stallar appurements retrieves and excluding assignment of the stallar appurement o

2.14 (d Dealling seems a building, occupied or capable
of bedring counted as a hose, residence or
sleeping place by one or some persons, but
shall not include solide realizers and solide
hoses, hotels or boarding or rooming houses,
social, institutions or living quarters for a
carcader, varichmen or other persons or
persons using living quarters which are
accessory to a non-residential building or

inhitable rooms designed, intended, occupied, used or capable of being occupied, used or capable of their occupied or used by an individual or family as an independent and separate housekeeping exchilathment in which esparate kitchen and sanitary facture are provided for the use of antices are provided for the use of the control of the control of the control of the building or force a common his the building or force a common hallowy or areity and the building. DEFINITIONS

2.21

2) <u>Greeks. Frinces</u> wann an accessory building 2) in portion of a such building which is a tiped or used for the shaltering of private accor vehicles and the storage of bousdays equipment incidental to residential occupany and in which here are no feetilities for repairing or servicing such vehicles.

2.20

Frontage means the width of a lot measured along the streetline.

SHOTTINITIONS

2.19

<u>Porestry Me</u>, seams the general relating and harvestring of wood and utthour leating the generality of the foregoing shall include the stating and cutting of fuel wood, pulpoods, lumber, Christmas Ireas and other forest

2.14.2 Dealling Converted seems a shelling unit which them originally constructed sets of stating and as a single-fally december of stating and to we called by virtue of a stating and to we dealy not set of a stating white by according white by according to the sets of the sets of stating white by according to the sets of stating and the addition of bathroom and kirchen.

Dealing, Single Pastly Detached means a completely detached dwelling unit to which entrance is gained only by a private entrance outside the building.

2.24

24 Morel, seems a botch, everus, inn or public house in separate buildings or two or sore connected buildings designed and used for the purpose of entering to the needs of the travelling public by the supply of food sad/or other influencements, or for the furnishing of sleeping accommodation constituting of our less than site bestfrome with or ethnous printers than site bestfrome with or ethnous printers.

2,23

Height of heliding seems the vertical height from the Hainhed grade around the excettor of the building to the hiphest point of the roof joints in the case of a flat roof, or to a point haifway up the roof in the case of a pitched coof.

2.22

Carage, Public means a building other than a private garage which is used for the care, repair or equipping of motor whicles, or where such wehicles are paried or stored for resummeration, hire, or sale.

2.14.4 Dealling, Apartment means a build-ing or part thereof consisting of four or more dealling units which units have a common entrance from the street level and the occupants

DEFINITIONS

of which have the right to common halls and/or stairs elevators and yards.

SECTION 2 -

DEFINITIONS (CONT'D)

SECTION 2 - DEFINITIONS (CONT'D)

vare cooking facilities but not including amp building or connected buildings used mainly for the purpose of supplying food a lodging and commonly known as spartment hotels.

use in

Dealling, Now House seams a buffding that is divided verifically into three or more dealling units, each of which has independent cursoces, to a front and tear yard immediately abutting the front and tear walls of each dwelling unit.

DEFINITIONS

Sousehold Occupation wears an occupation for gain or support conducted entirely within a dwelling or accessory building on the same lor by the occupant of the said dwelling.

institution means land, building, structure or part thereof used by any organization, group or sancetation for the promotion of some charitable, educational or benevolent object and not for profit or gain.

DEFINITIONS

2,27 [2] Indicabing weams a combination of crees, nivols, flowers, grass or other horizontarial elements, together with decorative stomeowis, paving, screening or other stolicetural elements, all of which is designed to enhance the visual amentry of a property and to provide a screen to mitigate my objectionable aspects that may detrimentally affect adjacent land.

2.28 LANE means a public thoroughfare which affords only a secondary means of access to abutting lots and which is nor intended for general traffic circulation.

2.29 LOT means any parcel of land described in a registered deed or shown in a registered plan of subdivision, including any of its parts which are subject to right-of-easement.

2.29.1 (UT. ORNER means a lot situated at the intersection of, or shorting upon, two or more public roads, provided that the angle of intersection of such sixeets is not more than 135 degrees.

2.29.2 1.2 LOT, sportLACE OF seams the perpedicular discusse assessed to a bortlaneal plane between the abortlaneal plane between the state lot lines are not partials, the int frontage shall be the attime discusse between the state discusse between the state lot lines measured on a testific line the state between the state lot lines assessed to a time pating the intersections of the attention to the state lot lines with the front lot lines with the front lot lines.

2.29.3 than a corner lot.

2.29.4 Of and adjoining a corner lot that is not separated from the corner lot by a lame.

2.30 iOT AREA is the total horizontal area within the limits of a lot.

2.31 LOT LINE means any boundary of a lot.

2.31.1 LOT LINE, FLANKAGE means the side

2.31.2 2 LPT LINE, PROOF means the lot line that about the street accept that, in the case of a corner lot, the shorter lot line that about the street shall be deemed the front lot line and the longer lot line that shalls the street shall be deemed the finalist be detect into

DEFINITIONS

SECTION 2 - DEFINITIONS (CONT'D)

- LOT LIME, MEAN means the lot line furthest from or opposite the front lot line.
- tor time, SIDE means a lot other than a front or rear
- 2.32 Main Building means the building designed or used for the main use on the lot.
- 2.33 3) More, means a sparage building or two or some reconnected or datached building designed and used for the purpose of catering to the needs of the travelling politic by furnishing sleeping accommendation with or without supplying food melor other refreahments, and without limiting the generality of the forepoing shall include a motor court, and court and courier home, within the meaning of the Tourier Leadiltheen text.
- 2.34 Obscarious lies means a use with which is assoclated the emission of odout, scoke, dust, solies,
 gas, itsees, cluders, relose satter or waterbone waste or which is associated with fly
 sah and foundary sand, or which is declared to
 be a noxious trade under the Public Seatch
- 2.35 3 Open Space Heals seems open unobstructed spece on the site which is suitable for Landscaping, including any part of the site occupied by recentional accessory buildings any purite of excessional state, any conference of the site of the second of the se
- 2.36 Outside Storage means the storage of goods the open air and in menciosed portions of buildings which are open to the air on the
- 2.38 2.37 ratifig area means an open area, other than a street, used for the temporary partials of two or more motor vehicles and available for public use whether free, for compensation or sea an accommodation for visitors, clients, or customers or residents.
- Exiting Space means an area suctioned in a main building or in an accessory building or unenclosed, set saids for the purpose of parking as weaklels, baring access to a street or lams and harling a sinium area and disen-sions exclusive of sisies or driveryys as DEFINITIONS

Parking Space

- Minimum Width Minimum Area - Two bundred equare feet (200 sq. ft.) - Tem Feet (10 ft.)
- Minimum Alsie Width Twenty two-feet (22 ft.)
- 2.39 Person includes any association, partnership, corporation, amaicipal corporation, agent or trustee and the heirs, assentors or other legal representatives of a person to whom the context can apply according to law.
- 2.40 Fit means my depression or cavity in the natural lavel of the ground sade other than by natural causes by the removal of soil or rock, or both, for the purpose of removing sand, gravel, stone or similar material,

SECTION 2 - DEFINITIONS (CONT'D)

which is to be used for road building, construction or manufacturing.

- 2.41 Professional Office means any office where professionally qualified persons, technical matternies and cherical staff are employed and where clients or patients go for advice commutation or treatment.
- 2.42 Quarry means an excavation in the natural level of the ground sade other than by natural causes for the purpose of reserving across or statist material which is to be used for building, further processing or a raw material in a manufacturing process.
- Renovation means the repair and restoration of a building to good condition but shall not include its replacement.
- 2.44 44 Each of Highery (Public) were a cod which
 the here as used by the Operators of
 Higherys of Outerfo, the Asjanal Heafcipality
 of Highery and India Town of Fallon. Street
 shall were such public highway or road as
 affords the analyses of access to any
 lots abuting thereon.
- 2.45 (5) Strap led includes a lot end/or pressed
 to that ore and/or healths of core
 entral, which without limiting the core
 try of the foregoing, shall include water
 part, res. homes, heeties, hitcycles as
 whites, time, metal and/or other scrap
 entral and salvage.
- Setback means the distance between the centraline of the original tood allowance and the meaner as also wall of any building or structure and extending the full width or length of the lot.
- 2.47 Street line means the dividing line between a lot and a street.
- 2.48 As Structure mean applies that is exected, built, or constructed of parts joined together or my such exection fixed to or supported by or incorporated within the soil and/or my other structure, and atthout limiting the generality of the foregoing a neimaling pool either above or helow ground is a structure.
- 2.49 Toin means the Corporation of the Town of Falham or the lands included within the Town of Falham as appropriate.
- 2.50 O Fredire when may which so contrasted that it is satisfial for being attached to a smoot which for the purpose of being drawn or propelled by the said socro ventices and capable of being used for living, skeping or esting accommodation, noviching that such which is juded up of that its number goal is resorted.
- 2.51 1 Trei means an open ares of land, other than
 a court, on the same lot with a wait,
 building or structure, unoccupied and unobstructed except an otherwise provided or
 required, by this bylaw and located between
 the main building and one of the lot lines
 of the said late.
- Yard, Front means a yard extending across the full width of the lot between the front lot line and the mearest main wall of the main building or structure on the lot.
- Tard Side means a yard between

SECTION 2 DEPINITIONS (CONT'D)

structure and the side building or structure and the side but line extending from the front yard for frome but line if no front yard is required) to the rear yard for ear lot line if no rear yard is required.)

