

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

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

Where a zone symbol is followed by a dash and a number, the lands so zoned shall be used in accordance with all of the provisions of the respective zone and this By-law and shall, in addition, be subject to any exclusions or special provisions provided for within the subject exception.

1350 Maple Street (273201001606200)

Nothing shall prevent the continued use of the lands indicated as A-01 for a vehicle repair shop, light manufacturing, warehousing within wholly enclosed buildings, but excluding the warehousing of foodstuff and the manufacture and storage of explosive materials and uses, buildings and structures accessory thereto.

724 Canboro Road (273201001506300)

Nothing shall prevent the continued use of the lands indicated by RV1-02 for a retail furniture store and undertaking establishment.

*****Amending By-law No. 1178 (1988)*****

Subject to the General Provisions of Section 6 and Section 20.2 of By-law No. 1136 (1987), the following provisions shall apply throughout the RV1-02 Zone

(a) Retail furniture store, undertaking establishment, business & professional offices;

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

726 Canboro Road (273201001506200)

Nothing shall prevent the continued use of the lands indicated by RV1-02 for a retail furniture store and undertaking establishment.

*****Amending By-law No. 1178 (1988)*****

Subject to the General Provisions of Section 6 and Section 20.2 of By-law No. 1136 (1987), the following provisions shall apply throughout the RV1-02 Zone.

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Permitted Uses:

- (a) Retail furniture store, undertaking establishment, business & professional offices;
- (b) Uses, buildings and structures accessory to the foregoing permitted uses.

RV1-02

Portion of 728 Canboro Road (273201001506100)

Nothing shall prevent the continued use of the lands indicated by RV1-02 for a retail furniture store and undertaking establishment.

*****Amending By-law No. 1178 (1988)*****

Subject to the General Provisions of Section 6 and Section 20.2 of By-law No. 1136 (1987), the following provisions shall apply throughout the RV1-02 Zone

Permitted Uses:

- (a) Retail furniture store, undertaking establishment, business & professional offices;
- (b) Uses, buildings and structures accessory to the foregoing permitted uses.

3. RV1-03

754 Welland Road (273201001511900)

Nothing shall prevent the continued use of the lands indicated as RV1-03 for a greenhouse operation and florist shop.

RV1-03

Southside Welland Road (273201001511801)

*****Amending By-law No. 1519 (1992)*****

That the lands identified RV1-03 permit the continued use of the lands for a greenhouse operation and florist shop.

4. RMV2-04

1105 Baxter Lane (273201001510500)

The lands identified as RMV2-04 may be used for a maximum of 14 units. Open air parking shall be provided at a rate of not less than 1.5 spaces per unit.

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5. RV1-05

954 Church Street (273201001519300)

Nothing shall prevent the continued use of the lands indicated as RV1-05 for the storage of petroleum products and uses, buildings and structures accessory thereto.

*****Amending By-law No. 1259 (1989)*****

That the lands identified as RV1-05 are deleted and rezoned to RV1-86 and subject to the following provisions.

- (a) One single detached dwelling on one lot and uses, buildings and structures accessory thereto.
- (b) The office of a professional located within the single detached dwelling in which the professional resides and used for consultations and accessory uses only.

RV1-05

956 Church Street (273201001519203)

Nothing shall prevent the continued use of the lands indicated as RV1-05 for the storage of petroleum products and uses, buildings and structures accessory thereto.

*****Amending By-law No. 1259 (1989)*****

That the lands identified as RV1-05 are deleted and rezoned to RV2-05 and subject to the following provisions.

Permitted Uses:

- (a) Semi-detached dwellings and uses, buildings and structures accessory thereto;
- (b) Duplex dwellings and uses, buildings and structures accessory thereto.

Zone Requirements for Semi-Detached Dwellings:

- (b) Minimum lot frontage 10.0 m (32.81 ft) per dwelling unit.

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RV1-05

958 Church Street (273201001519202)

Nothing shall prevent the continued use of the lands indicated as RV1-05 for the storage of petroleum products and uses, buildings and structures accessory thereto.

*****Amending By-law No. 1259 (1989)*****

That the lands identified as RV1-05 are deleted and rezoned to RV2-05 and subject to the following provisions.

Permitted Uses:

- (a) Semi-detached dwellings and uses, buildings and structures accessory thereto;
- (b) Duplex dwellings and uses, buildings and structures accessory thereto.

Zone Requirements for Semi-Detached Dwellings:

- (b) Minimum lot frontage 10.0 m (32.81 ft) per dwelling unit.

6. A-06

807 Church Street (273201001804400)

Nothing shall prevent the continued use of the lands indicated as A-06 for a welding shop and uses, buildings and structures accessory thereto.

7. A-07

795 Church Street (273201001804000)

Nothing shall prevent the continued use of the lands indicated as A-07 for the manufacturing and warehousing of wood products including ancillary retail sales and ancillary office uses, and buildings, uses and structures accessory thereto.

8. A-08

308 Welland Road (273202001316200)

Nothing shall prevent the continued use of the lands indicated as A-08 for a vehicle repair shop and uses, buildings and structures accessory thereto.

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350 Canboro Road (273202001305600)

406 Canboro Road (273202001310600)

408 Canboro Road (273202001310600)

410 Canboro Road (273202001310600)

391 Canboro Road (273202001307900)

573 Canboro Road (273201001410700)

Southside Tice Road (273202001303200)

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A-13 (APO)

Southside Tice Road (273202001303200)

*****Amending By-law No. 2433 (2003)*****

That a portion of the lands measuring 45.02 m x 109.73 m and having a lot area of 0.5 hectares (1.25 acres) identified as A-13 be deleted and rezoned A-173. No new parcel created only portion noted above was zoned to permit one single detached dwelling.

A-13 (APO)

Portion of the parcel - Westside Maple Street (273201000808502)

*****Amending By-law No. 1049 (1986)*****

The lands were rezoned from A2 to A2-137 in order to prohibit the use of lands for residential purposes as a result of a Farm Surplus Severance (B-295/85) - Agricultural Purposes Only (APO) and further changed and recognized as A-13 under By-law No. 1136 (1987).

A-13 (APO)

2540 Cream Street (273201000802800)

*****Amending By-law No. 1083 (1986)*****

The lands were rezoned from A2 to A2-137 in order to prohibit the use of lands for residential purposes as a result of a 'Farm Split' Severance (B-167/85) - Agricultural Purposes Only (APO) and further changed and recognized as A-13 under By-law No. 1136 (1987).

A-13 (APO)

Portion of the parcel - Southside River Road (273201001813500)

*****Amending By-law No. 1146 (1987)*****

That the lands identified as A-13 prohibit the use of the lands for residential purposes as a result of a Farm Surplus Severance (B-292/87) - Agricultural Purposes Only (APO), subject to the following permitted uses:

- (a) Agricultural Uses including Greenhouse;
- (b) Kennels;
- (c) Uses, buildings and structures accessory to the foregoing permitted uses, saving and excepting the erection of buildings for human habitation;
- (d) Forestry and Conservation uses.

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A-13 (APO)

Westside Effingham Street (273203001710500)

*****Amending By-law No. 1217 (1988)**

That the lands identified as A-13 prohibit the use of the lands for residential purposes as a result of a Farm Surplus Severance (B-297/88) - Agricultural Purposes Only (APO), subject to the following permitted uses:

- (a) Agricultural Uses including Greenhouse;
- (b) Kennels;
- (c) Uses, buildings and structures accessory to the foregoing permitted uses, saving and excepting the erection of buildings for human habitation;
- (d) Forestry and Conservation uses.

A-13 (APO)

2151 Balfour Street (273201000808125)

*****Amending By-law No. 1879 (1997)*****

That the lands identified as A-13 prohibit the use of the lands for residential purposes as a result of a Farm Surplus Severance (B-24/97) - Agricultural Purposes Only (APO), subject to the following provision:

- (a) to permit a minimum northerly side yard setback of 17.0 metres for the existing metal building.

A-13 (APO)

Westside Cream Street (273201001813000)

*****Amending By-law No. 2765 (2006)*****

That the lands identified as A-13 prohibit the use of the lands for residential purposes as a result of a Farm Surplus Severance (B-01/06) - Agricultural Purposes Only (APO).

*****Amending By-law No. 2812 (2006) repeals By-law No. 2765 (2006)*****

That the lands identified as A-13 prohibit the use of the lands for residential purposes, as a result of a Farm Surplus Severance (B-01/06) - Agricultural Purposes Only (APO).

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A-13 (APO) Southside Webber Rd. (Regional Rd. 29) - (273201001813425)

*****Amending By-law No. 1921 (1997)*****

That the lands identified as A-13 prohibit the use of the lands for residential purposes as a result of a Farm Surplus Severance (B-180/97) - Agricultural Purposes Only (APO), subject to the following provision:

- (a) to permit a minimum easterly side yard setback of 20.0 metres for the existing metal building.

14. A-14 563 Highway 20 West (Regional Rd. No. 20) - (273201001401000)

Nothing shall prevent the continued use of lands indicated as A-14 for a vehicle repair shop, machine shop, vehicle sales or rental establishment, and uses, buildings and structures accessory thereto.

15. A-15 330 Moore Drive (273202000912500)

Nothing shall prevent the continued use of the lands indicated as A-15 for a machine shop and uses, buildings and structures accessory thereto.

*****Amending By-law No. 1417 (1991)*** Lands within the NEC Boundary**

That the lands identified as A-15 be deleted from Zoning By-law No. 1136 (1987), as amended.

16. A-16 305 Tice Road (273202000911800)

Nothing shall prevent the continued use of the lands indicated as A-16 for communication towers and uses, buildings and structures accessory thereto.

*****Amending By-law No. 1417 (1991)*** Lands within the NEC Boundary**

That the lands identified as A-16 be deleted from Zoning By-law No. 1136 (1987), as amended.

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A-16

275 Tice Road (273202000911001)

Nothing shall prevent the continued use of the lands indicated as A-16 for communication towers and uses, buildings and structures accessory thereto.

*****Amending By-law No. 1417 (1991)*****

Lands within the NEC Boundary

That the lands identified as A-16 be deleted from Zoning By-law No. 1136 (1987), as amended.

17. A-17

1615 Lookout Street (273202001001500)

Nothing shall prevent the continued use of lands indicated as A-17 for a Bell Canada switching building.

18. A-18

299 Highway 20 West (Regional Rd. No. 20) - (273202001003000)

Nothing shall prevent the continued use of lands indicated as A-18 for a motor-hotel.

19. A-19

346 Highway 20 West (Regional Rd. No. 20) - (273202001307800)

Nothing shall prevent the continued use of lands indicated as A-19 for a farmers market and produce store.

20. A-20

337 Highway 20 West (Regional Rd. No. 20) - (273202001301203)

Nothing in this by-law shall prevent the use of lands as A-20 for a vehicle sales or rental establishment, a service shop, a retail store, a farm supply and service establishment, the storage of all vehicles except commercial vehicles and buses, buildings and structures accessory thereto, subject to the regulations of Sections 21.2 and 21.3 and Section 6.

21. GC-21

156 Highway 20 West (Regional Rd. No. 20) - (273202000105701)

Nothing shall prevent the continued use of the lands indicated as GC-21 for single family residential uses.

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Nothing shall prevent the continued use of the lands indicated as GC-21 for single family residential uses.

Nothing shall prevent the continued use of the lands indicated as GC-21 for single family residential uses.

Nothing shall prevent the continued use of the lands indicated as R2-22 as it existed on the date of passing of this By-law.

Nothing shall prevent the continued use of the lands indicated as R1-23 for the existing residential dwelling.

Nothing shall prevent the continued use of the lands indicated as R1-23 for the existing residential dwelling.

Nothing shall prevent the continued use of the lands indicated as R1-23 for the existing residential dwelling.

That the lands identified as R1-23 are deleted and rezoned to R2-218(H).

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R1-23

1516 Haist Street (273202001000700)

Nothing shall prevent the continued use of the lands indicated as R1-23 for the existing residential dwelling.

R1-23

1518 Haist Street (273202001000600)

Nothing shall prevent the continued use of the lands indicated as R1-23 for the existing residential dwelling.

24. A-24

536 River Road (273203001716800)

Nothing shall prevent the continued use of lands indicated as A-24 for the repair and maintenance of recreational marine products and uses, buildings and structures accessory thereto.

25. A-25

Northside Webber Road (Regional Rd. No. 29)

Nothing shall prevent the use of lands indicated as A-25 for agricultural uses pursuant to Section 7, save and except that the maximum height of all buildings and structures shall be 10.5 m (34.45 ft).

250 Chantler Road (273203001710101)
306 Chantler Road (273203001710300)
326 Chantler Road (273203001710700)
340 Chantler Road (273203001710701)
364 Chantler Road (273203001710800)
442 Chantler Road (273203001710801)
448 Chantler Road (273203001707300)
484 Chantler Road (273203001711200)
570 Chantler Road (273203001712401)
588 Chantler Road (273203001712400)
596 Chantler Road (273203001712600)
351 Effingham Street (273203001709501)
360 Effingham Street (273203001710502)
366 Effingham Street (273203001710501)
387 Effingham Street (273203001709502)
390 Effingham Street (273203001710400)
391 Effingham Street (273203001709600)
400 Effingham Street (273203001709701)
420 Effingham Street (273203001709702)

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421 Effingham Street (273203001709700)
350 Poth Street (273203001711300)
361 Poth Street (273203001711100)
387 Poth Street (273203001711000)
420 Poth Street (273203001711210)
421 Poth Street (273203001707101)
287 Webber Road (Regional Rd. No. 29) - (273203001710201)
345 Webber Road (Regional Rd. No. 29) - (273203001710600)
425 Webber Road (Regional Rd. No. 29) - (273203001710900)
465 Webber Road (Regional Rd. No. 29) - (273203001711301)
475 Webber Road (Regional Rd. No. 29) - (273203001711600)
491 Webber Road (Regional Rd. No. 29) - (273203001711605)
495 Webber Road (Regional Rd. No. 29) - (273203001711700)
505 Webber Road (Regional Rd. No. 29) - (273203001711900)
509 & 511 Webber Road (Regional Rd. No. 29) - (273203001712000)
521 Webber Road (Regional Rd. No. 29) - (273203001712100)
535 Webber Road (Regional Rd. No. 29) - (273203001712300)
541 Webber Road (Regional Rd. No. 29) - (273203001712500)
Northside Webber Road (Regional Rd. No. 29) - (273203001710200)
Northside Webber Road (Regional Rd. No. 29) - (273203001710901)

A-25

Southside Webber Road (Regional Rd. No. 29)

Nothing shall prevent the use of lands indicated as A-25 for agricultural uses pursuant to Section 7, save and except that the maximum height of all buildings and structures shall be 10.5 m (34.45 ft).

Westside Centre Street - Unopened Road Allowance (273203001716200)
Westside Centre Street - Unopened Road Allowance (273203001716300)
195 Cream Street (273203001716906)
265 Cream Street (273203001716905)
E/S Cream Street (273203001716907)
225 Effingham Street (Regional Rd. No. 529) - (273203001714300)
270 Effingham Street (Regional Rd. No. 529) - (273203001714500)
Eastside Effingham Street (Regional Rd. No. 529) - (273203001714301)
191 River Road (273203001713200)
381 River Road (273203001715000)
521 River Road (273203001716600)
531 River Road (273203001716700)
558 River Road (273203001716900)
565 River Road (273203001716912)
566 River Road (273203001717000)
570 River Road (273203001717200)

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572 River Road (273203001717100)
594 River Road (273203001717300)
598 River Road (273203001717500)
Northside River Road (273203001714600)
Northside River Road (273203001715825)
Southside River Road (273203001717400)
276 Webber Road (Regional Rd. No. 29) - (273203001714200)
292 Webber Road (Regional Rd. No. 29) - (273203001714400)
376 Webber Road (Regional Rd. No. 29) - (273203001715400)
386 Webber Road (Regional Rd. No. 29) - (273203001715200)
460 Webber Road (Regional Rd. No. 29) - (273203001716100)
550 Webber Road (Regional Rd. No. 29) - (273203001716901)
566 Webber Road (Regional Rd. No. 29) - (273203001716902)
S/S Webber Road (Regional Rd. No. 29) - (273203001716903)
S/S Webber Road (Regional Rd. No. 29) - (273203001715901)

M1-25

Northside Webber Road (Regional Rd. No. 29)

Nothing shall prevent the use of lands indicated as M1-25 for industrial uses pursuant to Sections 22, save and except that the maximum height of all buildings and structures shall be 10.5 m (34.45 ft).

588 Chantler Road (273203001712400)
304 Poth Street (273203001711400)
345 Webber Road (Regional Rd. No. 29) - (273203001710600)
425 Webber Road (Regional Rd. No. 29) - (273203001710900)
465 Webber Road (Regional Rd. No. 29) - (273203001711301)
475 Webber Road (Regional Rd. No. 29) - (273203001711600)
491 Webber Road (Regional Rd. No. 29) - (273203001711605)
495 Webber Road (Regional Rd. No. 29) - (273203001711700)
505 Webber Road (Regional Rd. No. 29) - (273203001711900)
509-511 Webber Road (Regional Rd. No. 29) - (273203001712000)
521 Webber Road (Regional Rd. No. 29) - (273203001712100)
523 Webber Road (Regional Rd. No. 29) - (273203001712250)
529 Webber Road (Regional Rd. No. 29) - (273203001712200)
535 Webber Road (Regional Rd. No. 29) - (273203001712300)
541 Webber Road (Regional Rd. No. 29) - (273203001712500)
Northside Webber Road (Regional Rd. No. 29) - (273203001710901)
Northside Webber Road (Regional Rd. No. 29) - (273203001711500)

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M2-25

Southside Webber Road (Regional Rd. No. 29)

Nothing shall prevent the use of lands indicated as M2-25 for industrial uses pursuant to Sections 23, save and except that the maximum height of all buildings and structures shall be 10.5 m (34.45 ft).

Westside Centre Street - Unopened Road Allowance (273203001716300)

Westside Centre Street - Unopened Road Allowance (273203001716400)

275 Cream Street (273203001716904)

269 Cream Street (273203001716909)

270 Effingham Street (Regional Rd. No. 529) - (273203001714500)

Westside Effingham Street (Regional Rd. No. 529) - (273201000807000)

376 Webber Road (Regional Rd. No. 29) - (273203001715400)

386 Webber Road (Regional Rd. No. 29) - (273203001715200)

400 Webber Road (Regional Rd. No. 29) - (273203001715600)

432 Webber Road (Regional Rd. No. 29) - (273203001715500)

444 Webber Road (Regional Rd. No. 29) - (273203001715700)

460 Webber Road (Regional Rd. No. 29) - (273203001716100)

486 Webber Road (Regional Rd. No. 29) - (273203001715900)

566 Webber Road (Regional Rd. No. 29) - (273203001716902)

596 Webber Road (Regional Rd. No. 29) - (273203001716910)

Southside Webber Road (Regional Rd. No. 29) - (273203001716903)

Southside Webber Road (Regional Rd. No. 29) - (273203001715901)

Southside Webber Road (Regional Rd. No. 29) - (273203001716500)

26. R1-26

1078 Quaker Road (273203001208004)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

R1-26

1080 Quaker Road (273203001208003)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

R1-26

1082 Quaker Road (273203001208002)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

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R1-26

1084 Quaker Road (273203001208001)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

R1-26

1088 Quaker Road (273203001207914)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

R1-26

1090 Quaker Road (273203001207913)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

R1-26

1092 Quaker Road (273203001207912)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

R1-26

1094 Quaker Road (273203001207911)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

R1-26

1096 Quaker Road (273203001207910)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

R1-26

1098 Quaker Road (273203001207909)

Nothing in this By-law shall prevent the use of lands indicated as R1-26 for R1 uses, except that the minimum rear yard setback shall be 61.0 m (200.13 ft).

27. A-27 483 Highway 20 West (Regional Rd. No. 20) - (273202001302700)

Nothing shall prevent the use of lands indicated as A-27 as a warehouse for agricultural produce and a farm supply and service establishment.

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1145 Pelham Street (273203001906000)

*****Amending By-law No. 1284 (1989)*****

*****Amending By-law No. 3294 (2012)*****

590 Canboro Road (273201001413310)

*****Amending By-law No. 1736 (1995)*****

586 Canboro Road (273201001409610)

*****Amending By-law No. 1736 (1995)*****

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30. **R2-30**

40 Emmett Avenue (273203000409302)

Nothing in this by-law shall prevent the use of the lands indicated as R2-30 for a single family residence and a ceramic studio and supply shop provided that the said Ceramic Studio and Supply Shop occupy only the ground floor of the existing building, the retail sales permitted shall only be ceramic materials and supplies and only those finished ceramic items which result incidental to the operation, the size of any instruction class shall not exceed 16 persons, there will be at all times provided on site a minimum of 15 paved parking spaces on the site, only one non-illuminated sign of maximum size of 0.3m by 1.2m shall be permitted and no new construction of buildings or additions will be permitted.

*****Amending By-law No. 1331 (1991)*****

That the lands identified as R2-30 and used for a Ceramic Studio, Supply Shop and uses ancillary be deleted and rezoned to a R2 Zone.