2.51.3 Yard, Rear means a yard extending across the full width of the lot between the rear lot line and the nearest wain wall of the main building on such lot.

SECTION 3 - GENERAL PROVISIONS

- 3.1 provision of this section shall apply all zones except as may otherwise be
- 3.3 3.2 All lots created after the date of passing of this Bylaw shall front on and have access to an opened public road or highway.

PUBLIC SOAD

- Departs building or executive was recent bytes, one lot having hereing of this was from the statement from the statement of t
- 3.3.1 The enlargement, extension, reconstruction, repair or renovation does not further reduce unto front yed and/or side yed and/or rear yard having less than the minimum required by this Bylam, and
- Where a building or structure which was secreted prior to the day of the peasing of this pajaw is used for a purpose not personal testing the structure of the structure of the structure of the structure of the structure way be reconstructed, repaired or removated except of the structure of the
- All other applicable provisions of this Bylaw are complied with.
- 3.5 S Where a building or structure which was recent prior to the day of the pussing of this lylew has been used for a purpose not permitted in the use zone in which it is aftured but the said use has been discontinued for a period of eight months or longer, the said ushing or structure any only be used upain for a use that conforms to this prior.
- Where a building or structure has been destroyed to the extent of more than seventy five (75) percent of its value (inclusive of value below grade) as at the date of demage

3.7

PERMITTED ENGROACHMENTS IN YARDS

2.51.4 1 Yet. Peterior Side means the side
1 yet of a conser lot which side
1 yet o extend from the from yet of
the ear yet obtaven the side lot
lice abutting upon a street and the
narest sain wall of any building
or structure.

- APPLICATION
- EXISTING
 BUILDINGS
 HAVING LESS
 THAN MINIMUM
 LOT OR YARD
 REQUIREMENTS
- All other applicable provisions of this Bylaw are complied with.
- 3.4
- 3.4.1 The recommercation, repair or recommerce does not involve any alteration of use and the building or structure continues to be used for the same purpose, and
- KZOI
- 3.6

SECTION 3 - GENERAL PROVISIONS (CONT'D)

and which does not conform with the require-ments of this Bylaw in respect to use. lot occupancy or height shall not be restored except to conformicy with the regulations of the zone in which the said arructure or build-ing is located.

Proving part of any rand required by this sylaw is a finite open and orobitruited by any structure from the ground to the My provided however, that fences and begins in accordance with the providence of Sub-section 3.12 of this Sylaw shall be permitted and that these structures littled in the following table shall be premitted to project into the status mysres indicated for the diseases specified.

3.8

Silis, belt courses, cornices, eaves, gutters, chimneys, or pilasters. Yards in which Maximum projection projection is from main wall permitted permitted Any yard 30 inches

fire escapes and exterior stair-cases. Rear yard only 3 feet over a maximum width of 10 feet

Windows bays front, rear and exterior side only. I feet over a maximum width of 10 feet

Front, rear and exterior side yards only for single family detached dwell-ings.

All yards

Open, roofed porches not exceeding one storey in height, uncovered terraces The height listications of this splaw shall not apply to Church spires, water traks, elevator enclosures, flag poles, television or redio antemnes, ventilators or sky-lights. up to 8 feet, including eaves and corrices provided that no porch or
terrace extends closer
than within 2 feet of
any lot line or prevents access to any
rear yard. EXCEPTIONS TO BEIGHT LIMITATIONS

3.9

- 3.10 In Residential and Commercial Zones private garages or other accessory buildings shall not:
- 3.10.1 Be used for human habitation except where a dwelling is a permitted
- 3.10.2 .2 We built in a front yard, where an accessory thinking is built on a corner lot, it shall be located in the side yard which is not adjacent to the flashing street or in the rear yard and not closer to a street than the stabek required for the main, building.
- 3.10.3 Exceed fifteen (15) feet in height in a Residential Zone.
- 3.10.4 Exceed ten (10) percent coverage of the total lot area.
- 3.10.5 Be Built closer than three (3) (set to a lot line except for common semi-deteched garages which may be centred on a matual side lot line.

SECTION 3 - GENERAL PROVISIONS (CONT'D)

Be considered an accessory building if attached to the main building in any way.

3.11 alsowant of this prise three shall be partitioned for every building or part threed. SPAG exceed after the date of anathenic of this splay three provided for every building or part threed. SPAG exceed after the date of anathenic this splay in any roue, an area for antenebile parting, adequate providing and individual parting space unbarracted by any other parting space shall be provided and unless that the provided space and the building. Such parting space shall be provided as follows: PARKING SPACES

Type of Building Hinimum Parking Required

for each dealling one (1) space in a private unit to any dealling garage or carport; in except an aparent that come yet each set also yet beind building or row in the come of the history and section in the carport between the history yet between the history yet between the history yet between the history yet the said building and that the for the some in which the dealing in the said which the case of a single faily dereaded dealings or the the rear yet din the case of a dealing unit in the case of a dealing unit in the case of a dealing unit in the same building as a store. For each apartment building or row house development One (1) space in a garage for each dwelling unit plus visitor parking on the basis of one (1) space for every two (2) dwelling units or part thereof.

Any Commercial use in a Commercial Zone except those uses specifically listed elsewhere in this Section Office One (1) parking space for four hundred (40) square feet or fraction thereof of commercial floor space within the building.

3.12

Industrial Establishments

there three are fixed east one (1) parking space for easy far (5) (1) the fixed east of (1) feet of benchmarks of the auxilian seaffing exactity. There there are no fixed the east one (1) parking space for each one hundred (100) equate feet or fraction thereof of floor area devoted to public use. One (1) parking space for each four hundred (400) square feet or fraction thereof of rentable floor space in the building.

Auditorium, arena, church, hall, restaurant, theatre, club and other places of assembly

Hospital, Sanatorium, Nursing Home One (1) parking space for each two (2) beds.

One (1) parking space for each staff member or school

Schools

Libraries Minimum ten (10) parking spaces.

Government Bul One(1) parking space for each four (4) employees plus a parking area for visitors

SECTION 3 - GENERAL PROVISIONS (CONT'D)

Type of Building Minimum Parking Required

with a minimum capacity of ten (10) parking spaces.

Hotels, Motels Taverns and One (1) parking space for a motel; one (1) parking a motel; one (1) parking space for every three (3) genat rooms of a hotel, plus seath one hundred (100) square feat or fraction threeof of facor area within the hotel, making one areas devoted to

Funeral Homes One (1) parking space for each five (5) seats capacity of the Funeral Home with a minimum of ten (10) parking spaces.

Bowling Curling

Alleys Rinks ě ad One (1) parking space for each two (2) persons in the designed capacity of the earthlisheaut; (Designed capacity shall seem as (6) persons per booking lame and eight (8) persons per curling sheet) in addition to the requirements for the rear of the building.

1.12 blowd thresading any yard requirements set out classificate in this Sylaw up person shall, in SNA any Some, serior us any Soulding or structure of committeering, storage, watching, extra for samidation and the structure of committeering, storage, watch, facilities or pass storage, who had as a soulding the frequent of the same president of the structure of the same president with severy such biddings, and such speech and the same president with severy with histories of the same president with severy such structure of use, one off-streat space fit, standing, locating and unboating, and such speech shall be set least nearly (12) feet by thirty (20) feet in area (eith a standing, and such speech thousand (20,000) square feet of feation thereof of building floor stea used for any purpose in accessed of three thousand (20,000) square feet of such streat. One (1) parking space for each one thousand (1000) square feet or fraction thereof of building on the lot. LOADING

Parking and Loading areas required by this Bylaw shall conform to the following requirements,

3.13

 13.1 Adequate drainage facilities shall be provided. PARKING AND LOADING AREA DESIGN

3.13.2 2 All parking and loading trees and
their approaches shall be constructed
and anticated with a trable surface
which is treesed to prevent a
rating of dust or loose particles
and, in the case of industrial and
Commercial roose shall have a coment
or amphalich binder or any other
permanent type of surfacing.

3.13.3 All parking and loading areas and their approaches in any Industrial and Commercial Zone shall be defined by a curb of concrete or rolled asphalt or other suitable obstruct-

ion designed to provide a neat appearance.

SECTION 3 - GENERAL PROVISIONS (CONT'D)

3.13.4

3.13.8

3.14 Als borethmenating the methack and addayard seaback capture of the payment all transtreast seaback captures the payment all transtreast addate methads be the payment and all transtreast and the methads of the Copyrontion of the method in the case of the King's half be set back in the case of the King's half beyong at least 105 from the centre line thereof only in the case of the Regional codes, at least 85 from the centre line thereof or in both instances such greater setheds as shall be required by the Department of Highways of Outsto or the Copyrottion of the Regional Hundispality of Niagara as the case may be.

3.15 Notwithstanding any other provisions of this Bylaw no building, shrub, foliage, or fence above the grade of the road with a height exceeding two (2) feet shall be exected or planted within the triangular source.

included between the street lines for a distance of thirty (30) feet from their point of intersection, and

3.16 No sign, biliboard or poster shall be erected in any Residential or Agricultural Zone other than the following: SIGNS

3.16.1 One name plate not larger than one and one-half (1-1/2) square feet indicating the name of the occupant;

3.16.2 One sign not larger than two (2) square feet indicating caution, safety or no trespassing;

3.13.5 s for all off-street loading area,
and any parking area designed to
accommodate more than four (4)
accommodate more than four (4)
accommodate more than four (4)
accommodate area (40) feet vide lying
vithin the lost its which the space
is aftuneed, and along the boundaries of the space, shall be adequate—
by Landscapped, but this shall not
prevent the powerion of entenness
and actic to the said area accoss
the strip-

3.13.6

3.15.1

3.15.2 included between a street line and
a railway right-of-way for a distance of one hundred (100) feet
from their point of intersection.

In any Commercial Zone, no parking or loading area shall be located closer than five (5) teet to any street line nor ten(10) feet to any other side lot line or rear lot line.

The lights used for the illumination of the parking or loading area shall be so arranged as to divert the light away from adjacent properties.

3.13.7 A structure, not more than ten (10) feet in height and not more than fifty (50) square feet in area may be erected in the parking area for the use of attendants in the area.

8 No sign other than directional aigus and a sign indicating the name of the owner, not acceeding nine (9) square feet in size, shall be erected on any parking area or parking lot.

DAYLIGHT

3.17.2 Ho goods, material, or equipment shall be stored in the open in a Residential Zone or in a lot adjacent to a Residential Zone.

Any building erected in a seldential or Agricultural of the authority of this paragraph shall be designed and mathematical in general harmony with residential buildings of the type permitted in the Zema.

3.17.4 Where a lot is used under the pro-visions of this sub-section in a Residential or Agricultural Zone, the land nor used for buildings shall be restred in a memor that is in general harmony with the

the date of passing of this Bylaw

3.18

SECTION 3 - GENERAL PROVISIONS (CONT'D)

3.16.3 One sign not larger than four (4) square feet advertising land or presties for sale, lease; or rent, ease; or rent, ease; or feet, ease; or rent, ease; or lent, eas

3.16.4 One sign not larger than six (6) square feet advertising a nursing home, rooming or boarding house or

3.16.5

3.16,6 Signs in connection with a construction project during the course of work on that project. One sign or bullerin beard for a church, school, community hall, or fracerual organization, not exceeding eventy four (24) square feet in area;

3.16.7 Any traffic or direction sign exected by a public authority, a voters' list or other public proclamation.

3.16.8 One sign for the purpose of advertistion to be determined by the description of premiese or the
sale of peodure, which sign shall
not be larger than forty (40) sequent
feet in area and beauty (20) feet
in height showe the adjoining ground.

.9 Nothing in this subsection shall prohibit free ermoling or incised lettering indicating the name of a building or structure which forms part of the architecture of the said building or structure.

3.16.10 Any sign permitted under this Clause shall be located on the same lot as the premises advertised or identi-

SETBACK AND SIDE YARD SETBACK ON AKTERIAL ROADS

3.17

PERMITTED

The provisions of this bytes shall not apply
to the use of any land or to the crector or
use of any building or structure for the
purpose of public service by the from or
by my local board defined by the Figures,
Act, The Existonal Manicipality of Hisparia,
Act, The Sarional Manicipality of Minerio
or Canada, including the Myror Electric
Fower Commission of Ontario provided that: 3.17.1. The lot coverage, setback and yard trequirements prescribed for the Zone in which such land, building or structure is located shall be complied with.

3.17.3

As from

QUARRIES

pits or quarries, unless the land is within an industrial Extractive (IE) Zone.	ON 3 - GENERAL PROVISIONS (CONT'D)
the land is within (IE) Zone.	(CONT 'G)
	SECTIO

SECTION 3 -

OSENSIOUS Industry USES PROHISTED 4.2 The Zoo AMAGEROUS the Zoo USES 4.3 Where the Zoo USES 4.3 Where the Zoo Herborn the Zoo		-														0						9		
Industrial Constal It industrial Constal Open Space Open Space	Commercial or Industrial purposes shall be prohibited on land that is subject to flood-	In all Zones the erection of buildings or structures for Agricultural, Residential,	perroteum and perroteum productm.	dynamice, dualine, mitro-grycerine, gunpowder,	burning fluid, gas, naptha, benzene, gasoline,	of coal oil, water oil, rock oil, fuel oil,	foregoing shall include storage or manufacture	which without limiting the generality of the	health, or danger from fire or explosion	poses which are likely to create danger to	the Town for commercial or industrial pur-	lubricating and fuel oils shall be used in	stallations for the bulk storage of gasoline,	vehicle race tracks and duly licensed in-	mobile service stations, duly licensed motor	No land, building or structure except auto-		noxious trade, business or manufacture.	Regulations thereunder, declared to be a	therein is, under the Public Health Act or	which from its nature or the material used	No use shall be permitted within the Town		The state of the s
Industrial General Industrial Extractive III Industrial Extractive III OS Open Space III All and the boundaries of such roses are shown upon the sape attein- state of herein, sarked Schedules, designated as the Zouigh Hope Arich nomes, boundaries and the Zouigh Hope Arich nomes, boundaries as the Zouigh Hope Arich or the space to the boundaries of the verticus roses as shown on the Zozing Meps, tastist with respect to the boundaries of the verticus roses as shown on the Zozing Meps, the following rules shall apply. 4.3.1 The Zoze boundaries scher roads or lance unless otherwise shown, and where the Indicated boundaries rose to road on the Indicated boundaries rose to roads or lance are to the tone boundaries are not tone boundaries are not here indicated boundaries are not shown to be roads or lance, and where the Zone boundaries are not		TO FLOODING													OSES	DANGEROUS				PROHIBITED	USES	OBNOXIOUS		
													4.3						4.2					
	shown to be roads or where indicated boun	4.3.2 Where the Zone bound	rone boundaries.	roads or lanes, and	on the Zoning Maps a	and where the indica	or lanes unless othe	4.3.1 The Zone boundaries		apply.	the Zoning Maps, the follow	boundaries of the various z	Where uncertainty exists wi		maps form part of this Byla	the Zoning Maps which some	ed hereto, marked Schedules	of such zones are shown upo	The Zones set out in 4.1 an		Open Space	Industrial Extractive	Industrial General	
	daries on t	aries are		said road	re approxi	ted bounds	raise show	are either			dag rules	cones as sh	th respect			s, boundar	, designat	on the maps	id the boun					

3.20

3.19

22 No truck	works, sewag prohibitive.	ing or o	prohibic.	# Cructur	21 In all 2
No truck, bus, coach, or streetcar body shall be used for human habitation within	cost of construction of satisfactory water- works, sewage or drainage facilities is prohibitive.	ing or on land where by reason of its rocky, low-lying, mershy or unstable character, the	Commercial or Industrial purposes shall be prohibited on land that is subject to flood-	structures for Agricultural, Residential,	21 In all Zones the erection of buildings or
tear body	Actory water- lities is	of its rocky, character, the	ect to flood-	esidential,	uildings or
TRUCK OR COACH BODIES				TO FLOODING	LANDS SUBJECT

3.23	
Where a shack, shanty, bank-house or other componery structure is used for the accommodation of vortices engaged in work of a temporary or seasonal nature, such building or structure.	sea to truck, bus, coath, or streetcar body shall be used for human habitation within the Town, whether or not the same is securited on wheels.
TEMPORARY ACCOMMODATION FOR WORKNEY	COACH BODIES

3.23.1 shall be so used only for the dura-tion of the work, and

3.24

No land shall be used for keeping of dere- lict soror vehicles that are in a vrecked, discarded, dismanied, inoperative or shandoned condition except as provided for in the industrial General (12) Zone.
R - 6

Agricultural First Density Agricultural Stoom Density Reidential Vallage Residential First Density Residential First Density Residential Helt-pie Family Commercial Bund Commercial Bund Commercial Bund	Zone	For the purpose of this Bylaw the Town is hereby divided into the following use zones.
try A1 try A2 A2 A2 A2 A2 A2 A2 A3 A3 A3	Symbol	Bylaw the Town is following use zone
	•	BIVISION DIVISION

3.23.2 shall be locked or boarded up and not be used as accommodation when the work in connection with which

4.1 For the purpose of this Bylaw the Town is hereby divided into the following use zones.

SECTION 4 - REQUIREMENTS FOR THE ZONES

3.25

DERELICE AUTOMOBILES

or tailvey, shown on the maps as closed, the property formerly in said road, the property formerly in said road, then or railway shall be included within the zone of the adjoining property on either said of the said closed road, hase or railway, was a zone boundary the controlled to the said closed road, the or railway was a zone boundary there or railway was a zone boundary the controlled to the said closed road, late or railway, was a zone boundary the controlled to the said closed road, late or railway.