R2-30

42 Emmett Avenue (273203000409400)

Nothing in this by-law shall prevent the use of the lands indicated as R2-30 for a single family residence and a ceramic studio and supply shop provided that the said Ceramic Studio and Supply Shop occupy only the ground floor of the existing building, the retail sales permitted shall only be ceramic materials and supplies and only those finished ceramic items which result incidental to the operation, the size of any instruction class shall not exceed 16 persons, there will be at all times provided on site a minimum of 15 paved parking spaces on the site, only one non-illuminated sign of maximum size of 0.3m by 1.2m shall be permitted and no new construction of buildings or additions will be permitted.

*****Amending By-law No. 1331 (1996)*****

That the lands identified as R2-30 and used for a Ceramic Studio, Supply Shop and uses ancillary be deleted and rezoned to a R2 Zone.

31. **R1-31**

23 Highland Avenue (273203000500900)

Nothing shall prevent the use of lands indicated as R1-31 for the manufacture and sale of monuments, uses, buildings and structures accessory thereto.

OFFICE CONSOLIDATION

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

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32. R2-32

1385 Station Street (273203000403700)

Nothing shall prevent the continued use of the lands indicated as R2-32 for a contractor's yard as used at the date of the passing of this By-law and uses, buildings and structures accessory thereto.

*****Amending By-law No. 1334 (1990)*****

That the lands identified as R2-32 are deleted and zoned to RM1-92.

33. I-33

39 Pelham Town Square (273203000416900)

43 Pelham Town Square (273203000417000)

45 Pelham Town Square (273203000417100)

Nothing shall prevent the use of lands indicated as I-33 for the following:

Permitted Uses:

- (i) Senior Citizens Apartments;
- (ii) Municipal, Provincial and Federal Offices;
- (iii) Post Office;
- (iv) Libraries

Regulations - Senior Citizens Apartment:

- | | |
|-----------------------------|--|
| (a) Minimum Lot Frontage | 23.0 m (75.46 ft) |
| (b) Minimum Lot Coverage | 35 percent |
| (c) Minimum Setback | 7.5 m (24.61 ft) from lot line |
| (d) Minimum Side Yard | 5.0 metres or half the height of the main building whichever is greater |
| (e) Minimum Rear Yard | 10.5 m (34.45 ft) |
| (f) Minimum Floor Area | 1 bedroom 43.0 sq.m. (462.8 sq.ft.), plus 9.0 sq. m. (96.8 sq.ft.) for each additional bedroom |
| (g) Maximum Building Height | 11.0 m (36.09 ft) |
| (h) Minimum Parking | 0.4 spaces per unit |

OFFICE CONSOLIDATION

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

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Regulations - Government Office, Post Office & Libraries respectively:

- (a) Maximum Lot Coverage 50 percent
- (b) Minimum Setback 7.5 m (24.61 ft) from lot line
- (c) Minimum Rear Yard Requirement No building or structure shall be or erected within 7.5 m (24.61 ft) of any lot line.
- (d) Minimum Side Yard Requirement 5.0 m (16.40 ft) or half the height of the main building, whichever is the greater.
- (e) Minimum Parking Requirements
 - (i) Parking spaces shall be provided on the same lot on which the principal use is located, sufficient in number to accommodate the employees of, and visitors to, the public use or uses on such lot and in no case shall be less than 1 space per 37.0 sq. m. (298.28 sq. ft.) of gross floor area.
 - (ii) No parking space or part thereof shall be located and no land shall be used for the temporary storage of any motor vehicle within 1.5 m (4.92 ft) of any lot line which does not abut a public street, or within 3.0 m (9.84 ft) of any street line or boundary of any Residential zone.
- (f) Minimum Landscaping Requirements - a landscaping area in the form of a planting strip having a minimum width of 1.5 m (4.92 ft) shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts the boundary of any Residential Zone.
- (g) Notwithstanding the requirements of any permitted use in this By-law, all development in I-33 zone shall be subject to site plan agreement.

34. **R2-34**

Kinsman Court Townhouse Development

Nothing in this By-law shall prevent the use of lands indicated as R2-34 as it existed on the date passing of this by-law.

*****Amending By-law No. 1640 (1994)*****

That the lands identified as R2-34 are deleted and rezoned to RM1-121.

OFFICE CONSOLIDATION

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

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35. RM2-35

1526 Pelham Street (273202000204700)

Nothing shall prevent the use of the lands indicated as RM2-35 for a photo-processing laboratory and related retail outlet and multiple residence as existing at the date of the passing of this By-law. All exterior signage shall be of a wall or fascia type and shall not exceed 1.42 square metres in total area.

*****Amending By-law No. 1352 (1990)*****

That the lands identified as RM2-35 be deleted and rezoned to RM2-93.

*****Amending By-law No. 1544 (1993)*****

That the lands identified as RM2-93 be deleted and rezoned to RM1-113.

*****Amending By-law No. 1824 (1996)*****

That the lands identified as RM1-113 be deleted and rezoned to RM2-134.

36. RM2-36

159 Canboro Road (273202000101801)
Canboro Gardens Townhouse Development

Nothing shall prevent the use of lands indicated as RM2-36 for a fifteen (15) unit apartment building, provided that, parking shall be on the basis of one (1) space for each dwelling unit, plus visitor parking on the basis of one (1) space for every one (1) dwelling unit. Also, a strip of land not less than 1.0 m (3.28 ft) in width lying within the said lands and along the easterly boundary of the lands shall be adequately landscaped (Canboro Gardens).

37. A-37

2695 Victoria Avenue (Regional Rd. No. 24) - (273201000804300)

Nothing in this By-law shall prevent the use of lands indicated as A-37 for a farm implement dealership.

*****Amending By-law No. 2608 (2004)*****

Notwithstanding the permitted uses and regulations of the A Zone, the lands identified as A-37 be subject to the following provisions:

- (a) A farm implement dealership may also be permitted.
- (b) Development of the lands for a farm implement dealership shall be subject to the provision of subsection 21.2 (Commercial Rural CR Zone).

OFFICE CONSOLIDATION

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

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38. A-38

709 Roland Road (273201000803101)

Nothing in this By-law shall prevent the use of lands indicated as A-38 for a wrecking yard and uses, buildings and structures accessory thereto.

39. A-39

597 Sixteen Road (273201000716401)

Nothing in this By-law shall prevent the continued use of lands indicated as A-39 for a vehicle body shop, a vehicle repair shop, a vehicle sales & rental establishment, light manufacturing & warehousing within wholly enclosed buildings & uses, buildings & structures accessory thereto, subject to the regulations of Section 22.2.

*****Amending By-law No. 2328 (2001)*****

In addition to the provisions of Section 7.1 of the A Zone, nothing shall prevent the use of the lands for the purpose of a fire hall.

40. A-40

960 Sixteen Road (273201000808800)

Nothing in this By-law shall prevent the use of lands indicated as A-40 for a wrecking yard and uses, buildings and structures accessory thereto.

41. A-41

1910 Effingham Street (273202000906600)

Nothing in this By-law shall prevent the use of lands indicated as A-41 for the existing operation for the processing of slate and brick products as it existed at the date of passing of the By-law.

*****Amending By-law No. 1417 (1991)*** Lands within the NEC Boundary**

That the lands identified as A-41 be deleted from Zoning By-law No. 1136 (1987), as amended.

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

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

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OFFICE CONSOLIDATION

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

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Minimum Lot Coverage	50% except that the permitted maximum lot coverage of permitted accessory dwellings shall not exceed 2% of the lot area.
Minimum Setback	23.0 metres from the centre line of the road.
Minimum Exterior Side Yard	23.0 metres from the centre line of the road.
Minimum Side Yard	7.5 metres
Minimum Rear Yard	30.0 metres for greenhouses and other agricultural buildings 10.0 metres for dwellings.
Maximum Height for a Dwelling	10.5 metres

*****Amending By-law No. 2148 (2000)*****

That the lands identified as A-44 be deleted and rezoned to A-149 to permit a minimum lot frontage of 67.4 metres.

A-44

1600 Tice Road (273201001600103)

*****Amending By-law No. 2148 (2000)*****

That the lands identified as A-44 be deleted and rezoned to A-150 to permit a minimum lot area of 0.4 hectares.

45. R1-45 227 Highway 20 East (Regional Rd. No. 20) - (273202002100100)

Nothing in this By-law shall prevent the use of lands indicated as R1-45 for a farm implement sales and service outlet; light manufacturing and warehousing within a wholly enclosed building; showrooms; service shops, vehicles sales or rental establishments; and uses, buildings and structures accessory to these permitted uses.

OFFICE CONSOLIDATION

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

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*****Amending By-law No. 1261 (1989)*****

Subject to the General Provisions of Section 6 of By-law No. 1136 (1987), as amended and all other applicable requirements, The lands identified as R1-45 be rezoned to a new HC Zone.

46. A-46 200 Highway 20 East (Regional Rd. No. 20) - (273203002000101)

Nothing in this By-law shall prevent the use of lands indicated as A-46 for a bank, barber shop, beauty salon, clinic, dry cleaning outlet, hotel, motel, tavern, professional and business office, public and private halls, restaurant, retail store, service shop, and uses, buildings and structures accessory to these permitted uses subject to Section 20.2, 20.4 and Section 6.

47. A-47 932 Highway 20 West (Regional Rd. No. 20) - (273201001607300)

No person shall within an A-47 Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

Permitted Uses:

- (a) Welding shop, farm equipment repairs;
- (b) Residential uses accessory to the permitted uses in Clause (a)
- (c) Uses, buildings and structures accessory to any permitted uses in Clause (a)

Regulations for Permitted Uses in Clause (a):

- | | |
|------------------------------|---|
| (a) Minimum Lot Frontage | 30 m (98.43 ft) |
| (b) Maximum Lot Area | 0.4 ha (0.99 ac) |
| (c) Maximum Lot Coverage | 30 percent |
| (d) Maximum Gross Floor Area | 50 percent of lot area |
| (e) Minimum Setback | 30 m (98.43 ft) from the centre
line of the road |
| (f) Minimum Side Yard | 6 m (19.69 ft) |
| (g) Minimum Rear Yard | 7.6 m (24.93 ft) |
| (h) Maximum Building Height | 13.7 m (44.95 ft) |

Regulations for Accessory Buildings Permitted in Clause (c):

- | | |
|--------------|--------------------|
| (a) Location | In rear yard only. |
|--------------|--------------------|

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

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

48. A-48 1261 Victoria Avenue (Regional Rd. No. 24) - (273201001611400)

49. A-49 1033 Canboro Road (273201001611300)

*****Amending By-law No. 2726 (2005)*****

- i. Vehicle repair shop;
- ii. Automobile service station;
- iii. Vehicle sales and rental establishment;

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

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- iv. Body shop;
- v. Farm implement sales and service establishment;
- vi. Farm produce market; and
- vii. Retail farm supply store.

- (b) Development of the above noted uses, shall be subject to the provisions of subsection 21.2 (Commercial Rural CR Zone).

50. **A-50**

1051 Farr Street (273201001615001)

The lands show as A-50 shall only be used in accordance with the following:

Permitted Uses:

- (i) Commercial greenhouses;
- (ii) Uses, buildings and structures accessory to the foregoing permitted use including, but not limited to, a single family detached dwelling. No accessory building shall be erected prior to the erection of the permitted commercial greenhouses on the same lot.

Regulations for Permitted Uses

All of the regulations of the A shall apply except that the minimum greenhouse floor area shall be 2,322 square metres.

*****Amending By-law No. 1317 (1990)*****

That the lands identified as A-50 are deleted and rezoned to Agricultural A.

51. **A-51**

952 Foss Road (273201001806900)

*****Amending By-law No. 1670 (1994)*****

That the lands identified as A-51 are amended by deleting A-51 and substituting with a new exception.

Nothing in this By-law shall prevent the use of lands indicated as A-51 for farm implement sales and service, feed and fertilizer dealers, retail farm supply stores and snowmobile sales and service, snowmobile, ATV and Seadoo sales and service, snowmobile and go-kart racing within specific times of the year and associated activities to the racing use.

OFFICE CONSOLIDATION

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

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*****Amending By-law No. 3291 (2012)*****

That the lands identified as A-51 are amended by deleting A-51 and adding a new section subject to the following provisions:

Permitted Uses:

- (i) farm implement sales and service;
- (ii) feed and fertilizer dealership;
- (iii) retail farm supply store;
- (iv) sale and service of motorcycles, snowmobiles, all-terrain vehicles and personal watercrafts;
- (v) one residential unit accessory to the foregoing permitted uses; and
- (vi) uses, buildings and structures accessory to the foregoing permitted uses.

Development of the above noted uses, shall be subject to the following provisions:

- | | |
|------------------------------|-------------|
| (i) Minimum Lot Frontage | 200 metres |
| (ii) Minimum Lot Area | 12 hectares |
| (iii) Minimum Front Yard | 25.0 metres |
| (iv) Minimum Side Yard | 15.0 metres |
| (v) Minimum Rear Yard | 10.5 metres |
| (vi) Maximum Building Height | 10.5 metres |
| (vii) Maximum Lot Coverage | 10% |

A-51

Southside Foss Road (273201001806500)

*****Amending By-law No. 1670 (1994)*****

That the lands identified as A-51 are amended by deleting A-51 and substituting a new exception.

Nothing in this By-law shall prevent the use of lands indicated as A-51 for farm implement sales and service, feed and fertilizer dealers, retail farm supply stores and snowmobile sales and service, snowmobile, ATV and Seadoo sales and service, snowmobile and go-kart racing within specific times of the year and associated activities to the racing use.

*****Amending By-law No. 3291 (2012)*****

That the lands identified as A-51 are amended by deleting subsection A-51 and adding a new section subject to the following provisions:

OFFICE CONSOLIDATION

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

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Permitted Uses:

- (i) farm implement sales and service;
- (ii) feed and fertilizer dealership;
- (iii) retail farm supply store;
- (iv) sale and service of motorcycles, snowmobiles, all-terrain vehicles and personal watercrafts;
- (v) one residential unit accessory to the foregoing permitted uses; and
- (vi) uses, buildings and structures accessory to the foregoing permitted uses.

Development of the above noted uses, shall be subject to the following provisions:

- | | |
|------------------------------|-------------|
| (i) Minimum Lot Frontage | 200 metres |
| (ii) Minimum Lot Area | 12 hectares |
| (iii) Minimum Front Yard | 25.0 metres |
| (iv) Minimum Side Yard | 15.0 metres |
| (v) Minimum Rear Yard | 10.5 metres |
| (vi) Maximum Building Height | 10.5 metres |
| (vii) Maximum Lot Coverage | 10% |

52. A-52

364 Foss Road (273203001702400)

Nothing in this By-law shall prevent the use of lands indicated as A-52 for a sod and fertilizer retail outlet, farm supply and service establishment, and accessory office uses.

53. A-53

731 Church Street (273201001802500)

Nothing in this By-law shall prevent the use of lands indicated as A-53 for a vehicle repair, vehicle body shop and uses, buildings and structures accessory thereto.

*****Amending By-law No. 1254 (1989)*****

That the lands identified as A-53 are amended by deleting subsection A-53 and adding a new section to permit a contractor's yard and uses, buildings and structures accessory thereto; and for the continued rental of the service bays for automotive repairs subject to the following regulations:

- (i) Outside storage shall only be permitted within a rear yard which is screened from view from the street.

OFFICE CONSOLIDATION

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

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(ii) Vehicle Storage:

- (a) The maximum number of pieces of contractor's equipment to be stored on the site at any given time shall not exceed fifteen.
 - (b) The maximum number of disabled vehicles to be stored on the site accessory to the continued rental of service bays for automotive repairs at any given time shall not exceed six.
 - (c) Notwithstanding the provisions of subsection (a) and (b) above, the maximum combined number of pieces of contractor's equipment and disabled vehicles to be stored on site shall not exceed fifteen.
- (iii) The maximum weight limit for contractor's equipment stored at the site shall not exceed 10 ton per piece of equipment.

54. **A-54**

304 Church Street (273201001811600)

Nothing in this By-law shall prevent the use of lands indicated as A-54 for a warehouse, excluding the warehousing of foodstuffs, subject to Section 21.2 and 21.3 and Section 6.

55. **RV1-55**

1108 Balfour Street (273201001514100)

Nothing in this By-law shall prevent the use of lands indicated as RV1-55 for a construction trades establishment.

*****Amending By-law No. 2191 (2000)*****

That the lands identified as RV1-55 are deleted and rezoned to a RV1 Zone.

RV1-55

1106 Balfour Street (273201001514005)

Nothing in this By-law shall prevent the use of lands indicated as RV1-55 for a construction trades establishment.

*****Amending By-law No. 2191 (2000)*****

That the lands identified as RV1-55 are deleted and rezoned to RV1-156.

OFFICE CONSOLIDATION

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56. RV1-56

1014 Church Street (273201001518700)

Nothing in this By-law shall prevent the use of lands indicated as RV1-56 for the manufacture of concrete burial vaults and uses, buildings and structures accessory thereto. (Front portion of the parcel)

56a RV1-56a

1014 Church Street (273201001518700)

*****Amending By-law No. 1246 (1989)*****

Nothing in this by-law shall prevent the use of lands indicated as RV1-56a for the manufacture of concrete burial vaults, and uses, buildings and structures accessory thereto, subject to the following regulations: (Rear portion of the parcel)

- | | |
|------------------------------|--|
| (a) Minimum Side Yard | 6.0m (19.69ft), except the minimum side yard adjacent to a residential zone shall be 9.0m (29.53 ft). |
| (b) Minimum Rear Yard | 7.5 m (24.61ft), except the minimum rear yard adjacent to a residential zone shall be 15.0m (49.21 ft). |
| (c) Landscaping Requirements | A landscaped amenity area of a minimum width of 3.0 m (9.84 ft) shall be provided adjacent to any residential or commercial zone or a street that abuts the side or rear yard. |
| (d) Exterior Lighting | Exterior lighting and illuminated signage shall be directed away from any adjacent residential zone. |
| (e) Loading Spaces | Required loading spaces shall not be located in any front yard or any yard adjacent to a residential zone. |

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

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

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

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That the lands identified as RM1-119 are deleted and rezoned to RM2-143. Notwithstanding anything else contained in this By-law, the lands designated RM2-143 Zone may be used for a maximum of thirteen (13) apartment units. Open air parking shall be provided at a rate of not less than 1.5 spaces per unit, all other regulations of the RM2 Zone shall apply.

That the lands identified as RM2-143 are deleted and rezoned to RM2-88. Nothing in this By-law shall prevent the use of lands indicated as RM2-88 for a maximum of seventeen (17) apartment units. Open air parking shall be provided at a rate of not less than 1.5 spaces per unit.

Nothing shall prevent the use of lands indicated as A-63 for a commercial trucking operation including ancillary vehicle repairs, vehicle sales, fuel storage and uses, buildings and structures accessory thereto.

In addition to the permitted uses of the CR Zone, the lands indicated as CR-64 may continue to be used for a warehouse including the manufacture and warehousing of petroleum products and uses, buildings and structures accessory thereto.

In addition to the permitted uses within the RV1 Zone, nothing shall prevent the continued use of the lands indicated as RV1-65 for agricultural uses.

In addition to the permitted uses of the GC Zone, nothing shall prevent the continued use of the lands zoned GC-66 for the manufacture, storage, warehousing and distribution of petroleum products and uses, buildings and structures accessory thereto.

OFFICE CONSOLIDATION

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

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

67. A-67 1390 Pelham Road (Regional Road No. 69) - (273201000700300)

Nothing in this By-law shall prevent the use of lands identified as A-67 for a vehicle repair shop and uses, buildings and structures accessory thereto.

*****Amending By-law No. 1417 (1991)*** Lands within the NEC Boundary**

That the lands identified as A-67 are deleted from Zoning By-law No. 1136 (1987), as amended.

68. I-68 2701 Victoria Avenue (Regional Road No. 24) - (273201000802400)

Nothing in this By-law shall prevent the use of lands identified as I-68 for a private club.

*****Amending By-law No. 1601 (1993)*****

That the lands identified as I-68 deleted and rezoned to A-68, to permit the use of the lands for only one single detached dwelling and uses, buildings and structures accessory to the foregoing permitted use. In addition, the minimum lot frontage shall be 45.56 metres and the minimum lot area shall be 0.29 hectares.

69. I-69 1710 Maple Street (273201000818804)

Nothing in this By-law shall prevent the use of lands identified as I-69 for a private or public club.

70. I-70 1040 Balfour Street (273201001514105)

Nothing in this By-law shall prevent the use of lands identified as I-70 for a church (Bethany Christian Reformed Church)

71. I-71 495 Canboro Road (273202001314500)

Nothing in this By-law shall prevent the use of lands identified as I-71 for a museum.

*****Amending By-law No. 1917 (1997)*****

That the lands identified as I-71 is deleted and rezoned to A-137 subject to site specific zone provisions.