4.3.6 Where a zone boundary is not a coad or the coad of the piace, the position thereof shall be determined to the coad or the coad of the coad or the coad of th BOUNDARIES
OTHER THAN
ROADS OR
LOT LINES

N 4 - REQUIREMENTS FOR THE ZONES (CONT'D)

Commercial General Industrial Preferred **#8** ZONING HAP

BOUNDARIES OF ZONES

Coming maps are approximately for lines, the said lot lines shall be construed to be the zone boundaries unless the said boundaries are other-vise indicated on the maps.

4.3.3 3 Where one symbol is used on the Zoning kapp to indicate the zone classification of an area divided by a road or lame, the said symbol shall establish the classification of the whole of such area. SAMOZ AO TORHAS

4.3.4

3.4 A road, lass, calined or rathey 180.
Historic-way, clearated transaturation line right-of-way, or waterston line right-of-way, or watercourse incuded on the Zoning Maps
shall, unless otherwise indicated,
be included within the zone of the
adjoining property on atther side
adjoining property on either side
thereof; and water such roads, laus,
right-of-way or winercourse serves
at a houndary between two or rore
different mome a line stawy in
a boundary between two practices
thall be considered the houndary between
the zones unless specifically indicated
otherwise.

5.3

4.3.5

CLOSED ROAD OR LANE

5.3.3 Kiniaum Side Yard Width - 20 feet or 1/2 the height of the building, whichever is the greater

5.3.5 All Lighting and Liluminated signs shall be arranged so as to deflect light away from adjacent properties. 5.3.4 Minimum Rear Yard Depth - 25 feer

A Novitheranding any other provisions of this bytaw in the Agricultural First Density (Al) Zone a person shall not creet or use a building or structure for any of the following users a piggery, curiery game bird or chicken firm or hardney; four fame; mushroom fame; foul killing establishment or brotler plant; commercial kennels; a barn, chicken house, scable or other structure for the accommodation of animal or fowl; USES NOT
PERMITTED
WITHIN ONE
QUARTER MILE
OF RESIDENTIAL
ZONES

5.4

5.4.1 Within one quarter mile of any Residential Zone or within 2000 feet of an existing weelling located on a lot that is under different ownership

5.9.2 With a secback of less than three hundred feet (300') from the centre 5.9.1 Within 2000 feet of an existing dwelling located on a lot that is under different ownership. SECTION 5 - AGRICULTURAL ZONES - FIRST DENSITY (A1)

SECTION 5 - AGRICULTURAL ZONES - FIRST DENSITY (AL) (CONT'D)

No person shall use land, or erect or use a building or structure in the Agricultural First Density (Al) Zone except for one or more of the following permitted uses: USES PERMITTED

Agricultural and forestry uses together with residential accommodation for resident

SECTION 5 - AGRICULTURAL ZONES - SECOND DENSITY (A2)

5.4.2 With a setback of less than three hundred feet (JMO) from the centre line of a road and located less than two hundred feet (200') from any side or rear property line.

No person shall use land, or erect or use a building or structure in the Agricultural Second Bensity (A2) Zone except for one or more of the following permitted uses:

USES PERKITTED

Agricultural and forestry uses together with residential accommodation for resident

stagf(, stage) detached dwelling, on a lot created and registered in the registry division of Misgara South prior to the passing of the Zoning Bylaw or on a lot created by the Committee of Adjustment

Parks, playgrounds, golf coursed, conserva-tion and reforestation areas, recreation or sports fields, Churches, schools, institutions and cemeteries, Establishments for the breeding of birds, fish

seaff.
A single family detached dwelling, on a lot
created and registery Division
of Niagara South or on a lot created by the
Committee of Adjustment hereafter.
Farke, playgeometr, golf convess, conservation
and reforestation areas, excreation or
Opports fields, institutions and cometaries.
Churches, ethools, institutions and cometaries.

or anisals,

Establishments for the storage or processing

of agricultural produce, and

innting preserves, public and private clubs

and camps,

Airports and atrifields.

5.2

REQUIREMENTS FOR BUILDINGS

6 No person shall use land, or erect or use a building or structure in the Agricultural second Density (A2) Zone unless he following resulations are compiled vith.
5.6.1 Hinforms Lot Area
5.6.2 Minforms how Frontage 400 feet
5.6.3 Minform Acelling Unit 1,000 sq. fr

REQUIREMENTS FOR BUILDINGS

5.6.4 Minimum Building Serback -

- 60 feet from the centreline of the highway or road - 10 feet - 1,000 sq. fr.

No person shall use land, or erect or use a building or structure in the Agricultural first Density (Al) Zone unless the following regulations are complied with. - 25 acres

5.2.2 Minimum Lot Frontage 5.2.1 Minimum Lot Area - 600 feet

5.2.3 Minimum Dwelling Unit Floor Area

- 1,000 sq. ft.

5.2.4 Minimum Building Serback - 75 feet from the centreline of the highway or road 5.2.6 Minimum Rear Yard 5.2.5 Minimum Side Yard - 100 feet - 25 feet

5.7

5.6.6 Minimum Rear Yard 5.6.5 Minimum Side Yard

- 25 feet

Churches, community or fraternal halls, schools, institutions or similar places of assembly shall conform to the following requirements which are in addition to or in place of those in paragraph 5.2:

REQUIREMENTS
FOR CHURCHES
AND OTHER
INSTITUTIONS

REQUIREMENTS
FOR CHURCHES
AND OTHER
INSTITUTIONS

Churches, community or fraternal halls, schools, institutions or similar places of assembly shall conform to the following requirements which are in addition to or in place of those in paragraph 5.2:

5.3.2 Hinimum Lot Frontage - 200 feet - 2 acres

5.7.3 Hinimum Side Yard Width - 20 feet or 1/2 the height of the building whichever is the greater

5.7.2 Minimum Lot Frontage

- 200 feet

- 2 acres

5.7.1 Minimum Lot Area

5.3.1 Minimum Lot Area

5.8

in the Agricultural Second Density (A2) Zone a person shall not erect or use a building or structure for any of the following uses: a plagery; turkey, game bird or chicken farm or hatchery; fur farm; auchroom farm; fool killing establishment or broiler plant. 5,7.4 iliniaum Rear Yard Depth - 25 feet
5.7.5 All lighting and illuminated signs
5.7.5 All lighting adjacent properties.
Light away from adjacent properties.

USES NOT PERMITTED

Notichstanding any other provisions of this bylaw, in the Agricultural Second Bensity (A2) Zone where wore than 5 annaais or 10 is birds are kept a person shall not steet or use a building or structure for any of the following: commercial kennals; a barn, chicken house; stable or other structure for the accommodation of animal or foul:

5.9

	900	sidential PERMITTED	6.13 No person shall use land, or erect or use a building or structure in the Residential	or erect or use REQUIREMENTS	6.10 No person shall use land, or erect or use a building or structure in the Residential		residential requirements.
157 251	Lot Lot	D DENSITY (R2)	SECTION 6 - RESIDENTIAL ZONES - SECOND DENSITY (R2)	Llings	Single Family detached dwellings		
over three		35 fc.	6.12.9 Maximum building height	es:	Estate (RE) Zone except for or the following permitted uses:		6.5.4 The plate or sign shall be attached and parallel to a main wall of the
each unit	Prontage	1200 sq. ft.	6.12.8 Minimum building floor	the Residential PERMITTED	building or structure in the Residential		
80 fr. plus 100 fr.	Hinimum 50 ft.	25 ft.	6.12.7 Minisus Rear Yard	INPS	102		name, occupation and practicing
unit		is attached					not flashing and is not larger than
1000 sq. fr. for each additional		a carport or garage	•	35 fc.	6.8.9 Maximum Building Beight		6.5.3 That there shall be no advertising other than a place or sign which is
	Area derring :	or garage or 8 ft.		1000 sq. ft.	o.o.o minimum matu buttutng Floor Area		the Tesset To devoted to sact date.
	Minimum 2500 sq. ft. per	other side where	,				hundred (200) sq. ft. whichever is
ellings Row Houses Apartments	Duplex Dwellings	8 ft. on one side and 12 ft. on the	6.12.6 Minimum Side Yard	30 ft.	6.8.7 Minimum Rear Yard	a	cent (25%) of the total floor area of the dwelling, or a maximum of two
hed and	Seed - de tar	greater		carport or garage			6.5.2 That not more than twenty-five per
	Multiple Family (RM) Zone unless to ing regulations are complied with:	the side lot line whichever is the		or garage or 6 ft. on both sides where a			the dwelling, may operate in and from the said office.
No person shall use land, or erect or use a REQUIREMENT. building or structure in the Residential FOR BUILDIN	6.16 No person shall use building or structu	centreline of the	Side Yard	there is no carport			the said dwelling, plus one assis- tant who may or may not reside in
ssory thereto	and buildings accessory chereto	50 ft. from the	6.12.5 Minimum Exterior	and 10 ft, on the	0.0.6 Minisum Side land	DA BUTTAN	6.5.1 That only one person resident in
	Institutions	road					an office, or household occupation, provid-
in homes	Row houses Hospital and nursing homes	58 ft. from the centreline of the	6.12.4 Minimum Serback	whichever is the			Residential Zone, the use of part of a dwelling except an apartment dwelling for
W	Apartment dwellings	lot area	Lot Coverage	the side lot line		OFFICES AND	6.5 Nothing in this Bylew shall prevent, in a
tuplex dwellings	Semi-detached and duplex dwellings	33% of the	6.12.3 Maximum	centraline of the	Side Yard		6.4.5 Rear Yard - 50 feet
All uses permitted in the R2 Zone subject	All uses permitted	60 fc.		i Î		ing whichever is the	ing whi
ing permitted uses:	more of the follow.	,	6.12.2 Minimum	centreline of the		or 1/2 the of the build-	Side Yard
building or structure in a Residential PE Multiple Family (RH) Zone except for one or	building or struct Multiple Family (R)	7500 sq. fr.	6.12.1 Hinimum	55 fc, from the	6.8.4 Minimum serback	- 70 feet	age (minimum)
e land, or erect or use a RH ZONE US	6.15 No person shall use		ing regulations are complied vi	lot area	tot Coverage	cent	Lot Coverage (maximum)
RESIDENTIAL ZONES - RESIDENTIAL MULTIPLE FAHILY	SECTION 6 - RESIDENTIAL :	Residential FOR DWELLINGS the follow-	s building or structure in the Residential First Density (RL) Zone unless the follow-	150 ft.			regulations respecting minimum lot frontage and yard sizes shall apply:
Maximum building height 35 ft.	6.14.9 Maximum bu		6.12 No person shall use land, or er		6.8.2 Minimum	J	purpose of a Bospital, Mursing Home, church or institutional building, the following
		is.	Single family detached dwellings Churches and schools	one acre	6.8.1 Minimum Lot Area		in Residential Zones where land is used or a building or structure erected or used for the
Minimum building floor 1000 sq. fc.	6.14.8 Kinimum bu	***************************************	The contract of the contract o			TWOITHTHE	6.4 Noturnstanding anything else in this Bylan
ar Yard 25 ft.	6.14.7 Hinimum Rear Yard		First Density (RI) Zone except		Village (RV) Zone unless thations are complied with		line.
de Yard 6 ft. on both sides	6.14.6 Hinimum Side Yard	esidential PERHITIED	6.11 No person shall use land, or erect or use a building or structure in the Residential	or erect or use REQUIREMENTS	6.8 No person shall use land, or erect or use a building or structure in the Residential		no part of it shall be located closer than three feet (lft.) to any rear or side lot
greater ts the		DENSITY (KL)	SECTION 6 - RESIDENTIAL ZONES - FIRST DENSITY (R1)	ereto	and buildings accessory thereto	lag, POOLS	6.3 Where a private sylmming pool ic constructed as a: accessory use to a residential dwelling,
the side lot line		: 35 fc.	6.10.8 Maximum building hdight	27111184	Churches and schools		profitted by this bylay in any such west-dential Zone.
		1500 sq. ft.			Cincia Carlly departed to	se	in connection with any business or other us
Minimum Excerior Side 50 fc. from the	6.14.5 Minimum Ex		6.10.7 Kinimum building floor	es:	the following permitted uses:	sed	vide such use is for housing or storage only and such used
read carried or the		50 ft.	6.10.6 Minimum Rear Yard	the Residential PERMITTED		. ' .	
	6.14.4 Hinimum Serback	30 fr.	6.10.5 Kinimum Side Yard	21 11010	6 7 No marron chall use land	28.0	own: or vecupant, for the housing or store
	Lot Coverage	greater		RESIDENTIAL VILLAGE (RV) ZONE	SECTION 6 - RESIDENTIAL ZONES - RESIDENTIAL VILLAGE (RV) ZONE	азу	ing structure in any residential zone, may use or private garage of which he is the
35% of the	6.14.3 Maximum	whichever is the			such greenhouse is located are complied with		
ge 50 ft.		road or 20 ft. from			provided that the lot coverage, vard and	PARKING	6.2 The Erking of commercial motor vehicles is
	6.14.2 Minimum	centreline of the	. Side Yard	and may be enlarged	house may continue in use		pott. ns theteot.
5000 sq. ft.	Lot Area			Zone at the date	any lands in a Residentia		helt of the two adjacent buildings or
	6.14.1 Minisum	toad		vas erected on	By-law, where a greenhouse was erected on	;	den: .1 zone shall be equal to the average
e complied with:	ing regulations are complied with:	75 ft. from the	6.10.3 Minimum Setback			BUILDINGS	districe between habitable buildings or
building or structure in the Residential for Second Density (R2) Zone unless the follow-	building or struct Second Density (R2	200 Et.	Lot Frontage	spatible with a	residence or is compatible with a residential area.	RETAREN FRANCE	6.1 Note that and ing any other provisions in this Byla relating to distances, the minimum
e land, or erect or use a REQUIREMENT	6.14 No person shall us		6.10.2 Hinimum	y used in a	that is not normally used in a		
is decreased	Churches and schools	two acres	lot Area	or instrument	6.5.7 That no machinery or instrument	ñ	to the second to the people
Circle Coults described the Circle	circle facility days		6 10 1 X1011	changed.		•	elde or rear property line
ing narmirrad ugas.	anne of the follow		lations are complied with:	racter of the	6.5.6 The residential character of the		line of a road and located tess that