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

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461 Canboro Road (273202001311000)

418 Canboro Road (273202001310700)

1162 Centre Street (273202001314300)

350 Highway 20 West (Regional Rd. No. 20) - (273202001310100)

310 Cream Street (273201001810400)

121 Highway 20 East (Regional Road No. 20) - (273202000316000)

*****Amending By-law No. 1261 (1989)*****

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OFFICE CONSOLIDATION

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

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*****Amending By-law No. 1418 (1991)*****

In addition to the permitted uses of the HC Zone, nothing in this by-law shall prevent the use of lands identified as HC-104 for a retail store except in accordance with the following provisions:

- (i) Maximum Gross Floor Area for each permitted retail store 232.0 square metres
- (ii) Maximum combined Gross Floor Area of all such retail stores 418.0 square metres

78. NC-78 63 Canboro Road (273202000201600)

In addition to the permitted uses of the NC Zone, nothing in this By-law shall prevent the use of lands identified as NC-78 for a florist shop.

79. RM2-79 Stonegate Subdivision (273202002101000)

*****Amending By-law No. 1151 (1987)*****

That the lands identified as RM1 are deleted and rezoned to RM2-79.

*****Amending By-law No. 1324 (1990)*****

That the lands identified as RM2-79 are deleted and rezoned to RM2-90(H).

*****Amending By-law No. 1495 (1992)*****

That the lands identified as RM2-90(H) are deleted and rezoned to RM2-111(H).

*****Amending By-law No. 1784 (1996)*****

That the lands identified as RM2-111(H) are deleted and rezoned to RM2-130.

OFFICE CONSOLIDATION

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

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80. NC-80

765 Canboro Road (273201001502500)

*****Amending By-law No. 1160 (1987)*****

That the lands identified as NC-80 are subject to the following provisions:

Permitted Uses:

- (a) Professional offices and residential uses.
- (b) Uses, buildings and structures accessory to the foregoing permitted uses.

Regulations for Permitted Uses:

- | | |
|------------------------------|-----------------------------|
| (a) Minimum Lot Frontage | 15.5m (50.85ft.) |
| (b) Minimum Lot Area | 700 sq.m. (7,534.98 sq.ft.) |
| (c) Maximum Lot Coverage | 30 percent |
| (d) Maximum Gross Floor Area | 60 percent of lot area |
| (e) Minimum Front Yard | 10.5 m (34.45 ft) |
| (f) Minimum Side Yard | 1.8 m (5.91 ft) |
| (g) Minimum Rear Yard | 6.0 m (19.69 ft) |
| (h) Maximum Building Height | 10.5m (34.44 ft) |

81. M1-81 151 Highway 20 East (Regional Road No. 20) - (273202002102100)

*****Amending By-law No. 1210 (1988)*****

That the lands zoned (H)M1-81 be used for all of the permitted uses in the M1 Zone including a car wash and all of the regulations contained in Section 22.2 of By-law No. 1136 shall apply, at such time as the Holding (H) prefix is removed.

*****Amending By-law No. 1261(1989)*****

Subject to the General Provisions of Section 6 of By-law No. 1136 (1987), as amended and all other applicable requirements, The lands identified as M1-81 be rezoned to a new HC Zone.

OFFICE CONSOLIDATION

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

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82. A-82 1369 Rice Road (Regional Road No. 54) - (273203002002300)

*****Amending By-law No. 1304 (1989)*****

In addition to the uses permitted in the A Zone, nothing in the by-law shall prevent the use of the lands identified as A-82 for a church, subject to the following provisions:

Regulations for churches permitted in clause (a)

(a) Minimum Lot Area	0.5 ha (1.24 ac)
(b) Minimum Lot Frontage	60.0 m (196.85 ft)
(c) Maximum Lot Coverage	20.0 percent
(d) Minimum Front Yard	20.0m (65.62 ft) from the centre line of road
(e) Minimum Side Yard	9.0 m (29.53 ft)
(f) Minimum Rear Yard	9.0 m (29.53 ft)
(g) Maximum Building Height	10.5 m (34.45 ft)

83. A-83 230 Sumbler Road (273203001704900)

*****Amending By-law No. 2089 (1990)*****

That the lands identified as A-83 are deleted and rezoned to an A Zone.

84. HC-84 145 Highway 20 East (Regional Road No. 20) - (273202002102200)

*****Amending By-law No. 1261 (1989)*****

Notwithstanding the Permitted Uses of the HC Zone, nothing shall prevent the use of lands zoned HC-84 for residential use (apartments) as an ancillary use to the principle commercial use of the property.

85. HC-85 105 Highway 20 East (Regional Road No. 20) - (273202000312600)

*****Amending By-law No. 1261 (1989)*****

Notwithstanding the Permitted Uses of the HC Zone, nothing shall prevent the continued use of the lands zoned HC-85 for open storage facilities.

OFFICE CONSOLIDATION

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

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HC-85

Eastside Station Street (273202000315500)

*****Amending By-law No. 1261 (1989)*****

Notwithstanding the Permitted Uses of the HC Zone, nothing shall prevent the continued use of the lands zoned HC-85 for open storage facilities.

HC-85

110 Highway 20 East (Regional Road No. 20) - (273203000401300)

*****Amending By-law No. 1261 (1989)*****

Subject to the General Provisions of Section 6 of By-law No. 1136 (1987), as amended and all other applicable requirements, the lands be rezoned to a new HC-85 Zone and permit open storage.

*****Amending By-law No. 2305 (2001)*****

That the lands identified as HC-85 are deleted and rezoned to HC-162 to permit a supermarket subject to site specific zone provisions.

86. RV1- 86

954 Church Street (273201001519300)

*****Amending By-law No. 1259 (1989)*****

That the lands identified as RV1-86 are subject to the following provisions:

- (a) One single detached dwelling on one lot and uses, buildings and structures accessory thereto.
- (b) The office of a professional located within the single detached dwelling in which the professional resides and used for consultations and accessory uses only.

87. RM2-87

1056 Line Avenue (273203001904001)

*****Amending By-law No. 1265 (1989)*****

That the lands identified as RM2-87 are subject to site specific zone provisions outlined within the By-law No. 1265 (1989).

OFFICE CONSOLIDATION

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

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*****Amending By-law No. 1724 (1995)*****

That the lands identified as RM2-87 are deleted and rezoned to RM1-126 subject to site specific zone provisions.

88. RM2-88

833-835 Foss Road (273201001614700)

*****Amending By-law No. 1302 (1989)*****

Nothing in this By-law shall prevent the use of lands indicated as RM2-88 for a maximum of seventeen (17) apartment units. Open air parking shall be provided at a rate of not less than 1.5 spaces per unit.

88. R1- 88

73 Berkwood Place (273203001220700)

*****Amending By-law No. 1283 (1989)*****

That the lands identified as R1-88 are subject to the following provisions:

- | | |
|--------------------------|---------------------------------------|
| (a) Minimum Lot Area | 689 sq.m. (7,416.58 ft ²) |
| (b) Minimum Lot Frontage | 18 m (59.06 ft) |

89. GC- 89

1145 Pelham Street (273203001906000)

*****Amending By-law No. 1284 (1989)*****

That the lands identified as GC-89 are subject to the following provisions:

Permitted Uses:

- (a) professional and business offices
- restaurants
- retail stores
- service shops
- barber shops
- beauty salons
- clinics
- custom workshops
- day nursery
- dry cleaning outlet

OFFICE CONSOLIDATION

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

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vehicle sales and rental establishments and accessory vehicle repair shop
and/or vehicle body shop
motor fuel retail outlet limited to a gas bar with a maximum of two (2) islands
and four (4) pumps
banks and trust companies and undertaking establishments

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

Regulations for Permitted Uses in Clause (a)

- | | |
|------------------------------|-------------------|
| (a) Minimum Lot Frontage | 15.5m |
| (b) Minimum Lot Area | 465m ² |
| (c) Maximum Lot Coverage | 40 percent |
| (d) Maximum Gross Floor Area | 50% of lot area |
| (e) Minimum Front Yard | 6.0m |
| (f) Minimum Side Yard: | |

- (i) where the yard abuts a Commercial Zone and access is available to the rear yard by a public or private lane minimum nil.
- (ii) where the yard abuts a Commercial Zone and no access is available to the rear yard except by means of the said yard, one yard shall have a min. width of 0.4 metres, the other yard shall have a minimum width of nil.
- (iii) where the yard abuts a street, minimum 3.0m
- (iv) where the yard abuts any Residential Zone, minimum 4.5m

- (g) Minimum Rear Yard:

- (i) where the yard abuts a Commercial or Industrial Zone and access is available to the rear of the building on the said lot by means of a public or private lane, minimum nil.
- (ii) where the yard abuts a Commercial or Industrial Zone and no access is available to the rear of the said building except by means of a yard, minimum 6.0m.
- (iii) where the building contains residential accommodation of one or more storeys in height, minimum 10.5m.
- (iv) where the yard abuts any Residential Zone, minimum 10.5m.

- | | |
|-----------------------------|-------|
| (h) Maximum Building Height | 10.5m |
|-----------------------------|-------|

OFFICE CONSOLIDATION

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

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*****Amending By-law No. 3294 (2012)*****

That Section 30 (Special Exceptions) to Zoning By-law No. 1136 (1987), as amended, is hereby amended by deleting subsection and by adding the following subsection:

(a) Permitted Uses:

professional and business offices;
restaurants;
retail stores;
service shops;
barber shops;
beauty salons;
clinics;
custom workshops;
day nursery;
dry cleaning outlets;
banks and trust companies;
undertaking establishments;

(b) Uses, buildings and structure accessory to the foregoing permitted uses;

(c) Maximum of 20 dwelling units above the ground floor;

(d) Notwithstanding subsection 20.2(d) of the GC Zone, the maximum gross floor area for the commercial uses shall be limited to 50% of lot area;

(e) Notwithstanding subsection 20.4 of the GC Zone, the following regulations for residential use shall apply;

(i) Not more that 72% of the gross floor area shall be used for dwelling units.

(ii) Dwelling units shall only be permitted above the ground floor of any commercial use.

(iii) Minimum floor area per dwelling unit:

(a) Bachelor	40 square metres (430.57 square feet)
(b) One bedroom	50 square metres (538.21 square feet)
(c) Two bedroom	60 square metres (645.86 square feet)

(f) Notwithstanding subsection 20.4 of the GC Zone, the minimum landscaped amenity area of 51.85 square metres (558.11 square feet) shall be provided for each dwelling unit.

In addition, a portion of the lands are rezoned to R2-228 and RM1-229.

OFFICE CONSOLIDATION

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

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90. **RM2-90(H)**

Stonegate Subdivision

*****Amending By-law No. 1495 (1992)*****

That the lands identified as 2 RM2-90(H) are deleted and rezoned to R2-111 for a 52 lot subdivision.

91. **RMV2-91**

704 Canboro Road (273201001506700)

*****Amending By-law No. 1326 (1990)*****

Nothing in this By-law shall prevent the use of lands indicated as RMV2-91 for a maximum of eighty-one (81) apartment units. Open air parking shall be provided at a rate of not less than 1.5 spaces per units and subject to the following provisions:

Zone Requirements

Maximum Density	55 dwelling units per hectare
Minimum Front Yard	as existing
Minimum Westerly Side Yard	2.5 m (8.20 ft)
Minimum Easterly Side Yard	0.5 m (1.64 ft)
Maximum Building Height	2 storeys

RMV2-91

Eastside Garner Avenue (0.25 acres) - (273201001514350)

*****Amending By-law No. 1326 (1990)*****

Nothing in this By-law shall prevent the use of lands indicated as RMV2-91 for a maximum of eighty-one (81) apartment units. Open air parking shall be provided at a rate of not less than 1.5 spaces per units and subject to the following provisions:

Zone Requirements

Maximum Density	55 dwelling units per hectare
Minimum Front Yard	as existing
Minimum Westerly Side Yard	2.5 m (8.20 ft)
Minimum Easterly Side Yard	0.5 m (1.64 ft)
Maximum Building Height	2 storeys

OFFICE CONSOLIDATION

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

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RMV2-91

Eastside Garner Avenue (0.52 acres) - (273201001514350)

*****Amending By-law No. 1326 (1990)*****

Nothing in this By-law shall prevent the use of lands indicated as RMV2-91 for a maximum of eighty-one (81) apartment units. Open air parking shall be provided at a rate of not less than 1.5 spaces per units and subject to the following provisions:

Zone Requirements

Maximum Density	55 dwelling units per hectare
Minimum Front Yard	as existing
Minimum Westerly Side Yard	2.5 m (8.20 ft)
Minimum Easterly Side Yard	0.5 m (1.64 ft)
Maximum Building Height	2 storeys

92. RM1-92

1385 Station Street (273203000403700)

*****Amending By-law No. 1334 (1990)*****

That the lands identified as RM1-92 are subject to the following provisions:

Permitted Uses:

Triplex Dwellings, Semi-detached Dwellings, Duplex Dwelling, Boarding Houses, Converted Dwelling Houses, Street Townhouse Dwellings, Block Townhouses Dwellings and Fourplex Dwellings.

Zone Requirements for Triplex Dwellings, Converted Dwellings, Semi-detached Dwellings, Duplex Dwellings, Fourplex Dwellings and Boarding Houses:

- | | | |
|-----|--|-------------|
| (a) | Minimum Lot Frontage | 18.0 metres |
| (c) | Maximum Lot Coverage | 40 percent |
| (f) | Minimum northerly sideyard | 2.5 metres |
| (k) | Nothing in this By-law shall prevent the use of lands indicated as RM1-92 on Schedule 'A' to this By-law for a Triplex dwelling and providing open air parking at a rate of not less than 1.5 spaces per unit. | |

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

OFFICE CONSOLIDATION

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

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Regulations for Agricultural Uses permitted in Clause (a)

- | | |
|--------------------------|--------------------|
| (a) Minimum Lot Frontage | 12.2 m (40.03 ft) |
| (b) Minimum Lot Area | 5.65 ha (13.96 ac) |

Regulations for Greenhouses as permitted in Clause (a)

- | | |
|--------------------------|-------------------|
| (a) Minimum Lot Frontage | 12.2 m (40.03 ft) |
|--------------------------|-------------------|

Regulations for Dwellings permitted in Clauses (b) or (c)

- | | |
|--------------------------|-------------------|
| (a) Minimum Lot Frontage | 12.2 m (40.03 ft) |
|--------------------------|-------------------|

Regulations for Kennels permitted in Clause (a)

- | | |
|--------------------------|-------------------|
| (a) Minimum Lot Frontage | 12.2 m (40.03 ft) |
|--------------------------|-------------------|

95. **A-95** **2325 Victoria Avenue (Regional Road No. 24) - (273201000806905)**

*****Amending By-law No. 1360 (1990)*****

Nothing in this by-law shall prevent the continued use of the lands identified as A-95 for a campground, open air recreational uses such as hiking, cross country skiing, horseback riding, pleasure snowmobiling and uses, building and structures accessory thereto.

For the purpose of this By-law campground means a place where people are temporarily accommodated in a tent or trailer on tent or trailer sites.

'Tent and trailer site' means a plot of ground within the A-95 intended for the accommodation of either a trailer, tent or other individual camping unit for a temporary occupancy. Temporary occupancy of a tent and trailer site may be continuous for the period between May 1 and October 31 in any calendar year. No tent and trailer site shall be used as a permanent place of abode dwelling or business or for indefinite periods of time. Permanent place of abode shall mean a tent and trailer site occupied for a total of more than 180 days in a calendar year.

OFFICE CONSOLIDATION

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

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A-95 2325 Victoria Avenue (Regional Road No. 24) - (273201000806905)

*****Amending By-law No. 2401 (2002)*****

In addition to the provisions A-95 Zone nothing shall prevent the use of the lands identified as A-95 for the purpose of a golf course and uses, buildings and structures accessory thereto.

H-95 2325 Victoria Avenue (Regional Road No. 24) - (273201000806905)

*****Amending By-law No. 2401 (2002)*****

That the lands identified as H-95 are hereby deleted and rezoned to Hazard H-169.

95. R1-95 Oakridge Estates Subdivision

*****Amending By-law No. 1356 (1990)*****

That the lands identified as R1-95 are subject to the following provisions:

(a) Minimum Lot Area 565 sq.m. (6,081.81 sq.ft.)

96. R1-96 Oakridge Estates Subdivision

*****Amending By-law No. 1356 (1990)*****

That the lands identified as R1-96 are subject to a minimum lot area of 550 square metres (5,920.34 sq.ft.).

96. A-96 1025 Sixteen Road (273201000806900)

*****Amending By-law No. 1361 (1990)*****

Nothing in this by-law shall prevent the continued use of the lands indicated as A-96 for a campground, open air recreational uses such as hiking, cross country skiing, horseback riding, pleasure snowmobiling and uses, building and structures accessory thereto.

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

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

'Tent and trailer site' means a plot of ground within the A-96 Exception Zone intended for the accommodation of either a trailer, tent or other individual camping unit for a temporary occupancy. Temporary occupancy of a tent and trailer site may be continuous for the period between May 1 and October 31 in any calendar year. No tent and trailer site shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Permanent place of abode shall mean a tent and trailer site occupied for a total of more than 180 days in a calendar year.

Nothing in this by-law shall prevent the continued use of the lands indicated as Agricultural A-97 agricultural uses and a golf course and uses, building and structures accessory thereto.

Nothing in this by-law shall prevent the continued use of the lands indicated as H-97 agricultural uses and a golf course and uses, building and structures accessory thereto.

That the lands identified as RM1-97 are amended by deleting the existing RM1-97 Zone and substituting the following provisions:

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Permitted Uses:

- (a) Block townhouse dwellings

Requirements:

- (b) Minimum Lot Frontage 30m
- (c) Minimum Lot Area 2000 sq.m.
- (d) Maximum Number of Dwelling Units 20
- (e) Minimum Front Yard
 - (i) Concord Street 4.5m
 - (ii) Internal Roadway 3.0 from dwelling unit
6.0 m from garage
- (f) Minimum Side Yard 4.5m, except that where the rear of a building faces the side yard the minimum side yard shall be 7.5m
- (g) Minimum South-East Side Yard 6.0m
- (h) Minimum Rear Yard 7.5m
- (i) Maximum Building Height 10.5m
- (j) Minimum Ground Floor Area for a dwelling:
 - (i) one storey 88 sq.m.
 - (ii) two storey 50 sq.m.

- (k) Distance Between Buildings on the same lot:

A FACE OF A BUILDING MEANS one or other of the longest walls of a building. Each building shall be deemed to have two faces.

A SIDE OF A BUILDING MEANS one or other of the shortest walls of a building. Each building shall be deemed to have two sides.

Any face of one townhouse shall be no closer to any side of another townhouse than 9m.

Any face of one townhouse shall be no closer than 9m to any side of another townhouse.

- (l) Minimum Landscaped Area 25 percent

- (m) Planting Strip A planting strip of 1.5m minimum in width shall be provided where the boundary of the RM1-97 Zone abuts an R1 Zone.

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

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- | | |
|--|---|
| (n) Amenity Area | An amenity area 80m ² in size shall be centrally located to the majority of the dwelling units. |
| (o) Internal Roadway Width | 6.0m |
| (p) Balcony Encroachment | Balconies may encroach into the westerly side yard an additional 1.0m more than that required by Section 6.35(c). |
|
(q) Where the lands adjacent to the lands zoned RM1-97 Zone are zoned Hazard, private passive yard use incidental to a permitted use in the abutting RM1-97 Zone is permitted and for the purpose of this subsection, a private passive yard use is defined as a natural or landscaped area, used for passive amenity purposes but does not include a building, structure, swimming pools, parking lot or active recreational use. | |
|
(r) Lots with more than One Zone: | |
| (i) Where a lot is divided into two or more zones, each such portion of the said lot shall be used in accordance with the provisions of this By-law which are applicable to the zone wherein such portion of the said lot is located. | |
| (ii) For the purpose of determining required yard setbacks, the provisions of the said zone in which a building or structure is to be erected shall apply and shall be measured from the zone line. | |

98. **A-98**

856 Sawmill Road (273201000803800)

*****Amending By-law No. 1363 (1990)*****

Nothing shall prevent the use of the lands identified as A-98 for a golf course and uses, buildings and structures accessory thereto.

H-98

856 Sawmill Road (273201000803800)

*****Amending By-law No. 1363 (1990)*****

Nothing shall prevent the use of the lands identified as H-98 for a golf course and uses, buildings and structures accessory thereto.

OFFICE CONSOLIDATION

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

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99. A-99 206 Webber Road (Regional Rd. No. 29) - (273203001714100)

*****Amending By-law No. 1364 (1990)*****

Nothing shall prevent the use of the lands identified as A-99 for a golf course, restaurant/banquet hall and uses, buildings and structures accessory thereto.

H-99 206 Webber Road (Regional Rd. No. 29) - (273203001714100)

*****Amending By-law No. 1364 (1990)*****

Nothing shall prevent the use of the lands identified as A-99 for a golf course, and uses, buildings and structures accessory thereto.

100. A-100 850 Roland Road (273201000806400)

*****Amending By-law No. 1365 (1990)*****

Nothing in this by-law shall prevent the continued use of the lands indicated as A-100 for a campground, existing cottage rental, open air recreational uses such as hiking, cross-country skiing, horseback riding, pleasure snowmobiling and uses, buildings and structures accessory thereto.