}		}	š	gr age	8	PERMITTED	t or use a	No person shall use land, or erect or use a building or structure in the Residential	on shall use	13 No pers
757		ž	Ĭ	•	3 2		SECOND DENSITY (R2)		RESIDENTIAL ZONES -	ECTION 6 - E
				Kext	*		35 fc.	building height	Maximum buil	6.12.9
	each unit	each		Prontage	P COL		1200 sq. ft.	building floor	Mainum buil	6.12.8
100 ft.	80 fr. plus 11	8 8	50 ft.	Ē	7 Æ		25 ft.		Minisus Rear Yard	6.12.7
Apartments . 10,000 sq. ft.for g the first 4 dwell- ing units plus 1000 sq. ft. for each additional unit	ROW HOUSES &		Duplex Dwellings 2500 sq. ft. per dwelling unit	Ĕ	Kinii Lot Area	inte	and 12 ft. on one sade and 12 ft. on the other side where there is no carport or garage or 8 ft. on both sides where a carport or garage is attached		Minimum Side Yard	6.12.6
a REQUIREMENTS FOR BUILDINGS	ect or use sidential the follow, the follow,	nules:	No person shall use land, or erect or use a building or structure in the Residential Malityhe Family (RM) Zone unless the following regulations are compiled with: Semi-detached and	person illding iltiple g regul	bu Ma In	the from	eline or 17 or 17 ide lo		Side Yard	
	•	ereco	Koof houses Hospital and nursing homes Institutions and buildings accessory chereto	Hospital a Institution	2 H K	r the	centreline of the road		Minimum Exterio	6.12.5
	ngs	bre hvelli	to the provisions therefore Semi-detached and duplex dwellings Apartment dwellings Converted dwellings	o the partment	CAS.	i	33% of the lot area		Maximum Lot Coverage	6.12.3
	t for one o	excep fitted R2 Zo	Multiple Family (RH) Zone except for one or more of the following permitted uses: All uses permitted in the RZ Zone subject	l uses	≥ 8¥	·	7500 sq. fc. 60 fc.		Lot Area Minimum Lot Frontage	6.12.2
IPLE FAHILY a SH ZONE USES	RESIDENTIAL MULTIPLE FAMILY	RESID	RESIDENTIAL ZONES -	persor	SECTION 6 - (RM) ZONE	REQUIREMENTS FOR DWELLINGS	it or use isidential ie follow-	No person shall use land, or erect or use s building or structure in the Residential First Density (R1) Zone unless the follow- ing regulations are compiled with:	on shall use ing or struct ensity (R1) Z ulations are	5.12 No pers a build First D ing reg
•	35 ft.	le (8ht			٠ :			ed dwellings	Single family detached dwellings Churches and schools	
both sid	6 fc. on both sides 25 fc. 1000 so. fc.	Floor	Kinimum Side Yard Hinimum Rear Yard Kinimum buildine finor	6.14.6 1		USES PERHITTED	t or use a dential or one or ses:	No person shall use land, or erect or use a building or structure in the Residential First Density (R1) Zone except for one or more of the following permitted uses:	on shall use g or structur ensity (R1) Z the followin	5.11 No pers buildin First D more of
	greater						ENSITY (RL)	RESIDENTIAL ZONES - FIRST DENSITY (R1)	ESIDENTIAL ZO	- 9 140
om the se of the lot line lot line	50 ft. from the centreline of the road or 17 ft. from the side lot line whichever is the	Side	Minimum Exterior Side Yard	6.14.5	ę.		1500 sq. ft. 35 ft.	building floor building hdight	Hinimum building floor area Haximum building hdight	6.10.7
on the	58 ft. from the centreline of the road		Minimum Serback	6.14.4 !	6		30 ft.	Side Yard Rear Yard	Minimum Side Minimum Rear	6.10.6
ī	35% of the lot area.		Maximum Lot Coverage	6.14.3		the	whichever is the greater			
	50 ft.		Minimum Lot Frontage	6.14.2	۰	the	centreline of the road or 20 ft. from the side lot line	21.701	Side Yard	
7	5000 sq.		Minisus Lor Area	6.14.1	•	the the	ine o	i		5
a REQUIREMENTS FOR DWELLINGS	rect or use esidential s the follow	or er the Re unless led vi	No person shall use land, or erect or use a building or structure in the Residential Second Density (R2) Zone unless the following regulations are compiled with:	person illding scond D	6.14 No 50 50	the	200 ft. from the	e back	Hinimum Lot Frontage Hinimum Setback	6.10.2
	g.	elling	Single family detached dwellings Churches and schools	Single family Churches and	Oδ		two acres		Minimum lot Area	6.10.1
7	d uses:	except except	Second Density (R2) Zone except for one or more of the following permitted uses:	econd D	¥ S		owing regu-	Estate (RE) Zone unless the following regu- lations are complied with:	(ME) Zone uni	Estate lations

	6.18.5 The external appearance of the building as a single facily detached dwelling is preserved.	6.18.4 The only external statrway is an open fire escape, and	6.18.3 It is correffed by the Building Inspector to be structurally suitable for the proposed conversion,	o.10.4 Each White arcer conversion contents a minimum of floor area of 700 sq. ft.,	It was in existance prior to the date of the passing of this Bylaw,	ple-femily dwelling unit may be con- to a converted dwelling unit unless:	more bedroom units.	of a size that will cultain at least remove five (3) square feet of play space for each one-bedroom unit and at least fifty (50) square		6.17.3 Accessible to the building without the mecessity of crossing a parking lot.	test from the mearest wall of the building.		6.17 he person shall use or erect an spartment buildings of the than PLAT-SPACE all bedshifts from thouse constaining other than PLAT-SPACE all bedshifts from the late and space shall be:	Maximum Building Beight 45 ft.		Hiniama 950 eq. ft. 950 eq. ft. bachelor 450 ft. bachelor 100 ft. bachelor		Minizaum 25 ft. 35 ft. 35 ft. or one Rear half the heaght Yard of the main	Exterior Side Yard 25 ft. 25 ft. 40 ft.	Minimum 6 ft. 10 ft. one half the Side height of the Yard main building	Hinlaum Setback 58 ft. 58 ft. 65 ft.
7.* WRITE MAY COMMERCIAL ZONE REGIST ON A MEXAUMEMENTS FREE Opposite to, or directly abuse any FOR AMERITY Residential Zone.	units from the adjacent treet or lane shall be provided for the exclusive use of the dwalling units. Where any commercial Zone fronts on a	3.12.		either at ground keval or for the parking on the roof of the first of vehicles as storey.	7.3.2 Minimum open area to be provided for the exclusive		service station provided that the following requirements are complied with:	7.3 A dwelling mit shall be permitted within DMELLING any commercial escablishment in any ONTS:N.	7.2 Where any garage or successful electers have purp intends for the retail site of gasoline it shall conform to the provisions of Sub-	property line as required by this bylaw shall not be used for any purpose other than landscaping.	7.1.8 The area included between ramps or between ramps and a streetline or	 7.1.7 The distance between the property line of the lot at the streetline and the nesses; pasp shall be at 	The statement to the state of t			7.1.4	leh-	ight 7.1.3	7.1.2 No portion of any pump island on a service station lot shall be located closer than eventy (20) fest from the streetine of any	7.1.1 Minimum lor frontage 160 feet 160 Minimum lor depth 160 feet	7.1 Where a lot in any Commercial Zone is used AUTOMOBILE for an automobile service station, the SERVICE following additional regulations shall STATOMS apply:
7.6 No person shall use land, or erect or use a building or structure in the Commercial General (CO) Zone unless the following regu-	undertaking establishments to the add any usen skallast to or accessory to the foregoing uses provided that it will confirm to the politicis expensed in the Official Plan of the Felhum Planning Area.	Readl Stores Readl Stores Tourist Homes	Professional and business offices Public and private parking areas Public halls	HOTELS, MOTELS and Cavarra L.C.B.O. and Brewers' Retail outlers Laundry or dry cleaning establishments Nurearies. resembouses and ones at markers	Automobile washing establishments Banks Barber Shops and Beauty Salons	Automobile service stations, public garages, automobile sales areas and equipment dealers		(A) No person shall use land, or erect or use a building or structure in a Commercial General (CD) Zone except for one or more of the following permitted uses:	PULPUBES - COMMERCIAL GENERAL (CG)	7.5.4 No outside storage shall be permitted in the front yard except for display	7.5.3 A scrip of land not less than ten (10) See: in videth along the front lor line shall be adequately land- scaped.		7.5.1 No front yard may be used for employee parking and any front yard that is not used for directory and visitors parking spaces shall be adequately landscaped.		7.4.6 A minimum side yard of twenty (20) feat shall be provided adjacent to the Residential or Astrolucusi	7.4.5 Ourside storage shall be prohibited in the yard adjacent to the Residential or Agricultural Zone.	deflect light convey from the adju- cent facility of the convey from the adju- cent facility of the convey from the adju- cent.	7.4.4 Exercise lighting and illustrated	7.4.3 A strip of lead not less than ten (10) feet in width along the lot line within the Commercial Zone and adjacent to the Residential Zone chall be absorbed to Engagement	7.4.2 No loading space shall be located in, nor open onto any side yard adjacent to the Residential Zone.	E 7.4.1 No parking shall be persitted in any side yard adjacent to the Residential Zone.
lations are complied with: REQUIREMENTS 7.8.1 Minisum setback - 40 feet from centre line	7.8 No person shall use land, or erect or use a building or scructure in the Commercial Local (CL) Zone unless the following regurations.	Retail stores Retail stores Studios, agencies and salons	Barber Shops and Beauty Salons Business and professional offices Public and private parking areas	Auromobile service station but not public garages	building or structure in a Commercial Local (CL) Zone except for one or more of the following benefitted uses:	SECTION 7 - COMMUNICAL ZONES - COMMUNICAL LOCAL 7.7 No person shall use land or exect or use a	7.6.3 Maximum building height thirty-five feet (35 ft.)	CG ZONE (4)	ZNOZ	(3)		(2)	mercial or industrial Zone and access is available to the caar of the building on the said lot by means of public or private lame, annimum sil.	IDEM 7.6.2 Rear Yard (1) Where	(4)	(3)			(2)	(1) Where the yard abuts a Commercial Zone and act is available to the re-	lations are compiled with: 7.6.1 <u>Minimum side yard</u>

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No person shall use land, or erect or use a building or structure in the Commercial General (CG) Zone unless the following regu-

13

	is available to the rear yard by a public or private lame, airisem ail.	7.10.2 Minimum side yard (1) Where the yard abuts a (Commercial Zone and access	(E) Zone unless the following regulations are compiled with: 7.10.1 <u>Minisum</u> methack - 40 feat	Public and private parking areas Restaurants 7.10 No person shall use land, or erect or us a REQUIREMENTS building or structure in the burst Commercial and BUILDINGSTS	Automobile service stations and public garages Bather Shopp and Seaty Salous Business and professional offices Farm implement dealers Grain and feed derchants General Stores	7.9 No person shall use land or erect or use a RC ZONE USES building or structure in a March Commercial PERMITTED (RC) Zone scrape for one ore sof the following permitted uses:	7.8.4 Haximum building height - 35 ft. SECTION 7 - COMMERCIAL ZONES - NURAL COMMERCIAL (NC) ZONE	(4) Where the yard abute any Reddential Zone, anthams thirty-five feet (35 ft.).	residential accommodation of one or more storeys in height, suffixem thirty-five feet (15 ft.),	the rear of the said bothiding except by means of a pard minimum eventy feet (20 ft.). (3) Where the building constant	on the said the two meanants of a public or private lame, a public or private lame, a find them and, private lame, (2) where the yard abus any commercial or industrial Zone	7.8.3 Rear Yard (1) Where the yard abuts any Commercial or Industrial Zone and access is available To the term of the buildale	(4) Where the yard abuts any Residential Zone, minimum fifteen feet (15 ft.).	 Where the yard abuts a street, ainisum ten feet (lo ft.). 	descript John and Dracess descript John and Dracess descript John of the grad yard, one yard shall have deal althous width of texts feet (12 fc.); the second shall have a stoless width of only	Connectal tone and access the available to the rear yard by a public or private lame, unitemm nil. (2) Where the yard shuts a Connectal Page mains a Connectal Page mains a	7.8.2 Minimus side, yard 7.8.2 Minimus side, yard 7.8.2 Minimus side, yard
и	shall be a arranged as to deflect light way from the adjacent Residential or Agricultural Zone.		8.1.4 No loading space shall be located in, nor open onto any side yard adjacent to the Residential or Agricultred Zone. 8.1.5 No outside storage shall be arrettered	8.1.3 No employee or visitor parking spaces shall be permitted in any side yard adjacent to the Residential of Agricultural Zone.	oil A stip of had not less than twenty- tile within the indirelying the lot line within the industrial Zone and adjacent to the sesidential Zone and Agricultural Zone, shall be adequately landscaped:		8.1 Where any industrial Zone fronts on a street REQUIENTEMYS opposite a Residential or an Agricultural PDR ANDAUTY Zone, or directly abuts a Residential or an Agricultural Zone.	15			and no access is available to the rear of the and building except by means of a yard, atnium tenry feet (20 ft.) (3) Where the building contains	on the said tot by means of a public or private lane, sinch man nil. (2) Where the year abute any Commercial or columns is Zon	(1) Where the yard abuts any Commercial or Industrial Zone and access is available to the rear of the building	7.10.3 Rear Yard	(3) Where the yard abuts a street, sinisms ten feet (10 ft.). (4) Where the yard abuts any Residential Zone, saltams fifteen feet (15 ft.)	is available to the race yard access to available to the race yard accept by means of the said yard, one yard shall have a minimum width of twelve feet (12 fet); the second shall have a minimum width of nil.	SECTION 7 - CONVERSIAL CONES - RIBAL CONVERCIAL (2C) ZONE (CONT'D) (2) Where the yard abuts a
	8.6.1 Kinisus satback and side 70 feet from the yard satback on a corner centraline of the lot	8.6 No person shall use land or erect or use a REQUIREMENTS building or structure in the Industrial PDR BUILDINGS General (IZ) Zone unless the following regulations are compiled with	Ceneral Industrial uses Bulk scorage uses Varchbusing but not including obnoxious or dangerous uses	8.5 No person shall use land, or erect or use a 12 ZDME USES building or servecture in an Industrial FERMITED General (12 Zone except for one or more of the following permitted uses:	8.4.4 Haximum lot coverage ION 8 - INDUSTRIAL GENERAL (IZ) ZO	required, and accept where the reat lot line abuse a Readdontial Zone or Agricultural Zone in which case she rear yard depth shall	8.4.3 Minisum rear yard depth 25 feet except where the rear lot line aborts a railway spur, in which case, no rear ward shall be	8.4.2 Minimum side yard 20 fest except as provided in Clause 8.1.1	8.4.1 Minimum sethack and side 80 feet from the pard activation a corner countrilize of the lot	8.4 No person shall use land or erect or use a REQUIREMENTS building or servature in an industrial FOR BUILDINGS Preferred (11) Zone unless the following regulations are compiled with.	Building supply yard Recall lusser or fuel yard Public parking loc Rallawy express or bus depot Light manufacturing shouly enclosed in a building	8.) No presen shall use land, or erect or use a IL ZONE USES building or structure in an industrial PERMITED Preferred (ILI Zone except for one or more of the following permitted uses:	SECTION 8 - INDUSTRIAL PREFERRED (11) ZONE		8.2.2	Provincial Highway or a Regional Road. 8.2.1 A strip of land not less than ten (10) feet in width along the front lot line adjacent to the road shall be adequately landscaped.	SECTION 8 - INDUSTRIAL PREFERRED (11) ZONE (CONT'D) 8.2 Where any Industrial Zone (conta on a IDEN

8.7.3 Norwithstanding Section 8.7.2 the fence or sull regular dhall be set that the sull regular of the set from the artest on which the said lot is a corner lot the setback of the fence on the flacking street shall be a satisfact of life fence on the flacking street shall be a satisfact of life fence of life and of life and lot fence (a) and fence (a) shall not be used for any furners other than leavinging every the articlated in the front yard (a) the articlation of the spatial garass are not us Subsections 1.11, 3.12 and 3.13 of this bylaw.

8.7.2 The lot shall be surrounded on all sides by a fence or vall having a minimum height of eight (3) feet, such fence or vall shall be constructed of permanent materials and provide a complete visual barrier and shall be maintened in a next and visually attractive manner.

Where a scrap yard or automobile wrecking yard or shop or similar use establishes in an industrial General (IZ) Zone the following regulations shall apply to such uses:

8.6.4 Haximum lot coverage

70% of the lot area. teet.

JUNK YARI

8.7.1 The minimum distance between the boundary of the lot and the boundary of a meadential Zone shall be five hundred (500) feet.

SECTION 8 - INDUSTRIAL GENERAL (12) ZONE (CONT'D)

8.6.2 Minimum side yard

15 feet except as provided in Clause 8.1.1

8.6.3 Minimum rear yard depth

25 feet except where the rear lot line abute a railey spur in which case, no rear yard shall be required, and except where the rear lot line abute 3 Resident. Zone or Agricultural Zone in which case the rear yard depth shall be not less than 50 feet.

15

8.9

No person shall erect or use a building or structure in an industrial Extractive (IE) Zone unless the following regulations are complied with.

FOR BUIL

Pits and quarries together with the necessary buildings and equipment for the extraction of sand, gravel or stone.

8.8 No person shall use land, or rect or use a building or structure in an industrial Extractive (IE) Zone except for one or more of the following permitted uses: SECTION 8 - INDUSTRIAL EXTRACTIVE (IE) ZONE

IE ZONE PERHITTED USES

8.7.4 No material used or stored in the open on the said lot shall be piled higher than the elevation of the fence on the front, side or rear yard mearest to the said pile.

yard setback on a corner centreline of the	8.9.1 Kinimum sechack and side 80 feet from the	SECTION 9 - REQUIREMENTS FOR OPEN SPACE ZONE (CONT'D)
rinued use for the purposes of the sto	this Bylaw nothing shall prevent the c	SECTION 11 - SUPPLEMENTARY USES AND REGULATI

8.10 No person shall open a pit or quarry, or carry out any excavations as part of a pit or quarry operation within: 8.9.2 Minimum side yard and rear yard 50 feet road REQUIREMENTS FOR EXCAVATIONS

SECTION 9 - REQUIREMENTS FOR OPEN SPACE ZONE 8.10.1 Two hundred (200) feet of any boundary or property line of any adjacent zone. 8.10.2 Five hundred (500) feet of the street line of any public street or highway.

9.1

9.2 No person shall use land or erect a building or structure in an Open Space (OS) Zone except in accordance with the following provisions. No person shall use land, or erect or use a building or structure in an Open Space (OS) Zone except for one or more of the following OPEN SPACE USES PERHITTED

11.3

Agricultural and forestry uses Cemetrates Conservation areas Colf courses Came farms and cames Public and private parks and clubs Recreation centres Building and structures accessory to the foregoint actuding a refreshment booth or pavilion 9.2.1 Any building erected in an Open Space (OS) Zone shall be set back thirty (OS) feet from any lot line and shall have a marking lot coverage of ten (10) per cent. OPEN SPACE ZONE REQUIREMENTS

Norwithstanding any other provision in this Bylaw any building existing at the date of the passing of this Bylaw in an Open Space (OS) Zone that is 100 per cent destroyed by fire or other cause may be rebuilt.