For the purpose of this by-law campground means a place where people are temporarily accommodated in a tent or trailer on tent or trailer sites.

"Tent and trailer site" means a plot of ground within the Agricultural 'A-100' Exception Zone intended for the accommodation of either a trailer, tent or other individual camping unit for a temporary occupancy. Temporary occupancy of a tent and trailer site may be continuous for the period between May 1 and October 31 in any calendar year. No tent and trailer site shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Permanent place of abode shall mean a tent and trailer site occupied for a total of more than 180 days in a calendar year.

OFFICE CONSOLIDATION

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

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101. A-101 245 Highway 20 West (Regional Road No. 20) - (273202001002500)

*****Amending By-law No. 1383 (1991)*****

That the lands identified as A-101 are subject to the following provisions:

- | | |
|--------------------------|----------------------|
| (a) Minimum Lot Frontage | 303 m (994.10 ft) |
| (b) Minimum Lot Area | 5.4 ha (13.34 acres) |

102. A-102 1524 Lookout Street (273202001002200)

*****Amending By-law No. 1383 (1991)*****

That the lands identified as A-102 are subject to the following provisions:

- | | |
|--------------------------|--------------------|
| (a) Minimum Lot Frontage | 109 m (357.61 ft) |
| (b) Minimum Lot Area | 1.1 ha (2.72 acs.) |

103. M2-103 472 Webber Road (Regional Road No. 29) - (273203001716000)

*****Amending By-law No. 1392 (1991)*****

That the lands identified M2-103 shall be subject to the following provisions:

Permitted Uses:

- (a) All manufacturing, industrial and warehousing uses, but not including obnoxious or dangerous uses.
- (b) Automobile service stations, and construction trades establishments.
- (c) Uses, buildings and structures accessory to the foregoing permitted uses.
- (d) Only one dwelling unit internal to the existing building as of February 4, 1991 shall be permitted accessory to the foregoing permitted uses in Clause (a) and (b) above.

OFFICE CONSOLIDATION

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

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104. HC-104 121 Highway 20 East (Regional Road No. 20) - (273202000316000)

*****Amending By-law No. 1418 (1991)*****

In addition to the permitted uses of the HC Zone, nothing in this by-law shall prevent the use of lands identified as HC-104 for a retail store except in accordance with the following provisions:

- | | | |
|------|--|---------------------|
| (i) | Maximum Gross Floor Area for
each permitted retail store | 232.0 square metres |
| (ii) | Maximum combined Gross Floor Area
of all such retail stores | 418.0 square metres |
-

104. M2-104 444 Webber Road (Regional Rd. No. 29) - (273203001715700)

*****Amending By-law No. 1391 (1991)*****

In addition to the M2 Zone provisions, the lands identified M2-104 are subject to the following provisions:

- | | | |
|-----|-------------------------|------------------|
| (f) | Minimum Rear Yard | 75 m (246.06 ft) |
| (g) | Maximum Building Height | 10 m (32.81 ft) |
-

105. HC-105 219 Highway 20 East (Regional Rd. No. 20) - (273202002100200)

*****Amending By-law No. 1418 (1991)*****

In addition to the HC Zone regulations the lands identified as HC-105 are subject to a minimum rear yard of 46.0 m (150.92 ft.).

106. RV1-106 732 Metler Road (273201000818406)

*****Amending By-law No. 1428 (1991)*****

In addition to the RV1 Zone regulations the lands identified as RV1-106 are subject to the following provisions:

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

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

- (a) One single detached dwelling on one lot and uses, building and structures accessory thereto.
- (b) The office of a professional located within the single detached dwelling in which the professional resides and used for consultations and accessory uses only.

Regulations:

- (b) Minimum Lot Frontage Lot 1 - 36.49 m (119.75 ft)

RV1-106

1 Comfort Court (273201000818425)

*****Amending By-law No. 1428 (1991)*****

In addition to the RV1 Zone regulations the lands identified as RV1-106 are subject to the following provisions:

Permitted Uses:

- (a) One single detached dwelling on one lot and uses, building and structures accessory thereto.
- (b) The office of a professional located within the single detached dwelling in which the professional resides and used for consultations and accessory uses only

Regulations:

- (b) Minimum Lot Frontage Lot 5 – 31.81 m (104.37 ft)

RV1-106

2 Comfort Court (273201000818415)

*****Amending By-law No. 1428 (1991)*****

In addition to the RV1 Zone regulations the lands identified as RV1-106 are subject to the following provisions:

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

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

- (a) One single detached dwelling on one lot and uses, building and structures accessory thereto.
- (b) The office of a professional located within the single detached dwelling in which the professional resides and used for consultations and accessory uses only.

- (b) Minimum Lot Frontage Lot 2 – 32.04 m (105.12 ft)

3 Comfort Court (273201000818420)

*****Amending By-law No. 1428 (1991)*****

In addition to the Zone regulations the lands identified as RV1-106 are subject to the following provisions:

- (a) One single detached dwelling on one lot and uses, building and structures accessory thereto.
- (b) The office of a professional located within the single detached dwelling in which the professional resides and used for consultations and accessory uses only.

- (b) Minimum Lot Frontage Lot 4 – 34.42 m (112.94 ft)

4 Comfort Court (273201000818417)

*****Amending By-law No. 1428 (1991)*****

In addition to the RV1 Zone regulations the lands identified as RV1-106 are subject to the following provisions:

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

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

Permitted Uses:

- (a) One single detached dwelling on one lot and uses, building and structures accessory thereto.
- (b) The office of a professional located within the single detached dwelling in which the professional resides and used for consultations and accessory uses only.

Regulations:

- (b) Minimum Lot Frontage Lot 3 – 34.39 m (112.83 ft)

107. RV1-107 2 Comfort Court (273201000818415)

*****Amending By-law No. 1428 (1991)*****

Notwithstanding anything contained in this by-law, the lands indicated as RV1-107 shall be used only for the conservation of plant and wildlife and no buildings or structures shall be erected thereon.

107. RV1-107 4 Comfort Court (273201000818417)

*****Amending By-law No. 1428 (1991)*****

Notwithstanding anything contained in this by-law, the lands indicated as RV1-107 shall be used only for the conservation of plant and wildlife and no buildings or structures shall be erected thereon.

108. NC-108 Pelham Street (273203001205720)

*****OMB Order Z 890260 - March 26, 1991*****

That the lands identified as NC-108 and forming part of the above Order shall be subject to the following provisions:

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

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

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

Permitted Uses:

- (a) Banks, barber shops and beauty salons, business and professional offices, convenience retail stores, public and private parking areas, restaurants, studios, agencies and salons, all of said uses to be ground floor only.
- (b) Uses, buildings and structures accessory to the foregoing permitted uses

Regulations for Commercial Uses:

- (a) Minimum Lot Frontage 15.5m
- (b) Minimum Lot Area 700 sq.m.
- (c) Maximum Lot Coverage 17 percent
- (d) Maximum Gross Floor Area 34%
- (e) Minimum Front Yard 12m
- (f) Minimum Exterior Side Yard 3m
- (g) Minimum Side Yard:
 - Abutting a Commercial or Industrial Use Nil
 - Abutting a Residential or Institutional Use 4.5m
- (h) Minimum Rear Yard:
 - Abutting a Commercial or Industrial Use 6m
 - Abutting a Residential or Institutional Use/Zone 10.5m
- (i) Maximum Building Height 8 m (26.25 ft)
- (j) Maximum Gross Floor Area for each permitted use 235 sq.m (2,529.6 sq.ft.)
- (k) Maximum Gross Commercial Floor Area 930 sq.m (10,010.7 sq.ft.)

Regulations for Accessory Residential Uses:

- (a) Only one accessory dwelling unit shall be permitted accessory to each commercial use.
- (b) Accessory dwelling units shall only be permitted above the ground floor of any commercial use.
- (c) A minimum landscaped amenity area of 55m² shall be provided for each dwelling unit.
- (d) Minimum Floor area per dwelling unit:
 - Bachelor 40 sq.m.
 - One Bedroom 50 sq.m.
 - Two Bedrooms 60 sq.m.

OFFICE CONSOLIDATION

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

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

109. A-109 922 Highway 20 West (Regional Road No. 20) - (273201001607400)

*****Amending By-law No. 1466 (1992)*****

In addition to the A Zone regulations, the lands identified as A-109 are subject to the following provisions.

Permitted Uses:

- (a) Gas bar;
- (b) Convenience retail store and an accessory dwelling unit located wholly within the building accommodating the variety retail store.

Regulations for A-109 uses permitted in Clause (a) of subsection 2.1

- | | |
|--------------------------|-------------------------------|
| (a) Minimum Lot Frontage | 80.16 m |
| (b) Minimum Lot Area | 0.64 ha |
| (c) Maximum Lot Coverage | 10 percent |
| (d) Minimum Front Yard | 5 m |
| (e) Minimum Side Yard | 30 m from westerly zone line |
| (f) Minimum Side Yard | 30 m from easterly zone line |
| (g) Minimum Rear Yard | 30 m from northerly zone line |

Regulations for A-109 Uses permitted in Clause (b) of subsection 2.1

- | | |
|--------------------------|-------------------------------|
| (a) Minimum Lot Frontage | 80.16 m |
| (b) Minimum Lot Area | 0.64 ha |
| (c) Maximum Lot Coverage | 10 percent |
| (d) Minimum Front Yard | 5.4 m (17.72 ft) |
| (e) Minimum Side Yard | 30 m from westerly zone line |
| (f) Minimum Side Yard | 27 m from easterly zone line |
| (g) Minimum Rear Yard | 30 m from northerly zone line |

110. A-110 230 Highway 20 East (Regional Road No. 20) - (273203002000400)

*****Amending By-law No. 1488 (1992)*****

Nothing shall prevent the continued use of lands indicated as A-110 for agricultural uses, save and except the erection of buildings for human habitation. In addition, the minimum lot frontage shall be 39 metres (127.95 feet) and the minimum lot area shall be 0.9 hectares (2.22 acres).

OFFICE CONSOLIDATION

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

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

111. R2-111(H)

Stonegate Subdivision

*****Amending By-law No. 1495 (1992)*****

That the lands identified as R2-111(H) are deleted and rezoned to RM1-130.

112. A-112 569 Highway 20 West (Regional Road No. 20) - (273201001400600)

*****Amending By-law No. 1509 (1992)*****

Nothing shall prevent the continued use of lands indicated as A-112 for a golf course and uses, buildings and structures accessory thereto. (Peninsula Lakes Golf Club).

A-112

Westside Cream Street - (273201001401600)

*****Amending By-law No. 1509 (1992)*****

Nothing shall prevent the continued use of lands indicated as A-112 for a golf course and uses, buildings and structures accessory thereto (Peninsula Lakes Golf Club).

A-112 630 Highway 20 West (Regional Road No. 20) - (273201001403600)

*****Amending By-law No. 1509 (1992)*****

Nothing shall prevent the continued use of lands indicated as A-112 for a golf course and uses, buildings and structures accessory thereto (Peninsula Lakes Golf Club).

113. RM1-113

1526 Pelham Street (273202000204700)

*****Amending By-law No. 1824 (1996)*****

That the lands identified on RM1-113 are deleted and rezoned to a RM1-134 Zone.

OFFICE CONSOLIDATION

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

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RM1-113

1532 Pelham Street (273202000204800)

*****Amending By-law No. 1824 (1996)*****

That the lands identified on RM1-113 are deleted and rezoned to a RM1-134 Zone.

114. M1-114

491 Webber Road (Regional Rd. No. 29 (273203001711605)

*****Amending By-law No. 1545 (1993)*****

Notwithstanding the provisions of the M1-25 Zone, the lands indicated as M1-114 shall be subject to the following special provision:

- (a) Only one dwelling unit internal to the existing building shall be permitted accessory to the uses permitted within the Light Industrial Zone.
-

115. NC-115

33 Highway 20 East (Regional Rd. No. 20) - (273202000315000)

*****Amending By-law No. 1577 (1993)*****

Notwithstanding the provisions of the NC Zone the lands indicated as NC-115 shall only be used for parking purposes in conjunction with the abutting easterly lands more specifically described as Part 2 on Plan 59R-7178 and in addition the following special provision shall apply thereto:

- (a) that a one metre planting strip along the westerly property line be required.
-

115. R2-115

Daimler Woods Subdivision

*****OMB Orders O 920137, O 920138, Z 910016 & S 930051 - August 16, 1993*****

*****Amending By-law No. 1586 (1993)*****

Nothing shall prevent the use of lands indicated as R2-115 and forming part of the above Orders, for R2 uses, except that the maximum lot coverage shall be 45% and the minimum interior side yard for a dwelling two storeys in height shall be: 1.8m (5.91 ft) on one side and 3.0m (9.82 ft) on the other side where there is no carport or garage attached, or 1.8m (5.91 ft) on both sides where a carport or garage is attached.

OFFICE CONSOLIDATION

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

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

115. I-115

940 Haist Street - (273203001209600)

*****Amending By-law No. 1609 (1993)*****

Nothing in this by-law shall prevent the use of lands identified as I-115 for a church (Pelham Evangelical Friends Church).

116. R2-116

Daimler Woods Subdivision

*****OMB Orders O 920137, O 920138, Z 910016 & S 930051 - August 16, 1993*****

*****Amending By-law No. 1586 (1993)*****

Nothing shall prevent the use of lands indicated as R2-116 and forming the above Orders for R2 uses, except that the maximum lot coverage shall be 40% and the minimum interior side yard shall be:

- | | |
|------------------|--|
| (i) 1 storey | 1.2 m (3.94 ft) on one side and 3 m (9.84 ft) on the other side where there is no carport or garage attached or 1.2 m (3.94 ft) on both sides where a carport or garage is attached. |
| (ii) 1.5 storeys | 1.5 m (4.92 ft) on one side and 3 m (9.84 ft) on the other side where there is no carport or garage attached or 1.5 m (4.92 ft) on both sides where a carport or garage is attached. |
| (iii) 2 storeys | 1.8 m (5.91 ft) on one side and 3 m (9.84 ft) on the other side where there is no carport or 1.8 m (5.91 ft) on both sides where a carport or garage is attached. |

116. I-116

940 Haist Street - (273203001209600)

*****Amending By-law No. 1609 (1993)*****

Nothing in this by-law shall prevent the use of lands identified as I-116 for a cemetery (Pelham Evangelical Friends Church).

OFFICE CONSOLIDATION

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

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117. RM1-117

Daimler Woods Subdivision

*****OMB Orders O 920137, O 920138, Z 910016 & S 930051 - August 16, 1993*****

*****Amending By-law No. 1586 (1993)*****

Nothing shall prevent the use of lands indicated as RM1-117 and forming part of the above noted Orders for RM1 uses, except that the total number of dwelling units shall be 50.

118. HC-118 137 Highway 20 East (Regional Rd. No. 20) - (273202002102500)

*****Amending By-law No. 1626 (1994)*****

Notwithstanding the provisions of the HC Zone the lands indicated as HC-118 shall be subject to the following special provision:

- (a) That an animal hospital be permitted on these lands. This use will not include pens or runs or any other form of outdoor housing for animals.

118. R2-118

Fonthill Homesteads Subdivision

*****Amending By-law No. 1584 (1993)*****

Nothing shall prevent the use of lands indicated as R2-118 for the purpose of single family residences and the following special provisions shall apply thereto:

- (a) to permit a side yard setback of 1.2m (3.94 ft) where there is an attached garage or carport.

119. R3-119

Fonthill Homesteads Subdivision

*****Amending By-law No. 1584 (1993)*****

Nothing shall prevent the use of lands indicated as R3-119 for the purpose of semi-detached dwellings and the following special provisions shall apply thereto:

- (a) to permit a lot frontage of 18.2 m (59.71 ft)

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- (b) to permit a lot coverage of 45%
 - (c) to permit an interior side yard of 1.2 m (3.94 ft) whether the dwelling is one or two storeys but requiring one side yard of at least 2.5 m (8.20 ft) where no garage or carport is provided; and
 - (d) a minimum front yard of 6.5 m (21.33 ft)
-

119. A-119

218 Welland Road - (273203001209810)

*****Amending By-law No. 1636 (1994)*****

Notwithstanding the provisions of Section 7.4 (b) of the A Zone the following shall apply throughout the A-119 Zone:

- (a) Minimum lot area of 0.39 hectares (0.96 acres)
-

120. A-120

216 Welland Road - (273203001209900)

*****Amending By-law No. 1636 (1994)*****

Notwithstanding the provisions of Section 7.4 (b) of the A Zone the following shall apply throughout the A-120 Zone:

- (a) Minimum lot area of 0.39 ha (0.963 ac)
 - (b) Minimum westerly side yard for the existing 2 storey dwelling of 2.0m (6.56ft).
-

121. RM1-121

Kinsman Court Townhouse Development

*****Amending By-law No. 1640 (1994)*****

Notwithstanding the provisions of Section 16.3 - Zone Requirements for Street Townhouse Dwellings of the RM1 Zone, the lands indicated as RM1-121 shall be subject to the following special provisions;

- (a) Minimum Lot frontage per townhouse lot 5.4 metres
- (b) Minimum corner lot frontage per townhouse lot 10.5 metres

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- | | |
|--|--|
| (c) Maximum Site Density | 27 units |
| (d) Minimum front yard
per townhouse lot | 6.0 metres |
| (e) Minimum exterior sideyard
per townhouse lot | 4.5 metres |
| (f) Minimum side yard
per townhouse lot | 3.0 metres except when
abutting a GC Zone, 1.5
metre shall be provided. |
| (g) Minimum rear yard | refer to Schedule 'B'
(site plan) |
| (h) Maximum building height | 8.0 metres and for the purpose of
calculating building height for
Blocks 3 & 4, as illustrated on
Schedule B, a rear building grade
elevation of 30.0 metres - based
upon the iron bar benchmark
situate at the NW corner of the
subject property having an
elevation of 32.29 metres shall be
utilized there from. |
| (i) Minimum Ground Floor Area for a Dwelling; | |
| i) one storey | 88.0 square metres |
| ii) two storey | 55.0 square metres |
| (j) A planting strip shall be provided where the boundary of the property abuts; | |
| i) a R1 or R2 Zone of 3.0 metres and; | |
| ii) a GC Zone of 1.5 metres. | |

122. **A-122**

952 Foss Road - (273201001806900)

*****Amending By-law No. 1670 (1994)*****

Notwithstanding anything contained in this by-law the lands indicated as A-122 shall be used for forestry and conservation uses only.

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A-122

Southside Foss Road - (273201001806500)

*****Amending By-law No. 1670 (1994)*****

Notwithstanding anything contained in this by-law the lands indicated as A-122 shall be used for forestry and conservation uses only.

123. RV1-123

760 Foss Road - (273201001801900)

*****Amending By-law No. 1649 (1994)*****

Nothing shall prevent the continued use of the lands indicated by RV1-123 for a greenhouse operation and uses, buildings and structures accessory to the foregoing permitted use and in addition, the following special regulations shall apply.

- (a) Greenhouses on the subject lands shall be located a minimum distance of 15m (49.21 ft) from a lot line, except where ventilating fans exhaust into the side or rear yard of any adjacent lot, in which case the minimum setback distance of greenhouses from the lot line shall be 25m (82.02 ft);
- (b) Greenhouses on the subject lands shall be located a minimum distance of 30m (98.43 ft) from any residential use on an adjacent lot;
- (c) No manure compost or equipment storage area on the subject lands shall be permitted within 30m (98.43 ft) of a residential use on an adjacent lot.

124. M2-124

550 Webber Road (Regional Road No. 29) - (273203001716901)

*****Amending By-law No. 1671 (1994)*****

Notwithstanding the provisions of the M2-25 Zone the lands indicated as M2-124 shall be subject to the following special provision:

- (a) Only one dwelling unit internal to the existing building shall be permitted accessory to the uses permitted within the General Industrial Zone.

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

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125. RV1-125

23 Alder Crescent (273201001420600)

*****Amending By-law No. 1704 (1995)*****

Nothing shall prevent the use of one accessory apartment unit located wholly within the main dwelling on the lands indicated as RV1-125 subject to the following provisions:

- (i) No external expansion of the main dwelling related to the accessory apartment use be permitted; and
- (ii) No increase in outside parking be permitted.