11.4

9.3

SECTION 10 - HOLDING ZONE

2	-
The front, side and rear yards and the maxi- lot coverage in a Holding (H) Zone shall be those existing on the date of passing of	No land, building, or structure shall be exected or used in a Holding (H) Zone, except for those lands, uses, buildings or structures existing on the date of passing of this Bylaw.
LOT, SITE AND BUILDING STANDARDS	USES PERHTTED

- 10.3 this Bylaw. CONDITIONS CONDITIONS
- 1.3 Nothing in this Section applies to prevent the strengthening or restoration to a safe condition of any building or structure or per of any such building or structure or per of any such building or structure of the strength of an extend building or structure, provided such alteration or repair of an or building or structure, provided such alteration or repair will not increase the height, title or volume, or change the use of such building or structure.

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tinued use for the purposes of the storage of exploatives, of the land, as used at the date of the passing of this bylaw, situated on the south half of lot is. Concession Will of the former fromhip of Felham, as indicated on Schedules A 6.0, provided that no extension to this operation is premitted to extension to this operation. Is premitted and the property of an amonaton to this bylaw and the political Plan of the Pelham Planning in the Official Plan of the Pelham Planning.

1.3 Norwithstanding anything also set out in this by an earthing shall present the contribution of the passing process. It is not that by any earth of the passing of this bylaw, attended not be second thor, of the land, as used at the date of the passing of this bylaw, attended not be such if of Registered Plan Bo. 25, as indicated on Schedule 8, provided that all operations are conducted within enclosed structures shothing shall prevent the erection of additional buildings or extructures contribution of additional buildings or extractures contributed from area shall not exceed 1,000 around floor area shall not exceed 1,000 areas the shall not exceed 1,000 are shall not exceed 1,000 areas the shall not exceed 1,000 areas the shall not exceed 1,000 are shall not exceed 1,000 areas the shall not exceed 1,000 are KB01

11.5 y-ke-, and in conformance with all other his to y-ke-, and in conformance with all other regulations and standards pertaining to a Residential builtiple Featly (RW) Zone, nothing shall prevent the continued use for the purposes of spartness described his of this as used at the date of the passing of this bylaw, situated as indicated on Schedules G. D and E. provided that no additional apartment units are permitted.

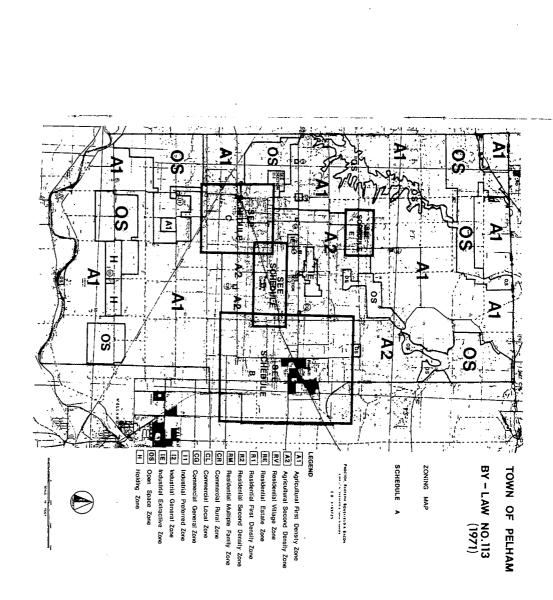
E

1.2 korwithsteading ampthing else set out in this II by Jaw nothing shall present the continued was for the processing of rivines of angutables of the processing of rivines of angutables of the processing of the date of the said of the land, as used at the date of the said of the former or the procession VII. of the former or the procession VII. of the former or the provided that no extension to this operation is premitted except by my of an amendment to this lylaw and in conforsity with the policies set out in the following the provided that no extension to the provided that no extension to this operation is premitted except by my of an amount of the policies set out in the following the provided that no extension to the provided that the policies set out in the following the provided that no extension to the provided that the provided that no extension to the provided that no

the Morethat canding suprising elses ast out in the Pylam noting shall prevent the continued use for the purposes of a Funcal loss. Retail Store and One Family Apartments, of the land, as used at the date of the passing of this Pylam, strunted on the south side of Camboro Road as Indicated on Schedule C. Porvided this operation to premitted except by way this operation to premitted except by way for the provided that the control of the Pellam Planning Area.

EBEK

SPECIAL USES

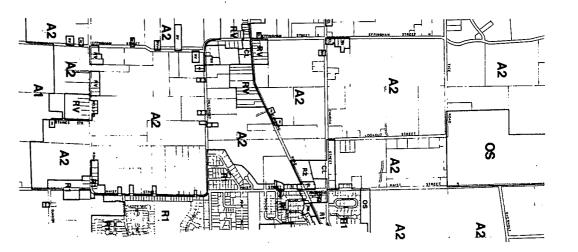


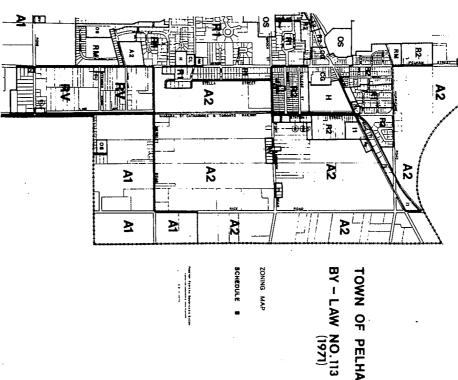
LEGENO

- A1 Agricultural First Density Zone
 A2 Agricultural Second Density Zone RV Residential Village Zone
- RE Residential Estate Zone
- R1 Residential First Density Zone
- R2 Residential Second Density Zone
 RM Residential Multiple Family Zone
 CR Commercial Rural Zone
 CL Commercial Local Zone
 CG Commercial General Zone
 11 Industrial Preferred Zone
- OS Open Space Zone IE Industrial Extractive Zone 12 Industrial General Zone

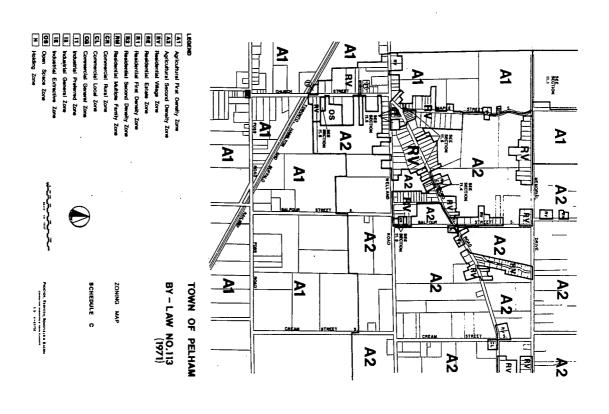
H | Holding Zone

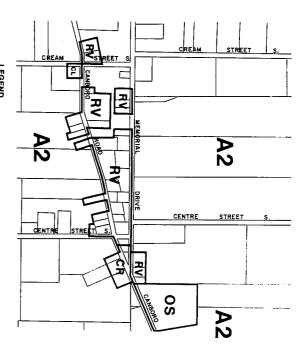






TOWN OF PELHAM





LEGEND

A2 Agricultural First Density Zone
A2 Agricultural Second Density Zor
RV Residential Village Zone

Agricultural Second Density Zone

Residential Estate Zone Residential Village Zone

Residential Second Density Zone Residential First Density Zone

Residential Multiple Family Zone

R

Commercial Rural Zone

Sommercial General Zone Commercial Local Zone

Industrial Extracţive Zone Industrial General Zone

Industrial Preferred Zone

H Holding Zone Open Space Zone

> A2 TOWN OF PELHAM æ

A2

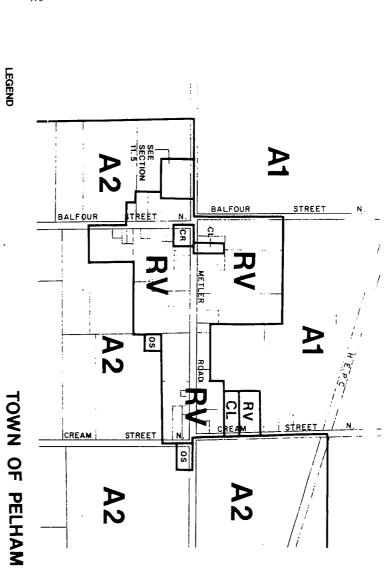
BY - LAW NO.113 (1971)

ZONING MAP



SCHEDULE D

PROCTOR, REDICEN, BOUSFIELD & BACON
CONSTINUE PROMITTE L'OWN FARMILLS
E O 9-69752



小沙山