126. RM1-126

1054 Line Avenue (273203001904001)

*****Amending By-law No. 1724 (1995)*****

Lands Identified as RM1-126 shall be subject to the following provisions:

- | | |
|--|---|
| (a) Permitted Use | Block Townhouse |
| (b) Minimum Lot Frontage | 30.0 metres |
| (c) Minimum Lot Area | 2000 square metres |
| (d) Maximum No. of Dwelling Units | 11 |
| (e) Minimum Setback from Line Avenue | 2.0 metres |
| (f) Minimum Side Yard | 1.2 metres |
| (g) Minimum Rear Yard | 3.0 metres |
| (h) Maximum Building Height | 8.5 metres |
| (i) Minimum Landscaped Area | 25% |
| (j) Minimum Internal Roadway Width | 6.0 metres |
| (k) Minimum Setback Between Front of Unit and Internal Road | 2.0 metres for a dwelling unit and 5.3 metres for an attached garage. |
| (l) Minimum Setback Between Side of Unit and Visitor Parking | 1.0 metre |

OFFICE CONSOLIDATION

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

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127. A-127

590 Canboro Road (273201001413310)

*****Amending By-law No. 1736 (1995)*****

Notwithstanding the provisions of the A Zone, the use of lands indicated as A-127, shall be subject to the following provisions;

- (b) The minimum lot area shall be 0.46 ha. (1.14 ac.);
- (b) The minimum interior side yard shall be 8.2 m (26.90 ft) and the minimum required rear yard of the existing barn on the property shall be 9.3 m (30.51 ft);
- (c) No livestock operation shall be permitted.

127. HC-127

209 Highway 20 East (Regional Rd. No. 20) - (273202002100300)

*****Amending By-law No. 1945 (1997)*****

Notwithstanding the provisions of the HC Zone the lands indicated as HC-127 may only be used for:

- (a) a bank;
- (b) personal service shops;
- (c) business and professional office; and (d) dwelling units;

and shall be subject to the following special provisions:

- (i) Maximum floor area devoted to Health care practitioners 225 square metres
- (ii) Maximum number of dwelling units which shall be located on the second and third floors 12
- (iii) Minimum number of parking spaces to be provided for combined uses a, b, c and d above 58
- (iv) Minimum number of parking spaces to be provided per health care practitioner 5

OFFICE CONSOLIDATION

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

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(v) Required setback of parking spaces abutting Highway 20 planting strip along south-easterly property line	1.5 metres
(vi) Location of dwelling unit parking	Not required in a garage or carport
(vii) Location of required loading space	Exterior side yard
(viii) Required setback of loading space abutting Rice road planting strip	1.5 metres
(ix) Minimum maneuvering aisle width in the parking garage	6.4 metres
(x) Minimum driveway width for the parking garage	5.4 metres
(xi) Maximum building height	12.06 m (39.57 ft), measured from the finished floor elevation of 190.73 m
(xii) Minimum landscaped amenity area	430 square metres to be located in the rear yard
(xiii) Minimum indoor residential amenity area	160 m ² (1,722.28 ft ²), to be located in the cellar
(xiv) Minimum front yard	17.8 m (58.40 ft)

128. **A-128**

586 Canboro Road (273201001409610)

*****Amending By-law No. 1736 (1995)*****

Notwithstanding the provisions of the A Zone, the use of lands indicated as A-128 shall have a minimum lot area of 0.46 ha (1.14 acres).

OFFICE CONSOLIDATION

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

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

129. A-129 1050 Victoria Avenue (Regional Rd. No. 24) - (273201001615800)

*****Amending By-law No. 1753 (1995)*****

In addition to the permitted uses of the A Zone nothing shall prevent the use of the lands indicated as A-129 for the purpose of the following:

- (a) The packing, treating, storing, sorting, delivery and sale of flowers, plants and greens not produced on the farm and other ancillary uses customarily carried on in conjunction with the above use.

130. RM1-130

Stonegate Subdivision

*****Amending By-law No. 1784 (1996)*****

Nothing shall prevent the use of the lands identified as RM1-130 for the following uses and regulations thereto:

Permitted Uses:

- (a) Single detached dwellings;
- (b) Semi-detached dwellings;
- (c) Street townhouses
- (d) Uses, buildings and structures accessory to the foregoing permitted uses.

Regulations for uses permitted in Clause (c)

- | | | |
|-----|--|-------|
| (a) | Minimum Lot Frontage | 6.0 m |
| (b) | Minimum Corner Lot Frontage | 12.0m |
| (c) | Maximum Front yard Setback | 6.0m |
| (d) | Minimum Interior Side Yard Setback | 2.5 m |
| | except a Common Wall may be centered on the lot line | |
| (e) | Minimum Exterior Side Yard Setback | 4.0m |
| (k) | Maximum Lot Coverage | 40% |

Notwithstanding the regulations contained above, a setback of 7.5 m (24.61 ft) shall be required from the approved Niagara Peninsula Conservation Authority (NPCA) top of bank as illustrated on Schedule 'A' to By-law No. 1784 (1996).

OFFICE CONSOLIDATION

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

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

131. H-131

Stonegate Subdivision

*****Amending By-law No. 1784 (1996)*****

Notwithstanding the provisions of Section 28 - H Zone, the lands indicated as H-131 shall be subject to the following special provisions:

Permitted Uses:

- (a) Forestry, conservation and flood control uses and works;
- (b) Private recreational uses;
- (c) Uses, building and structures accessory to the foregoing permitted uses and those uses permitted in the RM1-130 zone.

Regulations:

- (a) Accessory buildings and structures to a maximum of fifteen (15) square metres (161.46 ft²);
- (b) All developments within the H Zone shall be subject to the provisions of the Niagara Peninsula Conservation Authority (NPCA) pursuant to the requirements of the Conservation Authorities Act, as amended, or any subsequent enabling legislation.

132. CR-132

854 Canboro Road - (273201001507800)

*****Amending By-law No. 1792 (1996)*****

Notwithstanding the permitted uses of the CR Zone and General Provisions Section 6.16(c)(ii), the lands indicated as CR-132 shall only be used for the purpose of a retail farm supply store, a warehouse, light manufacturing of wood products such as kitchen cupboards, furniture, wood crafts, windows and doors and offices and subject to the following special regulations:

- | | |
|--------------------------------|-------------------|
| (a) Minimum front yard | 14.0 m (45.93 ft) |
| (b) Minimum Easterly side yard | 7.5 m (24.61 ft) |
| (c) Minimum Westerly side yard | 20.0 m (65.62 ft) |

OFFICE CONSOLIDATION

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- (d) Minimum rear yard 22.5 m (73.82 ft)
- (e) All activities shall be carried on entirely within the wholly-enclosed buildings with no outside storage, manufacturing operations or display of goods for sale being permitted.
- (f) Any manufacturing operation requiring municipal water service for any process, activity or operation is prohibited.
- (g) All parking areas and loading areas and their approaches are not required to have cement or asphaltic binder or other permanent type of surfacing.
- (h) Any required dust collection system shall be located within a building.

133. **A-133** **576 Highway 20 East (Regional Rd. No. 20) - (273201001403305)**

*****Amending By-law No. 1820 (1996)*****

That the lands identified as A-133 are deleted and rezoned to an amended A-133 Zone.

*****Amending By-law No. 2294 (2001)*****

That the lands identified as A-133 are deleted and rezoned to an amended A-133 Zone.

*****Amending By-law No. 2897 (2007)*****

In addition to the permitted uses of subsection 7.1 of the A Zone nothing shall prevent the use of the lands indicated as A-133 for the following purposes:

- (i) a floral wholesale distribution business with associated office facilities and includes the sale of flowers not produced on site; and
- (ii) an agriculturally related research and development and training radar based facility with associated radio transmitter antenna.

Notwithstanding the regulations of the A Zone, the following provisions shall apply:

- (i) Minimum Lot Frontage 109.40 metres
- (ii) Minimum Easterly Side Yard 17.98 metres

OFFICE CONSOLIDATION

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

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134. RM2-134

1526 Pelham Street (273202000204700)

*****Amending By-law No. 2699 (2005)*****

Notwithstanding the Permitted Uses and Zone requirements of the RM2 Zone and any other provision of said By-law to the contrary, lands identified as RM2-134 shall be subject to the following provisions:

Permitted Uses:

- (a) Senior Citizens Apartment House

Zone Requirements:

- | | |
|---|------------------------|
| (a) Minimum Lot Area | 5150 square metres |
| (b) Minimum Lot Frontage | 58 metres |
| (c) Maximum Density | 59 units |
| (d) Maximum Lot Coverage | 30 percent of lot area |
| (e) Minimum Front Yard | 7.5 metres |
| (f) Minimum Rear Yard | 12.5 metres |
| (g) Minimum Interior Side Yard: | |
| (i) South | 5.0 metres |
| (ii) North | 8.5 metres |
| (h) Minimum Landscaped Area | 35 percent of lot area |
| (i) Maximum Building Height | 13.5 metres |
| (j) Minimum Floor Area per Dwelling Unit: | |
| (i) Bachelor | 20.0 square metres |
| (ii) One Bedroom | 20.0 square metres |
| (iii) Two Bedroom | 50.0 square metres |

OFFICE CONSOLIDATION

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

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(k) Parking Area Location:

- | | |
|--------------------|------------|
| (i) Street line | 3.6 metres |
| (ii) Side lot line | 1.5 metres |

- | | |
|---------------------------------|---------------------|
| (j) Minimum Parking Requirement | 0.68 space per unit |
|---------------------------------|---------------------|

RM2-134

1532 Pelham Street (273202000204800)

*****Amending By-law No. 2699 (2005)*****

Notwithstanding the Permitted Uses and Zone requirements of the RM2 Zone and any other provision of said By-law to the contrary, lands identified as RM2-134 shall be subject to the following provisions:

Permitted Uses:

- (a) Senior Citizens Apartment House

Zone Requirements:

- | | |
|---------------------------------|------------------------|
| (a) Minimum Lot Area | 5150 square metres |
| (b) Minimum Lot Frontage | 58 metres |
| (c) Maximum Density | 59 units |
| (d) Maximum Lot Coverage | 30 percent of lot area |
| (e) Minimum Front Yard | 7.5 metres |
| (f) Minimum Rear Yard | 12.5 metres |
| (g) Minimum Interior Side Yard: | |
| (i) South | 5.0 metres |
| (ii) North | 8.5 metres |
| (h) Minimum Landscaped Area | 35 percent of lot area |
| (i) Maximum Building Height | 13.5 metres |

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- | | |
|---|---------------------|
| (j) Minimum Floor Area per Dwelling Unit: | |
| (i) Bachelor | 20.0 square metres |
| (ii) One Bedroom | 20.0 square metres |
| (iii) Two Bedroom | 50.0 square metres |
| (k) Parking Area Location: | |
| (i) Street line | 3.6 metres |
| (ii) Side lot line | 1.5 metres |
| (j) Minimum Parking Requirement | 0.68 space per unit |
-

135. HC-135 191 Highway 20 East (Regional Rd. No. 20) - (273202002100700)

*****Amending By-law No. 1863 (1996)*****

In addition to the permitted uses of the HC Zone, nothing in this by-law shall prevent the use of the lands indicated as HC-135 for a ground floor single dwelling unit and uses, buildings and structures accessory thereto, and the following special regulations shall apply thereto:

- | | |
|--|---|
| (a) Minimum Front Yard | 13.0 m |
| (b) Planting Strip | Not required for westerly 42.0m of lot frontage |
| (c) Parking Area Location | No setback required for westerly 42.0 m of lot frontage |
| (d) Minimum Driveway Width | 4.27 m |
| (e) Minimum Number of Parking spaces for the manufacturing and retailing of wine | 5 |
| (f) Minimum Number of Loading spaces for the manufacturing and retailing of wine | None |

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136. RV1-136 1118 Cream Street - (273201001412100)

*****Amending By-law No. 1903 (1997)*****

In addition to the permitted uses of the RV1 Zone, nothing shall prevent the use of the lands indicated as RV1-136 for one accessory dwelling unit subject to the following special regulations:

- | | |
|---|--------------------|
| (a) Minimum Lot Area | 0.69 ha (1.70 ac) |
| (b) Minimum Lot Frontage | 51.5 metres |
| (c) Maximum Floor Area for the accessory dwelling unit | 75.0 square metres |
| (d) Maximum number of driveways | 1 |
| (e) Minimum number of parking spaces in a carport or garage | 1 |

137. A-137 495 Canboro Road - (273202001314500)

*****Amending By-law No. 1917 (1997)*****

Notwithstanding the provisions of the A Zone, the use of the lands indicated as A-137 shall be subject to the following special regulations:

- | | |
|---|---------------|
| (a) Minimum Lot Area | 0.14 hectares |
| (b) Minimum Lot Frontage | 27.43 metres |
| (c) Minimum Rear Yard | 4.5 metres |
| (d) Minimum Side Yard | 1.0 metres |
| (e) Maximum Lot Coverage (acc. structure) | 2.3% |
| (f) Minimum Easterly Side Yard | 2.5 metres |

138. P-138 5 Highland Avenue (273203000500200)

*****Amending By-law No. 1975 (1998)*****

That the use of the lands indicated as P-138 shall be subject to the following special regulation:

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(a) Minimum Yard Requirements

No buildings or structures shall be used or erected with 6m of the southerly side lot line or within 6m of the boundary of any residential zone.

*****Amending By-law No. 2521 (2003)*****

That the lands identified on P-138 are deleted and rezoned to a R1 Zone.

139. A-139

144 River Road (273203001713400)

*****Amending By-law No. 1979 (1998)*****

Notwithstanding the provisions of the A Zone of this by-law, the use of lands indicated as A-139 shall be subject to the following special regulations:

- | | |
|-------------------------------|--|
| (a) Minimum lot frontage | 9.14 m |
| (b) Location of Septic System | The proposed septic system shall be located within the A-139 Zone. |

140. A-140

400 Tice Road (273202001303125)

*****Amending By-law No. 1987 (1998)*****

Notwithstanding the provisions of the A Zone, the use of the lands indicated as A-140 shall be subject to a minimum lot area of 0.50 hectares.

141. A-141

398 Canboro Road (273202001309000)

*****Amending By-law No. 1998 (1998)*****

In addition to the permitted uses of the A Zone nothing shall prevent the use of the lands indicated as A-141 for the purpose of a seasonal farm market outlet and a tea room subject to the following special regulations:

- | | |
|------------------------|-------------|
| (a) Minimum Front Yard | 12.5 metres |
|------------------------|-------------|

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- (b) Maximum Retail Floor Area including Tea Room 148 square metres
- (c) Parking 20 spaces
- (d) The seasonal farm market outlet and tea room be of a seasonal nature having a duration of 6 months commencing May 1st to November 1st of each calendar year.

In addition to the above regulations, the following special definition shall apply:

- (e) **"Seasonal farm Market Outlet"** shall be defined as a building or portion thereof wherein the retail sale of the following products are offered for sale to the general public:
 - (i) Ontario Grown Produce (a minimum of 70 % of the retail floor area)
 - (ii) Bakery items and processed fruit, deli and dairy products and locally hand crafted products (a maximum of 25 square metres of the retail floor area); and;
 - (iii) Locally grown greenhouse and nursery products.

*****Amending By-law No. 2264 (2001)*****

That the portion of the lands identified as A-141 within the above noted by-law be deleted and rezoned to A-159 subject to the following provision:

- (b) Minimum Lot frontage 100.3 metres

142. A-142 Westside Cream Street (Part of 273201001401600)

*****Amending By-law No. 2019 (1998)*****

In addition to the permitted uses of the A Zone nothing shall prevent the use of the lands indicates as A-142 for the purpose of a golf course.

143. RM2-143 833 Foss Road (273201001614700)

*****Amending By-law No. 1302 (1989)*****

That the lands identified as RM2-143 are deleted and rezoned to RM2-88 to permit a maximum of seventeen (17) apartment units. Open air parking shall be provided at a rate of not less that 1.5 spaces per unit.

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

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RM2-143

835 Foss Road (273201001614700)

*****Amending By-law No. 1302 (1989)*****

That the lands identified as RM2-143 are deleted and rezoned to RM2-88 to permit a maximum of seventeen (17) apartment units. Open air parking shall be provided at a rate of not less than 1.5 spaces per unit.

143. A-143

210 Welland Road (273203001209905)

*****Amending By-law No. 2046 (1998)*****

Notwithstanding the provisions of Section 7.4(a) and 7.4(b) of the A Zone the following shall apply:

- | | |
|--------------------------|---------------|
| (a) Minimum Lot Frontage | 44 metres |
| (b) Minimum Lot Area | 0.40 hectares |
-

A-143

212 Welland Road (273203001209901)

*****Amending By-law No. 2046 (1998)*****

Notwithstanding the provisions of Section 7.4(a) and 7.4(b) of the A Zone the following shall apply:

- | | |
|--------------------------|---------------|
| (a) Minimum Lot Frontage | 44 metres |
| (b) Minimum Lot Area | 0.40 hectares |
-

144. A-144

878 Foss Road (Part of 273201001806100)

*****Amending By-law No. 2048 (1998)*****

In addition to the permitted uses of the A Zone nothing shall prevent the use of the lands indicated as A-144 for the purpose of selling new and used goods, including but not limited to, clothing, glassware, farm equipment, parts and implements provided:

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- (g) The temporary use authorized shall be in effect for a period of three (3) years from the date on which this by-law was passed;
- (h) The temporary use shall be carried on within the existing westerly metal clad building 'A' as indicated on Schedule A attached hereto, with minimal outside display;
- (i) There shall be no enlargements, additions or extensions of building 'A' as indicated on Schedule 'A' for the temporary use.

*****Amending By-law No. 2339 (2001)*****

That the temporary use by-law be extended for an additional 3 years and enacts the following:

In addition to the permitted uses of the A Zone nothing shall prevent the use of the lands indicated as A-144 for the purpose of selling new and used goods, including but not limited to, clothing, glassware, farm equipment, parts and implements provided:

- (a) The temporary use authorized shall be in effect for a period of three (3) years from the date on which this by-law was passed;
- (b) The temporary use shall be carried on within the existing westerly metal clad building 'A' as indicated on Schedule A attached hereto, with minimal outside display;
- (c) There shall be no enlargements, additions or extensions of building 'A' as indicated on Schedule 'A' for the temporary use.

*****Amending By-law No. 2523 (2003)*****

That the temporary exception and replace it with an exception allowing the permanent use of the flea market.

In addition to the permitted uses of the A Zone nothing shall prevent the use of the lands indicated as A-144 for the purpose of selling new and used goods, including but not limited to, clothing, glassware, farm equipment, parts and implements.

*****Amending By-law No. 2575 (2004)*****

That By-law No. 2523 (2003) be and hereby repealed.

In addition to the permitted uses of the A Zone nothing shall prevent the use of the lands indicated as A-144 for a flea market subject to the following provisions:

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- (a) For the purpose of this section, flea market means a building or part of a building where new and second hand goods, articles and antiques are offered or kept for sale at retail to the general public but shall not include any other establishment otherwise defined or classified herein; and
- (b) Operation of the flea market shall be limited to Fridays, Saturdays and holiday Mondays.

878 Foss Road (273201001806100)

*****Amending By-law No. 2936 (2008)*****

That By-law No. 2575 (2004) be and is hereby repealed to eliminate the flea market use and return the whole of the lands to agricultural use.

That the development of lands identified as A-144 shall be subject to the following provisions:

- (i) Notwithstanding any provision to the contrary, the existing agricultural buildings are permitted in their existing location subject to the following:
 - (a) any extension or addition must be in compliance with the provisions of By-law No. 1136 (1987); and
 - (b) livestock operations are prohibited.
- (ii) Notwithstanding subsections 7.2(a) and 7.2(b) of the Agricultural A Zone, the following provisions shall apply:
 - (a) minimum lot frontage 99.4 metres (326.1 feet); and
 - (b) minimum lot area 9 hectares (22.2 acres).

145. A-145 214 Highway 20 East (Regional Rd. No. 20) - (273203002000200)

*****Amending By-law No. 2053 (1999)*****

Notwithstanding the permitted uses of the A Zone nothing shall prevent the use of the lands indicated as A-145 for the purpose of an open custody detention facility and containing two dwellings on one lot subject to the following special regulation:

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- (a) Maximum of nineteen (19) residents

In addition to the above regulation, the following special definition shall apply:

- (b) **Open Custody Detention Facility** means a licensed, supervised, community based group living arrangement for children under 18, licensed under Provincial Statute by the Ministry of Community and Social Services as amended from time to time.

146. R2-146

1090 Line Avenue - (273203001903311)

*****Amending By-law No. 2054 (1999)*****

Notwithstanding the provisions of Section 14.2(a), (b) & (d) of the R2 Zone the following shall apply:

- | | |
|--------------------------|-------------------|
| (a) Minimum Lot Area | 515 square metres |
| (b) Minimum Lot Frontage | 13.5 metres |
| (c) Minimum Front Yard | 7.7 metres |

R2-146

1092 Line Avenue - (273203001903309)

*****Amending By-law No. 2054 (1999)*****

Notwithstanding the provisions of Section 14.2(a), (b) & (d) of the R2 Zone the following shall apply:

- | | |
|--------------------------|-------------------|
| (a) Minimum Lot Area | 515 square metres |
| (b) Minimum Lot Frontage | 13.5 metres |
| (c) Minimum Front Yard | 7.7 metres |

R2-146

1096 Line Avenue - (273203001903305)

*****Amending By-law No. 2054 (1999)*****

Notwithstanding the provisions of Section 14.2(a), (b) & (d) of the R2 Zone the following shall apply:

- | | |
|--------------------------|-------------------|
| (a) Minimum Lot Area | 515 square metres |
| (b) Minimum Lot Frontage | 13.5 metres |
| (c) Minimum Front Yard | 7.7 metres |

OFFICE CONSOLIDATION

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

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R2-146

1098 Line Avenue - (273203001903303)

*****Amending By-law No. 2054 (1999)*****

Notwithstanding the provisions of Section 14.2(a), (b) & (d) of the R2 Zone the following shall apply:

- | | |
|--------------------------|-------------------|
| (a) Minimum Lot Area | 515 square metres |
| (b) Minimum Lot Frontage | 13.5 metres |
| (c) Minimum Front Yard | 7.7 metres |
-

R2-146

1102 Line Avenue - (273203001903212)

*****Amending By-law No. 2054 (1999)*****

Notwithstanding the provisions of Section 14.2(a), (b) & (d) of the R2 Zone the following shall apply:

- | | |
|--------------------------|-------------------|
| (a) Minimum Lot Area | 515 square metres |
| (b) Minimum Lot Frontage | 13.5 metres |
| (c) Minimum Front Yard | 7.7 metres |
-

R2-146

1104 Line Avenue - (273203001903210)

*****Amending By-law No. 2054 (1999)*****

Notwithstanding the provisions of Section 14.2(a), (b) & (d) of the R2 Zone the following shall apply:

- | | |
|--------------------------|-------------------|
| (a) Minimum Lot Area | 515 square metres |
| (b) Minimum Lot Frontage | 13.5 metres |
| (c) Minimum Front Yard | 7.7 metres |

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

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

(a) Minimum Lot Area	515 square metres
(b) Minimum Lot Frontage	13.5 metres
(c) Minimum Front Yard	7.7 metres

(a) Minimum Lot Area	515 square metres
(b) Minimum Lot Frontage	13.5 metres
(c) Minimum Front Yard	7.7 metres

(a) Minimum Lot Area	515 square metres
(b) Minimum Lot Frontage	13.5 metres
(c) Minimum Front Yard	7.7 metres

(a) Minimum easterly side yard 2.0 metres

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147. R1-147

**75 Canboro Road - (Roll # not assigned)
Part of 42 Church Hill (273202000100100)**

*****OMB Order No. 2222 - December 7, 1999*****

*****Amending By-law No. 2083 (1999)*****

In addition to the permitted uses in Section 13.1 for the R1 Zone, the lands identified as R1-147 may also be used for the purpose of a parking lot in conjunction with a church use on the lands abutting to the east.

148. CR-148 708 Highway 20 West (Regional Rd. No. 20) - (273201001603400)

*****Amending By-law No. 2137 (1999)*****

In addition to the permitted uses of the CR Zone nothing shall prevent the use of the lands for the purpose of an auto body shop subject to the following:

The open storage of goods and materials is permitted subject to the following:

- (a) Open storage shall be directly related to the permitted use on a lot;
- (b) Open storage shall be permitted in the rear yard and interior side yard and in the case of a corner lot, not within the required exterior side yard;
- (c) Open storage shall not be permitted within 6 metres of a residential use;
- (d) Open storage shall be screened from view:
 - (i) at a plane level which is a minimum of 1.5 metres from grade level of an adjacent street; or
 - (ii) when abutting a residential use at a plane level which is a minimum of 1.5 metres from the finish grade level at the property line; by means of landscaping features to be located within a planting strip.

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149. A-149 1600 Tice Road (273201001600103)

*****Amending By-law No. 2148 (2000)*****

Notwithstanding the provisions of Section 7.3(a) of the A Zone the following shall apply:

- (a) Minimum Lot frontage 67.4 metres
-

150. A-150 700 Balfour Street (273201001600105)

*****Amending By-law No. 2148 (2000)*****

Notwithstanding the provisions of Section 7.4(b) of the Agricultural A Zone the following shall apply:

- (a) Minimum Lot Area 0.4 hectares
-

151. A-151 809 Poth Street (273203001702602)

*****Amending By-law No. 2149 (2000)*****

Notwithstanding the provisions of Section 6.5(v) and 6.16(a) of the General Provisions following shall apply:

- (a) That the maximum number of residents for a group home (Children's Residence) be eight (8).
- (b) That a private garage or carport not be required.
-

152. R2-152 Sunshine Estates Subdivision – Michaela Crescent

*****Amending By-law No. 2150 (2000)*****

Notwithstanding the provisions of Section 14.2(e) of the R2 Zone the following shall apply:

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- (a) Minimum side yard setback on an attached garage side only 1.0 metre (3.28 ft.)
- (b) That, a private garage not abut a private garage on the adjoining property unless the side yard setback for each of the private garages is not less than 1.5 metres.

153. R2-153 55 Pelham Town Square (273203000417200)

*****Amending By-law No. 2187 (2000)*****

In addition to the provisions of Section 14.1 of the R2 Zone, lands identified as R2-153 may also be used for the purpose of a parking lot in conjunction with the northerly located senior citizens apartment and the following shall apply thereto:

- (b) Planting strip on easterly lot line 1.3 metres

154. I-154 55 Pelham Town Square (273203000417200)

*****Amending By-law No. 2187 (2000)*****

In addition to the provisions of Section 30(33) Subsection (b) of the I-33 Zone, the following additional provisions shall apply to those lands identified as I-154:

- (a) Maximum Lot Coverage 42%
- (b) Planting strip on easterly lot line 1.3 m
- (c) Planting strip on southerly lot line 2.0 m
- (d) Parking 1.2 parking spaces/dwelling unit

155. A-155 960 Highway 20 West (Regional Rd. No. 20) - (273201001607500)

*****Amending By-law 2188 (2000)*****

In addition to the permitted uses of the A Zone, nothing shall prevent the use of the lands for purpose of the following:

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- (b) the packing, treating, storing, sorting, delivery and the sale of flowers, plants and greens not produced on the farm and other ancillary uses customarily carried on in conjunction with the above use.

*****Amending By-law 2219 (2000)*****

That By-law No. 2188 (2000) be repealed and the lands revert to an A Zone.

156. RV1-156

1106 Balfour Street (273201001514005)

*****Amending By-law No. 2191 (2000)*****

In addition to the provisions of Section 9.1 of the RV1 Zone, lands identified as RV1-156 may also be used for the purpose of a construction trades establishment subject to the following additional provisions:

- (a) Outside storage of goods and materials is not permitted.
- (b) Minimum Lot Area: 760.0 square metres.

157. A-157

345 Highway 20 West (Regional Rd. No. 20) - (273202001301300)

*****Amending By-law No. 2215 (2000)*****

In addition to the provisions of Section 7.1 of the A Zone, lands identified as A-157 may also be used for the purpose of a welding business which includes ancillary manufacture and sale of such things as trailers, trailer accessories and hitches subject to the following additional provisions:

- (b) Outside storage of goods and materials related to the welding business is not permitted, save and except the exterior display for sale of products manufactured on site.
- (b) Maximum lot coverage 15%
- (c) Minimum side yard 3 metres (9.84 ft.)
- (d) Minimum rear yard 6 metres (19.69 ft.)

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(e) Maximum height 6.4 metres (21.00 ft.)

(f) No private garage or carport required.

158. **A-158**

1401 Maple Street (273201001605102)

*****Amending By-law No. 2266 (2001)*****

In addition to the provisions of Section 7.1 of the A Zone lands identified as A-158 may also be used for the purpose of a tent rental service which includes associated outside storage in the rear yard.

159. **A-159**

390 Canboro Road (273202001309010)

*****Amending By-law No. 2264 (2001)*****

Notwithstanding the provisions of Section 7.4 (a) of the A Zone the following shall apply:

(a) Minimum lot frontage 39.6 metres

160. **A-160**

220 Tice Road (273202001001820)

*****Amending By-law No. 2284 (2001)*****

Notwithstanding the permitted uses of the A Zone, the lands indicated as A(H)-160 shall only be used for agricultural uses not including greenhouses and a golf practice facility in conjunction with the northerly located Lookout Point Golf and Country Club subject to the following special provisions:

(a) Minimum Lot Area 8.1 hectares (20.1 acres)

(b) Removal of the subject Holding (H) provision shall occur once the Municipality has received a clearance letter from the Ministry of Citizenship, Culture and Recreation advising that the site has been cleared of archaeological resources.

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

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- | | | |
|-----|--|-------|
| (c) | Maximum Lot Coverage | 40% |
| (d) | Minimum number of Loading spaces | 2 |
| (e) | Landscaping strip requirements
along Regional Road 20 | 6 m |
| (f) | Landscape strip along easterly
boundary | 1.2 m |
| (g) | Minimum number of parking spaces | 220 |

163. A-163

920 Pelham Street (273203001206000)

*****Amending By-law No. 2308 (2001)*****

Notwithstanding the provisions of Section 7 of the A Zone, the lands indicated as A-163 shall be subject to the following special provisions:

- (a) Senior Citizens Apartment House and/or a Nursing Home; and
- (b) the regulations of Section 25.2 of the I Zone apply

164. RM1-164

Willson Crossing Subdivision

*****Amending By-law No. 2571 (2004)*****

That the lands identified on the Schedules forming part of the above noted By-law are amended by changing the zoning as follows:

- (a) Part 1 is hereby rezoned from RM1-164 to R2 Zone.
- (b) Part 2 is hereby rezoned from an OS Zone to a R2 Zone.
- (c) Part 3 is hereby rezoned from a RM1-164 to R2(H) Zone.

*****Amending By-law No. 2901 (2007)*****

That the lands identified as R2(H) are amended by removing the (H) symbol.

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165. R1-165

1541 Haist Street (273202000108400)

*****Amending By-law No. 2363 (2002)*****

In addition to the permitted uses of the R1 Zone, nothing in this By-law shall prevent the use of the lands indicated as R1-165 for a bed and breakfast establishment and the following special provisions shall apply thereto:

- (a) for the purpose of this section bed and breakfast establishment shall be defined as a single detached dwelling which is operated only by an occupant of the dwelling and which provides sleeping for the travelling public and may include the provision of breakfast, but shall not include a 'Hotel, Motel, Boarding House Dwelling or Converted Dwelling' as defined herein;
- (b) be clearly secondary to the main residential use;
- (c) not contain more than 6 guest rooms;
- (d) not contain more than 12 guest beds;
- (e) provide 1 parking space per guest room;
- (f) the external appearance of the building shall not be changed so as to negatively impact on the character of the dwelling or neighbourhood;
- (g) where required by the Town, be licensed pursuant to the Municipal Act, as amended or any successor thereto;
- (h) that approval be obtained from the Regional Health Services Department and the Town's Building and Fire Services Departments prior to the initial start-up of the bed and breakfast establishment.

166. R1-166

Timber Creek Estates Subdivision

*****Amending By-law No. 2364 (2002)*****

Notwithstanding the provisions of Section 13.2 (b), (c), (e) and (f) of the R1 Zone and Section 6.35 (c) of the General Provisions the following special provisions shall apply:

OFFICE CONSOLIDATION

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

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

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

- | | |
|---|--|
| (a) Minimum Lot Frontage | 18 m
20 m on a corner lot |
| (b) Maximum Lot Coverage | 40% |
| (c) Minimum Interior Side Yard | 1.5 m on one side and 3 m on the other side where there is no carport or attached garage, or 1.5 m on both sides where a carport or garage is attached. |
| (d) Minimum Exterior Side Yard | 4 m from the side lot line or 14 m from the centre line of the road whichever is the greater. No access to the garage or carport is permitted if the setback is less than 5 m from the side lot line or 15 m from the centre line of the street. |
| (e) Unenclosed Porches, Balconies, Steps and Patios: | |
| (i) where the setback is 4 m may project into the required exterior side yard a maximum distance of 1 m provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m above ground. | |
| (ii) where the setback is 5 m or greater may project into the required exterior side yard a maximum distance of 1.5 m provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m above ground. | |

167. H-167

Timber Creek Estates Subdivision

Amending By-law No. 2364 (2002)

Notwithstanding Section 28 of the H Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following provisions:

OFFICE CONSOLIDATION

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

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

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

Permitted Uses:

- (a) Agriculture, save and except any buildings;
- (b) Conservation, save and except any buildings;
- (c) Existing buildings and structures and additions and reconstruction thereto.

Zone Provisions:

- | | |
|--------------------------|---------------|
| (a) Minimum Lot Frontage | none required |
| (b) Minimum Lot Area | none required |

168. A-168 180 Chantler Road (273203001709900)

*****Amending By-law No. 2393 (2002)*****

In addition to the permitted uses of the A Zone, nothing shall prevent the use of the lands indicated as A-168 for the purpose of allowing the use of a mobile home as a garden suite for a period of ten (10) years from the date on which this by-law is passed.

169. H-169 2325 Victoria Avenue (Regional Rd. No. 24 (273201000806905)

*****Amending By-law No. 2401 (2002)*****

Notwithstanding the permitted uses of Section 28.1, H Zone, the lands indicated as H-169 (Provincially Significant Wetland {PSW}) shall only be used for conservation and necessary approved works for the abutting golf course limited to grade alteration, cart paths and spreader swales.

170. H-170 2325 Victoria Avenue (Regional Rd. No. 24 (273201000806905)

*****Amending By-law No. 2401 (2002)*****

Notwithstanding the permitted uses of Section 28.1, H Zone, the lands indicated as H-170 (Wood Lot Buffer {WLB}) shall only be used for conservation and open air recreational uses such as hiking and cross-country skiing but not including horseback riding and snowmobiling.

OFFICE CONSOLIDATION

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

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171. RV1-171(H)

The Orchards Subdivision

*****Amending By-law No. 2706 (2005)*****

That a Holding (H) Symbol be affixed to the lands identified as RV1-171(H) until such time as all on site and off site concerns have been adequately addressed.

Notwithstanding subsection 9.2(a) of the RV1 Zone provisions for a single detached dwelling, the minimum lot area for lands indicated as RV1-171(H) shall be 790 square metres.

*****Amending By-law No. 2813 (2006)*****

That the Holding (H) symbol be removed from the lands identified as RV1-171(H).

172. RV1-172

820 Canboro Road (273201001508500)

*****Amending By-law No. 2430 (2002)*****

In addition to the permitted uses of the RV1 Zone, nothing shall prevent the temporary use of the lands indicated as RV1-172 of this temporary use by-law for the purpose of a single detached dwelling for a period of three (3) years from the date on which this by-law was passed.

*****Amending By-law No. 2763 (2006)*****

In addition to the permitted uses of the RV1 Zone, nothing shall prevent the temporary use of the lands indicated as RV1-172 for the purpose of converting an existing detached garage for use as a single detached dwelling for a period of three (3) years from May 15, 2006 to May 15, 2009.

*****Amending By-law No. 3307 (2012)*****

In addition to the permitted uses of the RV1 Zone, nothing shall prevent the temporary use of the lands indicated as RV1-172 for the purpose of converting an existing detached garage for use as a single detached dwelling for a period of three (3) years from November 5, 2012 to November 5, 2015.

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

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173. A-173

S/S Tice Road (Part of 273202001303200)

*****Amending By-law No. 2433 (2003)*****

Notwithstanding the provisions of the A Zone, the lands indicated as A-173 shall be subject to the following provision:

- | | |
|----------------------|---------------------------|
| (a) Minimum Lot Area | 0.5 hectares (1.25 acres) |
|----------------------|---------------------------|
-

174. R2-174

Timmsdale Estates Subdivision

*****Amending By-law No. 2473 (2003)*****

Notwithstanding the provisions of the R2 Zone, the lands indicated as R2-174 shall be subject to the following provisions:

- | | |
|--------------------------------|---|
| (a) Minimum Front Yard | 4.5 metres for a single detached dwelling and 6 metres for an attached garage |
| (b) Minimum Interior Side Yard | 1.2 metres |

*****Amending By-law No. 2787 (2006)*****

The parcels identified below shall be subject to the provisions of the R2-174 Zone.

3 Brondi's Lane (273202001010072)
5 Brondi's Lane (273202001010070)
6 Brondi's Lane (273202001010056)
7 Brondi's Lane (273202001010068)
8 Brondi's Lane (273202001010058)
9 Brondi's Lane (273202001010066)
11 Brondi's Lane (273202001010064)

175. R2-175

Timmsdale Estates Subdivision

*****Amending By-law No. 2473 (2003)*****

Notwithstanding the provisions of the R2 Zone, the lands indicated as R2-175 shall be subject to the following provisions:

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- | | |
|---------------------------------|---|
| (i) Minimum Front Yard | 4.5 metres for a single detached dwelling and 6 metres for an attached garage |
| (ii) Minimum Interior Side Yard | 1.2 metres |

Notwithstanding any provision of Zoning By-law No. 1136 (1987) to the contrary, no structural development, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted within 7.5 metres of the 'top of bank' as approved by the Niagara Peninsula Conservation Authority.

*****Amending By-law No. 2787 (2006)*****

The parcels identified below shall be subject to the provisions of the R2-175 Zone.

10 Brondi's Lane (273202001010060)
12 Brondi's Lane (273202001010062)

176. RM1-176

Timmsdale Estates Subdivision

*****Amending By-law No. 2473 (2003)*****

Notwithstanding the provisions of the RM1 Zone, the lands indicated as RM1-176 shall be subject to the following provisions:

- | | |
|---------------------------------|---|
| (i) Minimum Front Yard | 4.5 metres for a street townhouse dwelling unit and 6 metres for an attached garage |
| (ii) Minimum Interior Side Yard | 1.2 metres |

Notwithstanding any provision of Zoning By-law No. 1136 (1987) to the contrary, no structural development, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos, shall be permitted within 7.5 metres of the 'top of bank' as approved by the Niagara Peninsula Conservation Authority.

OFFICE CONSOLIDATION

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

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177. RM1-177

1398 Pelham Street Victory Gardens Condominiums

*****Amending By-law No. 2478 (2003)*****

Notwithstanding the provisions of Subsection 6.16(d)(i) and Section 16 of the RM1 Zone the following apply:

- | | |
|---|--|
| (a) Permitted Use | Block townhouse dwellings |
| (b) Minimum Lot Frontage | 75 metres |
| (c) Minimum Lot Area | 14000 square metres |
| (d) Maximum Number of Dwelling Units | 36 units |
| (e) Minimum Setback from Pelham Street | 11 metres |
| (f) Minimum Setback from Elizabeth Drive | 5.5 metres |
| (g) Minimum Side Yard | 2.4 metres, except that where the rear of a building faces the side yard the minimum side yard shall be 7.5 metres |
| (h) Maximum Building Height | 10.5 metres |
| (i) Minimum Ground Floor Area for a Dwelling | |
| (i) one storey | 88 square metres |
| (ii) two storey | 74 square metres |
| (k) Distance Between Buildings on the same lot: | |

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

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

Any face of one townhouse shall be no closer to any side of another townhouse than 8.5 metres.

Any face of any townhouse shall be no closer than 18 metres to any face of another townhouse.

OFFICE CONSOLIDATION

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

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Any side of any townhouse shall be no closer than 2.4 metres to any side of another townhouse.

- | | |
|---|--|
| (l) Minimum Landscaped Area | 35 percent |
| (m) Planting Strip | A planting strip shall be provided where the boundary of the RM1-177 Zone abuts an R1 Zone |
| (n) Minimum Internal Roadway Width | 6 metres |
| (o) Minimum Setback Between Front of Unit and Internal Road | 6 metres |
| (p) Minimum Setback Between Side of Unit and Internal Road | 1.5 metres |

178. OS-178

Westside Mason Drive - (273203001903925)

*****Amending By-law No. 2511 (2003)*****

Notwithstanding the provisions of the OS Zone, the lands identified as OS-178 shall be subject to the following provisions:

- | | |
|--------------------------|--------------|
| (a) Minimum Lot Frontage | 13.0 metres |
| (b) Minimum Lot Area | 0.5 hectares |

*****Amending By-law No. 3139 (2010)*****

That the lands identified as OS-178 are hereby amended by rezoning the lands from OS-178 to R2 (H).

179. OS-179

Eastside Church Street (273201001520300) Centennial Park

*****Amending By-law No. 2531 (2003)*****

In addition to the provisions of the OS Zone, no building shall be constructed within 15 metres of the watercourses located on the lands identified as OS-179.

OFFICE CONSOLIDATION

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

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OS-179

**Eastside Church Street (273201001520250)
Centennial Park**

*****Amending By-law No. 2531 (2003)*****

In addition to the provisions of the OS Zone, no building shall be constructed within 15 metres of the watercourses located on the lands identified as OS-179.

OS-179

**Eastside Church Street (273201001512206)
Centennial Park**

*****Amending By-law No. 2531 (2003)*****

In addition to the provisions of the OS Zone, no building shall be constructed within 15 metres of the watercourses located on the lands identified as OS-179.

180. RM1-180(H)

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

That a Holding (H) Symbol be affixed to the lands identified as RM1-180(H) until such time as all on site and off site concerns have been adequately addressed.

Notwithstanding RM1 Zone, the lands identified as RM1-180(H) shall be subject to the following provisions only:

Permitted Uses

- (a) street townhouse dwellings; and
- (b) uses, buildings and structures accessory to the foregoing permitted uses.

Zone Requirements

- (a) Minimum Lot Frontage
6 m (19.69 ft) per dwelling unit, except that in the case of an interior lot containing a dwelling attached on one side only, the minimum lot frontage required shall be 9 m (29.53 ft.)

OFFICE CONSOLIDATION

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

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- | | | |
|-----|--|--|
| (b) | Minimum Corner Lot Frontage | 11 m (36 ft) |
| (c) | Minimum Lot Area | 230 m ² (2,475.78 ft ²) per dwelling unit |
| (d) | Minimum Front Yard | |
| | (i) dwelling | 5 m (16.4 ft) |
| | (ii) garage | 6 m (19.69 ft) |
| (e) | Minimum Exterior Side Yard | 5 m (16.4 ft) |
| (f) | Minimum Interior Side Yard | |
| | (i) one storey and one and a half storey dwellings | 1.2 m (3.93 ft) |
| | (ii) two storey dwellings | 1.5 m (4.92 ft) |
| (g) | Minimum Rear Yard | 7.5 m (24.61 ft) |
| (h) | Maximum Building Height | 10.5 m (34.45 ft) |
| (g) | Minimum Ground Floor Area for a Dwelling | |
| | (i) one storey | 88m ² (947.26 ft ²) |
| | (ii) two storeys | 50m ² (538.21 ft ²) |

*****Amending By-law No. 2779 (2006)*****

That the Holding (H) symbol be removed from the lands identified as RM1-180(H).

181. R1-181(H)

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

That a Holding (H) Symbol be affixed to the lands identified as R1-181(H) until such time as all on site and off site concerns have been adequately addressed.

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

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Notwithstanding R1 Zone, the lands identified as R1-181(H) shall be subject to the following provisions only:

Zone Requirements

- | | |
|--|---|
| (a) Minimum Lot Area | 800 m ² (8,611.41 ft ²) |
| (b) Minimum Lot Frontage | 22 m (72.18 ft) or
28 m (91.86 ft) on a corner lot |
| (c) Maximum Lot Coverage | 40 percent |
| (d) Minimum Front Yard | 8.5 m (27.89 ft) |
| (e) Minimum Interior Side Yard | 2.5 m (8.2 ft) |
| (f) Minimum Exterior Side Yard | 6 m (19.69 ft) |
| (g) Minimum Rear Yard | 7.5 m (24.61 ft) |
| (h) Maximum Height for a Dwelling | 12 m (39.37 ft) |
| (i) Minimum Ground Floor Area for a Dwelling | |
| (i) one storey | 115.5 m ² (1,243.27 ft ²) |
| (ii) two storeys | 78 m ² (839.61 ft ²) |
| (j) Garage Projection | a maximum of 1.5 m (4.92 ft)
beyond the main wall of the front
of the dwelling. |

*****Amending By-law No. 2779 (2006)*****

That the Holding (H) symbol be removed from the lands identified as R1-181(H).

182. R1-182(H)

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

That a Holding (H) Symbol be affixed to the lands identified as R1-182(H) until such time as all on site and off site concerns have been adequately addressed.

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Notwithstanding R1 Zone, the lands identified as R1-182(H) shall be subject to the following provisions only:

Zone Requirements

- | | |
|---|--|
| (a) Minimum Lot Area | 1900 m ² (20,452.1 ft ²) |
| (b) Minimum Lot Frontage | 30 m (98.43 ft) or
33 m (108.27 ft) on a corner lot |
| (c) Maximum Lot Coverage | 40 percent |
| (d) Minimum Front Yard | 14 m (45.93 ft) |
| (e) Minimum Interior Side Yard | 5 m (16.4 ft) |
| (f) Minimum Exterior Side Yard | 6 m (19.69 ft) |
| (g) Minimum Rear Yard | 7.5 m (24.61 ft) |
| (h) Maximum Height for a Dwelling | 12 m (39.37 ft) |
| (i) Minimum Ground Floor Area for a Dwelling | |
| (i) one storey | 115.5 m ² (1,243.27 ft ²) |
| (ii) two storeys | 78 m ² (839.61 ft ²) |
| (j) Garage Projection | |
| (i) a maximum of 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling when the front wall of the garage faces the front lot line; or | |
| (ii) a maximum of 7 m (22.97 ft) beyond the main wall of the front of the dwelling when the side wall of the garage faces the front lot line. | |

*****Amending By-law No. 2779 (2006)*****

That the Holding (H) symbol be removed from the lands identified as R1-182(H).

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

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183. R1-183(H)

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

That a Holding (H) Symbol be affixed to the lands identified as R1-183(H) until such time as all on site and off site concerns have been adequately addressed.

*****Amending By-law No. 2779 (2006)*****

That the Holding (H) symbol be removed from the lands identified as R1-183(H), specifically Lots 7-11, 24-31 & Block 48 (Road Access); 59M-348

*****Amending By-law No. 2956 (2008)*****

That the lands identified as R1-183 are hereby amended by deleting subsections R1-183 and adding the following provisions:

Zone Requirements

- | | |
|---|---|
| (a) Minimum Lot Area | 700 m ² (7,534.98 ft ²) |
| (b) Minimum Lot Frontage | 19 m (62.34 ft) or
20 m (65.62 ft) on a corner lot |
| (c) Maximum Lot Coverage | 40 percent |
| (d) Minimum Front Yard | 6 m (19.69 ft) |
| (e) Minimum Interior Side Yard | |
| (i) Right side (as viewed
from the front lot line) | (a) 1.5 m (4.92 ft) where the right
side of the dwelling is less
than two stories in height

(b) 2.5 m (8.2 ft) where the right
side of the dwelling is two or
more stories in height |
| (ii) Left side (as viewed
from the front lot line) | (a) 1.5 m (4.92 ft) where the left
side of the dwelling is less
than two stories in height |

OFFICE CONSOLIDATION

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- (b) 2.5 m (8.2 ft) where the left side of the dwelling is two or more stories in height
 - (iii) Except where there is no carport or garage attached, in which case 3 m (9.84 ft) shall be required on one side.
 - (f) Minimum Exterior Side Yard 5 m (16.4 ft)
 - (g) Minimum Rear Yard 7.5 m (24.61 ft)
 - (h) Maximum Height for a Dwelling 12 m (39.37 ft)
 - (i) Minimum Ground Floor Area for a Dwelling
 - (i) one storey 115.5 m² (1,243.27 ft²)
 - (ii) two storeys 78 m² (839.61 ft²)
 - (j) Garage Projection a maximum of 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling
-

184. R1-184(H)

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

That a Holding (H) Symbol be affixed to the lands identified as R1-184(H) until such time as all on site and off site concerns have been adequately addressed.

*****Amending By-law No. 2956 (2008)*****

That the lands identified as R1-184(H) are hereby amended by deleting subsections R1-184(H) and adding the following provisions:

*****Amending By-law No. 3325 (2012)*****

That the lands identified as R1-184(H) are hereby amended by deleting subsections R1-184(H) and adding the following provisions:

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Zone Requirements

(a) Minimum Lot Area	524 m ²
(b) Minimum Lot Frontage	15m or 17m on a corner lot
(c) Maximum Lot Coverage	45 percent
(d) Minimum Front Yard	
(i) dwelling	4m
(ii) garage	6m
(e) Minimum Interior Side Yard	1.2m on one side and 3m on the other side where there is no garage attached
(f) Minimum Exterior Side Yard	
(i) dwelling	3m
(ii) garage	6m
(g) Minimum Rear Yard	7.5 m
(h) Maximum Height for a Dwelling	12 m
(i) Minimum Ground Floor Area for a Dwelling	
(i) one storey	115.5 m ²
(ii) two storeys	78 m ²
(j) Garage Projection	a maximum of 1.5 m beyond the main wall of the front of the dwelling

185. R1-185(H)

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

That a Holding (H) Symbol be affixed to the lands identified as R1-185(H) until such time as all on site and off site concerns have been adequately addressed.

OFFICE CONSOLIDATION

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*****Amending By-law No. 2779 (2006)*****

That the Holding (H) symbol be removed from the lands identified as R1-185(H), specifically Lots 12, 13, 14, 21, 22 & 23; 59M-348.

*****Amending By-law No. 3325 (2012)*****

That the lands identified as R1-185(H) are hereby amended by deleting subsections R1-185(H) and adding the following provisions:

Zone Requirements

- | | |
|--|---|
| (a) Minimum Lot Area | 524m ² |
| (b) Minimum Lot Frontage | 15m or 17m on a corner lot |
| (c) Maximum Lot Coverage | 45 percent |
| (d) Minimum Front Yard | |
| (i) dwelling | 4m |
| (ii) garage | 6m |
| (e) Minimum Interior Side Yard | 1.2m on one side and 3m on the other side where there is no garage |
| (f) Minimum Exterior Side Yard | |
| (i) dwelling | 3m |
| (ii) garage | 6m |
| (g) Minimum Rear Yard | 15m |
| (h) Maximum Height for a Dwelling | 12m |
| (i) Minimum Ground Floor Area for a Dwelling | |
| (i) one storey | 115.5 m ² |
| (ii) two storeys | 78 m ² |
| (j) Garage Projection | a maximum of 1.5m beyond the main wall of the front of the dwelling |

OFFICE CONSOLIDATION

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- (k) Notwithstanding any provisions of Zoning By-law No. 1136 (1987) to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos, shall be permitted within 15m of the rear lot line.

186. R1-186(H)

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

That a Holding (H) Symbol be affixed to the lands identified as R1-186(H) until such time as all on site and off site concerns have been adequately addressed.

*****Amending By-law No. 2779 (2006)*****

That the Holding (H) symbol be removed from the lands identified as R1-186(H), specifically Lot 15; 59M-348.

*****Amending By-law No. 3325 (2012)*****

That the lands identified as R1-186(H) are hereby amended by deleting subsections R1-186(H) and adding the following provisions:

Zone Requirements

- | | |
|--------------------------------|--|
| (a) Minimum Lot Area | 640m ² |
| (b) Minimum Lot Frontage | 18m or 21m on a corner lot |
| (c) Maximum Lot Coverage | 40 percent |
| (d) Minimum Front Yard | |
| (i) dwelling | 4m |
| (ii) garage | 6m |
| (e) Minimum Interior Side Yard | 1.2m on one side and 3m on the other side where there is no garage |

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- | | | |
|-----|--|---|
| (f) | Minimum Exterior Side Yard | |
| | (i) dwelling | 3m |
| | (ii) garage | 6m |
| (g) | Minimum Rear Yard | 7.5m |
| (h) | Maximum Height for a Dwelling | 12m |
| (i) | Minimum Ground Floor Area for a Dwelling | |
| | (i) one storey | 115.5 m ² |
| | (ii) two storeys | 78 m ² |
| (j) | Garage Projection | a maximum of 1.5m beyond the
main wall of the front of the
dwelling |

187. R1-187(H)

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

That a Holding (H) Symbol be affixed to the lands identified as R1-187(H) until such time as all on site and off site concerns have been adequately addressed.

*****Amending By-law No. 3325 (2012)*****

That the lands identified as R1-187(H) are hereby amended by deleting subsections R1-187(H) and adding the following provisions:

Zone Requirements

- | | | |
|-----|----------------------|-------------------|
| (a) | Minimum Lot Area | 825m ² |
| (b) | Minimum Lot Frontage | 20.5m |
| (c) | Maximum Lot Coverage | 40 percent |
| (d) | Minimum Front Yard | |
| | (i) dwelling | 4m |
| | (ii) garage | 6m |

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- | | | |
|-----|--|---|
| (e) | Minimum Interior Side Yard | 3m |
| (f) | Minimum Exterior Side Yard | 6m |
| (g) | Minimum Rear Yard | 15m |
| (h) | Maximum Height for a Dwelling | 12m |
| (i) | Minimum Ground Floor Area for a Dwelling | |
| | (i) one storey | 115.5 m ² |
| | (ii) two storeys | 78 m ² |
| (j) | Garage Projection | a maximum of 1.5m beyond the main wall of the front of the dwelling |
| (k) | Notwithstanding any provisions of Zoning By-law No. 1136 (1987) to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos, shall be permitted within 15m of the rear lot line. | |

188. OS-188

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

That lands be rezoned from Agricultural A to an Open Space OS Zone as per the OMB Order noted above.

*****Amending By-law No. 3325 (2012)*****

That the lands identified as Open Space OS are hereby amended by deleting the OS provisions and adding the provisions of OS-188 as follows:

Notwithstanding subsection 26.1 of the Opens Space OS Zone or any provision of Zoning By-law No. 1136 (1987) to the contrary, no buildings or structures, including but not limited to, storage sheds, garages and gazebos, shall be permitted.

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189. I-189(H) 1505 Highway 20 West (Regional Road No. 20) 273202001000340

*****OMB Order No. 1535 – September 22, 2004*****

That a Holding (H) Symbol be affixed to the lands identified as I-189(H) until such time as all on site and off site concerns have been adequately addressed.

Notwithstanding subsection 25.2 of the I Zone, the lands identified as I-189(H) shall be subject to the following provisions:

Zone Requirements

(a) Minimum Lot Area	1.5 ha (3.7 ac)
(b) Minimum Lot Frontage	30 m (98.43 ft)
(c) Maximum Lot Coverage	40 percent
(d) Minimum Front Yard	30 m (98.43 ft)
(e) Minimum Exterior Side Yard	25 m (82.02 ft)
(f) Minimum Side Yard	The greater of one-half the height of the building or 4.5 m (14.76 ft)
(g) Maximum Building Height	13.5 m (44.29 ft)
(h) Minimum Landscaped Area	25 percent
(i) Minimum Rear Yard	7.5 m (24.61 ft)

*****Amending By-law No. 2779 (2006)*****

That the Holding (H) symbol be removed from the lands identified as I-189(H).

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190. OS-190

Village of Chestnut Ridge Subdivision

*****OMB Order No. 1535 – September 22, 2004*****

Notwithstanding subsection 26.2(a) of the OS Zone, the minimum lot area requirement for the lands identified as OS-190 shall be 0.3 hectares (0.74 acres).

191. RM1-191

Westside Haist Street (273202001000500)
Weiland Heights Subdivision

*****Amending By-law No. 2619 (2004)*****

Notwithstanding the provisions of the RM1 Zone, the lands indicated as R1-191, may also be used for single detached dwelling purposes subject to the provisions of Section 14.2.

That the lands identified as RM1-191(H) be deleted and rezoned to R2-219(H).

*****Amending By-law No. 2943 (2008)*****

That the lands identified as RM1-191(H) deleted and rezoned to R2-219 subject to the following provisions:

- | | | |
|-------|----------------------------|--|
| (i) | Minimum Front Yard | |
| | (i) dwelling | 4.0 metres (13.13 feet) |
| | (ii) garage | 6.5 metres (21.33 feet) |
| (ii) | Minimum Interior Side Yard | 1.2 m (3.94 ft) on one side and 3.3.0m on the other side where there is no carport or garage attached, or 1.2 m (3.94 ft) on both sides where a carport or garage is attached. |
| (iii) | Minimum Exterior Side Yard | |
| | (i) dwelling | 4.0 metres (13.13 feet) |
| | (ii) garage | 6.0 metres (19.69 feet) |
| (iv) | Garage Projection | a maximum of 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling. |

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192. A-192

119 River Road (273203001713001)

*****Amending By-law No. 2645 (2005)*****

In addition to the permitted uses of the A Zone, the lands identified as A-192 are permitted to be used for the purpose of a golf course.

A-192

Southside River Road (273203001713050)

*****Amending By-law No. 2645 (2005)*****

In addition to the permitted uses of the A Zone, the lands identified as A-192 are permitted to be used for the purpose of a golf course.

193. H-193

Southside River Road (273203001713050)

*****Amending By-law No. 2645 (2005)*****

In addition to the permitted uses of the H Zone, the lands identified as H-193 are permitted to be used for the purpose of a golf course.

194. H-194

119 River Road (273203001713000)

*****Amending By-law No. 2645 (2005)*****

In addition to the permitted uses of the H Zone, the lands identified as H-193 shall only be used for conservation and necessary approved works limited to grade alteration and cart paths for the abutting golf course.

H-194

Southside River Road (273203001713050)

*****Amending By-law No. 2645 (2005)*****

In addition to the permitted uses of the H Zone, the lands identified as H-193 shall only be used for conservation and necessary approved works limited to grade alteration and cart paths for the abutting golf course.

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195. H-195 Southside River Road (273203001713050)

*****Amending By-law No. 2645 (2005)*****

In addition to the permitted uses of the H Zone, the lands identified as H-195 shall only be used for conservation.

196. RV1-196 750 Canboro Road (273201001505505)

*****OMB Order No. 0249 – January 16, 2006*****

*****Amending By-law No. 2678 (2005)*****

Notwithstanding any provision of Zoning By-law No. 1136 (1987), as amended, the lands identified as RV1-196 shall be subject to the following provisions:

- | | |
|---------------------------------|--|
| (a) Minimum Parking Requirement | 1 parking space per dwelling unit |
| (b) Minimum Lot Area | 403 square metres |
| (c) Maximum Driveway Width | 7.16 metres (23.5 feet) to be located between the extensions of the easterly and westerly limits of the existing dwelling. |
-

197. A-197 383 Canboro Road (273202001308100)

*****Amending By-law No. 2683 (2005)*****

Notwithstanding subsection 7.4(a) of the A Zone provisions for a single detached dwelling, the minimum lot frontage for lands indicated as A-197 shall be 33 metres.

198. A-198 385 Canboro Road (273202001308125)

*****Amending By-law No. 2683 (2005)*****

- (h) Notwithstanding any provision to the contrary, the continued use of the metal clad building located on the lands and existing on the date of the passing of this By-law shall be permitted in advance of the construction of a single detached dwelling; and

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- (ii) Notwithstanding subsection 7.4(a) of the A Zone provisions for a single detached dwelling, the minimum lot frontage for lands indicated as A-198 shall be 8 metres.
-

199. **RV1-199**

1128 Cream Street (273201001412200)

*****Amending By-law No. 2684 (2005)*****

Notwithstanding subsection 6.1(b) of the General Provisions and subsection 9.2(g) of the RV1 Zone provisions, the minimum rear yard for a single detached dwelling and accessory buildings and structures on the lands indicated as RV1-199 shall be 91 metres.

200. **RV1-200**

1144 Cream Street (273201001412305)

*****Amending By-law No. 2684 (2005)*****

Notwithstanding subsection 9.2(b) of the RV1 Zone provisions for a single detached dwelling, the minimum lot frontage for lands indicated as RV1-200 shall be 10 metres.

201. **R1-201**

746 Quaker Road (273203001904805)

*****Amending By-law No. 2691 (2005)*****

Notwithstanding subsection 13.2(g) of the R1 Zone provisions for a single detached dwelling, the minimum rear yard for lands indicated as R1-201 shall be 7 metres.

202. **RV1-202(H)**

The Orchards Subdivision

*****Amending By-law No. 2706 (2005)*****

That the lands indicated as RV1-202(H) shall be subject to the following provisions:

- (i) Development of the lands shall not be subject to subsection 6.14 (New Development In Or Adjacent To An Agricultural A Zone or Special Rural SR Zone).

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- (ii) Notwithstanding subsection 9.2(a) of the RV1 Zone provisions for single detached dwellings, the minimum lot area shall be 790 square metres.

*****Amending By-law No. 2813 (2006)*****

That the lands identified as RV1-202(H) is hereby amended by removing the Holding (H) symbol.

203. A-203

916 Church Street (273201001613400)

*****Amending By-law No. 2707 (2005)*****

Notwithstanding subsection 7.2(e) of the A Zone, the minimum side yard for lands indicated as A-203 shall be:

- (a) 10.8 metres (north); and
- (b) 20 metres (south).

Notwithstanding subsection 7.6 (Supplementary Separation Distances For Uses Permitted In the Agricultural Zone) or any other provision to the contrary, the continued use of the agricultural building located on the lands and existing on the date of the passing of this By-law shall be permitted.

204. OS-204

73 Cherry Ridge Boulevard (273201001503650)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the OS Zone, no buildings or structures shall be permitted on the lands indicated as OS-204.

205. RV1-205

81 Cherry Ridge Boulevard (273201001503594)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-205.

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RV1-205

79 Cherry Ridge Boulevard (273201001503596)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-205.

RV1-205

77 Cherry Ridge Boulevard (273201001503598)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-205.

RV1-205

75 Cherry Ridge Boulevard (273201001503600)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-205.

RV1-205

71 Cherry Ridge Boulevard (273201001503602)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-205.

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RV1-205

69 Cherry Ridge Boulevard (273201001503604)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-205.

RV1-205

17 Mansfield Drive (273201001503576)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-205.

RV1-205

15 Mansfield Drive (273201001503578)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-205.

RV1-205

11 Mansfield Drive (273201001503580)

*****Amending By-law No. 2721 (2005)*****

Notwithstanding the provisions of the RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-205.

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206. RM1-206

54 Tanner Drive (273203001906328)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

56 Tanner Drive (273203001906329)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

58 Tanner Drive (273203001906331)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |

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RM1-206

60 Tanner Drive (273203001906332)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

64 Tanner Drive (273203001906425)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

66 Tanner Drive (273203001906426)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |

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RM1-206

68 Tanner Drive (273203001906427)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

70 Tanner Drive (273203001906428)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

1 Willson Crossing (273203001906448)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |

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RM1-206

3 Willson Crossing (Roll No. not yet assigned)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

5 Willson Crossing (273203001906450)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

7 Willson Crossing (273203001906455)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |

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RM1-206

9 Willson Crossing (273203001906456)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

11 Willson Crossing (273203001906457)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

2 Willson Crossing (273203001906434)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |

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RM1-206

4 Willson Crossing (273203001906436)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

6 Willson Crossing (273203001906438)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

8 Willson Crossing (273203001906445)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |

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RM1-206

10 Willson Crossing (273203001906446)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

RM1-206

12 Willson Crossing (273203001906447)

*****Amending By-law No. 2751 (2006)*****

Notwithstanding subsections 16.3(d) and 16(3)(e) of the RM1 Zone, street townhouse dwellings located on lands indicated as RM1-206, shall be subject to the following provisions:

- | | | |
|------|----------------------------|------------|
| (i) | Minimum Front Yard | 6.5 metres |
| (ii) | Minimum Exterior Side Yard | 5.0 metres |
-

207. R1-207

62 Bacon Lane (273203001902300)

*****Amending By-law No. 2764 (2006)*****

Notwithstanding subsections 13.2(a), 13.2(b) and 13.2(e) of the R1 Zone, a single detached dwelling located on lands indicated as R1-207 shall be subject to the following provisions:

- | | | |
|-----|----------------------|-------------------|
| (a) | Minimum Lot Area | 620 square metres |
| (b) | Minimum Lot Frontage | 17 metres |

OFFICE CONSOLIDATION

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- | | |
|--------------------------------|--|
| (c) Minimum Interior Side Yard | 1.2 metres on one side and 3 metres on the other side where there is no carport or garage attached, or 1.2 metres on both sides where a carport or garage is attached. |
|--------------------------------|--|

208. A-208

110 Cream Street (273201001813020)

*****Amending By-law No. 2765 (2006)*****

Notwithstanding the provisions of subsection 6.1 (Accessory Uses) of the General Provisions, subsection 7.7 (Requirements for Buildings and Structures Accessory to Dwellings) of the A Zone or any other provision to the contrary, the use of lands indicated as A-208, shall be subject to the following provisions:

- (a) The maximum lot coverage for all accessory buildings shall be 9.4% in order to recognize the various buildings existing on the date of passing of this By-law;
- (b) The maximum lot coverage for all buildings shall be 12% for the purpose of permitting an addition to the single detached dwelling;
- (c) The minimum rear yard shall be 2.5 metres in order to recognize the location of the existing accessory building; and
- (d) The maximum building height shall be as existing in order to recognize the existing accessory buildings.

*****Amending By-law No. 2812 (2006)*****

That By-law No. 2765 (2006) be and is hereby repealed. The previous By-law did not capture the entire lands to be rezoned to A-208.

Notwithstanding the provisions of subsection 6.1 (Accessory Uses) of the General Provisions, subsection 7.7 (Requirements for Buildings and Structures Accessory to Dwellings) of the A Zone or any other provision to the contrary, the use of lands indicated as A-208, shall be subject to the following provisions:

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- (e) The maximum lot coverage for all accessory buildings shall be 9.4% in order to recognize the various buildings existing on the date of passing of this By-law;
 - (f) The maximum lot coverage for all buildings shall be 12% for the purpose of permitting an addition to the single detached dwelling;
 - (g) The minimum rear yard shall be 2.5 metres in order to recognize the location of the existing accessory building; and
 - (h) The maximum building height shall be as existing in order to recognize the existing accessory buildings.
-

209. R1-209(H)

**1535 Haist Street (273202000108420)
Meritage Estates Subdivision**

*****Amending By-law No. 2776 (2006)*****

Notwithstanding any provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted within 19.5 metres of the 'top of bank', as approved by the Niagara Peninsula Conservation Authority.

210. R1-210(H)

**1535 Haist Street (273202000108420)
Meritage Estates Subdivision**

*****Amending By-law No. 2776 (2006)*****

Notwithstanding any provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted within 7.5 metres of the 'top of bank', as approved by the Niagara Peninsula Conservation Authority.

OFFICE CONSOLIDATION

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211. R1-211

1611 Lookout Street (273202001001300)

*****Amending By-law No. 2796 (2006)*****

Notwithstanding subsections 13.2(a), 13.2(b), 13.2(d) & 13.2(e) of the R1 Zone, a single detached dwelling located on lands indicated as R1-211 shall be subject to the following provisions:

- | | |
|---------------------------------|---|
| (i) Minimum Lot Area | 1900 m ² (20,452.1 ft ²) |
| (ii) Minimum Lot Frontage | 30 m (98.43 ft) |
| (iii) Minimum Front Yard | 14 m (45.93 ft) |
| (iv) Minimum Interior Side Yard | 5 m (16.4 ft) |

Notwithstanding any provision of Zoning By-law No. 1136 (1987) to the contrary, the following provisions shall apply:

- (i) a garage shall not be permitted to project more than 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling when the front wall of the garage faces the front lot line; or
- (ii) a garage shall not be permitted to project more than 7 m (22.97 ft) beyond the main wall of the front of the dwelling when the side wall of the garage faces the front lot line.

212. R1-212

1599 Lookout Street (273202001001200)

*****Amending By-law No. 2817 (2006)*****

Notwithstanding subsections 13.2(a), 13.2(b), 13.2(d) & 13.2(e) of the R1 Zone, a single detached dwelling located on lands indicated as R1-212, shall be subject to the following provisions:

- | | |
|---------------------------------|---|
| (i) Minimum Lot Area | 1900 m ² (20,451 ft ²) |
| (ii) Minimum Lot Frontage | 27 m (88.58 ft) |
| (iii) Minimum Front Yard | 30 m (98.42 ft) |
| (iv) Minimum Interior Side Yard | 3 m (9.84 ft) |

Notwithstanding any provision of Zoning By-law No. 1136 (1987), the following provisions shall apply:

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- (i) a garage shall not be permitted to project more than 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling when the front wall of the garage faces the front lot line; and
- (ii) the continued use of the detached garage located on the lands and existing on the date of the passing of this By-law shall be permitted in advance of the construction of a single detached dwelling.

213. R1-213

1597 Lookout Street (273202001001202)

*****Amending By-law No. 2817 (2006)*****

Notwithstanding subsections 13.2(a), 13.2(b), 13.2(d) & 13.2(e) of the R1 Zone, a single detached dwelling located on lands indicated as R1-213, shall be subject to the following provisions:

(i)	Minimum Lot Area	1900 m ² (20,451 ft ²)
(ii)	Minimum Lot Frontage	27 m (88.58 ft)
(iii)	Minimum Front Yard	30 m (98.42 ft)
(iv)	Minimum Interior Side Yard	3 m (9.84 ft)

Notwithstanding any provision of Zoning By-law No. 1136 (1987), a garage shall not be permitted to project more than 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling when the front wall of the garage faces the front lot line.

R1-213

1595 Lookout Street (273202001001204)

*****Amending By-law No. 2817 (2006)*****

Notwithstanding subsections 13.2(a), 13.2(b), 13.2(d) & 13.2(e) of the R1 Zone, a single detached dwelling located on lands indicated as R1-213, shall be subject to the following provisions:

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(i)	Minimum Lot Area	1900 m ² (20,451 ft ²)
(ii)	Minimum Lot Frontage	27 m (88.58 ft)
(iii)	Minimum Front Yard	30 m (98.42 ft)
(iv)	Minimum Interior Side Yard	3 m (9.84 ft)

Notwithstanding any provision of Zoning By-law No. 1136 (1987), a garage shall not be permitted to project more than 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling when the front wall of the garage faces the front lot line.

214. **M1-214** **529 Webber Road (Regional Rd. No. 29) - (273203001712200)**

*****Amending By-law No. 2863 (2007)*****

In addition to the permitted uses of the M1-25 Zone nothing shall prevent the temporary use of the lands for the purpose of permitting the retail sale of paintball-related products for a period of three (3) years from May 07, 2007 to May 07, 2010.

*****By-law Expired*****

As per Section 39(4) of the Planning Act, upon the expiry of the period of time of a Temporary Use By-law, the continued use of the land, buildings or structures for the purpose temporarily authorized does not apply and returns to its original zone provision. Therefore, the previous M1-214 Zone provisions do not apply, lands are zoned M1-25.

215. **A-215** **523 Webber Road (Regional Rd. No. 29) - (273203001712200)**

*****Amending By-law No. 2863 (2007)*****

In addition to the permitted uses of the A-25 Zone nothing shall prevent the temporary use of the lands for the purpose of permitting paintball games where charge is made to permit other persons to use the property for a period of three (3) years from May 07, 2007 to May 07, 2010.

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*****By-law Expired*****

As per Section 39(4) of the Planning Act, upon the expiry of the period of time of a Temporary Use By-law, the continued use of the land, buildings or structures for the purpose temporarily authorized does not apply and returns to its original zone provision. Therefore, the previous A-215 Zone provisions do not apply, lands are zoned A-25.

216. R2-216

18 Rhodes Court (273203001202412)

*****Amending By-law No. 2879 (2007)*****

Notwithstanding subsection 14.2(d) of the R2 Zone, the minimum front yard for lands indicated as R2-216 shall be 5 metres for a single detached dwelling and 6 metres for an attached garage.

217. R2-216

16 Rhodes Court (273203001202413)

*****Amending By-law No. 2879 (2007)*****

Notwithstanding subsection 14.2(d) of the R2 Zone, the minimum front yard for lands indicated as R2-216 shall be 5 metres for a single detached dwelling and 6 metres for an attached garage.

217. R2-217

12 Rolling Meadows Boulevard (273203001202415)

*****Amending By-law No. 2879 (2007)*****

Notwithstanding subsection 14.2(f) of the R2 Zone, the minimum exterior side yard for lands indicated as R2-217 shall be 3 metres for a single detached dwelling and 6 metres for an attached garage.

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218. R2-218(H)

1514 Haist Street (273202001000710)

Weiland Subdivision

*****Amending By-law No. 2943 (2008)*****

Notwithstanding subsection 14.2 of the R2 Zone, the lands identified as R2-218 shall be subject to the following provisions:

- | | | |
|-------|----------------------------|---|
| (i) | Minimum Front Yard | 9.0 metres (29.53 feet); |
|
 | | |
| (ii) | Minimum Interior Side Yard | 1.2 m (3.94 ft) on one side and 3.3.0m on the other side where there is no carport or garage attached, or 1.2m (3.94 ft) on both sides where a carport or garage is attached. |
|
 | | |
| (iii) | Garage Projection | a maximum of 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling. |

218. R2-218(H)

Westside Haist Street (273202001000500)

Weiland Subdivision

*****Amending By-law No. 2943 (2008)*****

Notwithstanding subsection 14.2 of the R2 Zone, the lands identified as R2-218 shall be subject to the following provisions:

- | | | |
|-----|--------------------|--------------------------|
| (i) | Minimum Front Yard | 9.0 metres (29.53 feet); |
|-----|--------------------|--------------------------|

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- | | | |
|-------|----------------------------|---|
| (ii) | Minimum Interior Side Yard | 1.2 m (3.94 ft) on one side and 3.3.0m on the other side where there is no carport or garage attached, or 1.2m (3.94 ft) on both sides where a carport or garage is attached. |
| (iii) | Garage Projection | a maximum of 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling. |

219. **R2-219(H)**

Westside Haist Street (273202001000500)
Weiland Subdivision

*****Amending By-law No. 2943 (2008)*****

Notwithstanding subsection 14.2 of the R2 Zone, the lands identified as R2-219 shall be subject to the following provisions:

- | | | |
|-------|----------------------------|---|
| (i) | Minimum Front Yard | |
| | (i) dwelling | 4.0 metres (13.13 feet) |
| | (ii) garage | 6.5 metres (21.33 feet) |
| (ii) | Minimum Interior Side Yard | 1.2 m (3.94 ft) on one side and 3.m (9.84 ft) on the other side where there is no carport or garage attached, or 1.2 m (3.94 ft) on both sides where a carport or garage is attached. |
| (iii) | Minimum Exterior Side Yard | |
| | (i) dwelling | 4.0 metres (13.13 feet) |
| | (ii) garage | 6.0 metres (19.69 feet) |
| (iv) | Garage Projection | a maximum of 1.5 m (4.92 ft) beyond the main wall of the front of the dwelling. |

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220. R3-220 1127/1129 Pelham Street (273203001906301)

*****Amending By-law No. 2966 (2008)*****

Notwithstanding subsection 15.2(d) of the R3 Zone, the minimum front yard for semi-detached dwellings on lands identified as R3-220 shall be 12.5 metres (41.0 feet).

Notwithstanding any provision of Zoning By-law No. 1136 (1987) to the contrary, a garage shall not be permitted to project beyond the main wall of the front of the dwelling.

R3-220 1133/1131 Pelham Street (273203001905900)

*****Amending By-law No. 3178 (2011)*****

Notwithstanding subsection 15.2(d) of the R3 Zone, the minimum front yard for semi-detached dwellings on lands identified as R3-220 shall be 12.5 metres (41.0 feet).

Notwithstanding any provision of Zoning By-law No. 1136 (1987) to the contrary, a garage shall not be permitted to project beyond the main wall of the front of the dwelling.

221. R3-221 Northside Quaker Road (273203001904400)

*****Amending By-law No. 3070 (2009)*****

Notwithstanding the provisions of Subsection 15.2(c) of the R3 Zone, the maximum lot coverage for a semi-detached dwelling shall be 40%.

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R3-221

Westside Line Avenue (273203001904401)

*****Amending By-law No. 3070 (2009)*****

Notwithstanding the provisions of Subsection 6.35(c) and the permitted uses of the RM1 Zone, lands identified as RM1-126, shall be subject to the following provisions:

(a) Permitted Use	Block Townhouse
(b) Minimum Lot Frontage	30.0 metres
(c) Minimum Lot Area	2000 square metres
(d) Maximum No. of Dwelling Units	11
(e) Minimum Setback from Line Avenue	2.0 metres
(f) Minimum Side Yard	1.2 metres
(g) Minimum Rear Yard	3.0 metres
(h) Maximum Building Height	8.5 metres
(i) Minimum Landscaped Area	25%
(j) Minimum Internal Roadway Width	6.0 metres
(k) Minimum Setback Between Front of Unit and Internal Road	2.0 metres for a dwelling unit and 5.3 metres for an attached garage.
(l) Minimum Setback Between Side of Unit and Visitor Parking	1.0 metre

222. P-222

766 Welland Road (273201001511500)

*****Amending By-law No. 3083 (2010)*****

(a) Notwithstanding subsection 27.2 of the P Zone, the lands identified in the above noted by-law as P-222 shall have the following provisions apply:

- | | |
|--------------------------------|------------|
| (i) Minimum Lot Coverage | 50 percent |
| (ii) Minimum Yard Requirements | |
| (a) Front | 15 metres |

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- | | | |
|-------|--|---|
| (b) | Interior Side Yard | 15 metres, except that the minimum east side yard shall be 3 metres |
|
 | | |
| (iii) | Minimum Parking Requirements | 95 spaces |
|
 | | |
| (b) | Notwithstanding subsection 6.16(c), the parking area and driveway connecting the parking area with the street shall be maintained with a stable surface which is treated so as to preclude the raising of dust or loose particles. | |
|
 | | |
| (c) | Notwithstanding subsection 6.16(d)(i) and 6.16(d)(ii), the maximum width for the driveway ramp measured along the street line shall be 16 m (52.5 feet). | |
|
 | | |
| (d) | Notwithstanding subsection 6.17(a) and 6.17(e) a landscaping area in the form of a planting strip shall be planted with trees to form a visual screen at least 3.0 m (9.84 feet) in height adjacent to every portion of any lot line that abuts the boundary of any residential zone, except where prohibited by the Niagara Peninsula Conservation Authority. | |

P-222

766 Welland Road (273201001511500)

*****Amending By-law No. 3132 (2010)*****

That the lands identified as P-222 be amended by deleting subsection P-222(a)(iii) and adding the following provision:

Minimum Parking Requirements	60 spaces
------------------------------	-----------

223. RM1-223(H)

Westside Mason Drive (273203001903925)
Westside Mason Drive (273203001902650)
Southside Homestead Boulevard (273203001904800)

*****Amending By-law No. 3139 (2010)*****

Notwithstanding subsection 16.3(d) of the RM1 Zone, the minimum front yard for the lands identified as RM1-223, shall be 6 metres for a street townhouse dwelling and 7.5 metres for an attached garage.

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224. A-224

257 Pancake Lane (273202001011800)

235 Pancake Lane (273202001010400)

*****Amending By-law No. 3204 (2011)*****

Notwithstanding subsection 7.1 of the A Zone, the lands identified as A-224 shall be used for the following purpose only:

(a) forestry and conservation uses and works excluding building and structures.

By-law No. 3204 (2011) rezones the lands to A-224 to prohibit future development and site alteration within an Environmental Protection Area (EPA).

*****Amending By-law No. 3213 (2011)*****

Firstly, By-law No. 3213 (2011) repeals By-law No. 3204 (2011) in order to correct a mapping error. Secondly, By-law No. 3213 (2011) rezones the lands to A-224 to prohibit future development and site alteration within an Environmental Protection Area (EPA).

225. R1-225

1541 Haist Street (273202000108400)

*****Amending By-law No. 3208 (2011)*****

Notwithstanding subsections 13.2(b) & 13.2(e) of the R1 Zone, lands identified as R1-225, shall be used to the following provisions:

- | | | |
|------|----------------------------|----------------------|
| (i) | Minimum Lot Frontage | 65.0 metres |
| (ii) | Minimum Interior Side Yard | Left.....7.5 metres |
| | | Right.....1.8 metres |

Notwithstanding any provisions of Zoning By-law No. 1136 (1987) to the contrary, no driveways and buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos, shall be permitted within 7.5 metres of the 'top of bank', as approved by the Niagara Peninsula Conservation Authority.

OFFICE CONSOLIDATION

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226. A-226

275 Church Street (273201001813601)

*****Amending By-law No. 3208 (2011)*****

Notwithstanding subsection 7.1 of the A Zone, the lands identified as A-226 shall be used for the following purpose only:

- (b) forestry and conservation uses and works excluding building and structures.

227. A-227

275 Church Street (273201001813601)

*****Amending By-law No. 3208 (2011)*****

Notwithstanding the permitted uses and regulations of the A Zone, lands identified as A-227 shall be subject to the following provisions:

- (a) In addition to the permitted uses of the Agricultural A Zone, the repair and service of farm vehicles and implements may also be permitted within the existing agricultural building.
- (b) For the purpose of this subsection, farm vehicles and implements are defined as farm plated trucks and tow trailers, vehicles and implements designed to be used in the production of crops and/or raising of livestock.
- (c) The area used for repair and service of farm vehicles and implements shall be restricted to a maximum of 130 square metres (1,400 square feet) within the existing agricultural building.
- (d) Outside storage shall be limited to a maximum of three (3) farm vehicles or implements at any one time.

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228. R2-228

1145 Pelham Street (273203001906000)

*****Amending By-law No. 3294 (2012)*****

Notwithstanding subsections 14.2(d), 14.2(e) and 14.2(f) of the R2 Zone, lands identified as R2-228 shall be subject to the following provisions:

- | | |
|--------------------------------|---|
| (a) Minimum Front Yard Setback | 6 m (19.69 ft) |
| (b) Minimum Interior Side Yard | 1.39 m (4.92 ft) on one side
and 3m (9.84 ft) on the other
side where there is no carport
or garage attached, or 1.9 m
(4.92 ft) on both sides where
a carport or garage is attached |
| (c) Minimum Exterior Side Yard | 3.5m (11.48 ft) for a single
detached and 6 m (19.69 ft) for
an attached garage |
-

229. RM1-229

1145 Pelham Street (273203001906000)

*****Amending By-law No. 3294 (2012)*****

Notwithstanding subsections 16.3(d), 16.3(e) and 16.3(f) of the RM1 Zone, lands identified as RM1-229 shall be subject to the following provisions:

- | | |
|--------------------------------|------------------|
| (a) Minimum Front Yard Setback | 6 m (19.69 ft) |
| (b) Minimum Exterior Side yard | 4.5 m (14.76 ft) |
| (c) Minimum Interior Side Yard | 1.5m (4.92 ft) |

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230. I-230

49 Highway 20 West (273202000106500)

*****Amending By-law No. 3288 (2012)*****

Notwithstanding subsection 25.1 of the Institutional I Zone, the use of lands identified as I-230 shall be limited to:

- (a) Day nurseries and schools;
- (b) Uses buildings and structures accessory to the foregoing permitted uses.

*****Subject to Ontario Municipal Board (OMB) Appeal***
(February 2013 - Hearing Date)**

231. A-231(APO)

685 River Road (273201001813200)

*****Amending By-law No. 3289 (2012)*****

Notwithstanding the provisions of the A Zone, the lands identified as A-231 shall not be used for residential purposes as a result of a Farm Surplus Severance (B05/2012P) - Agricultural Purposes Only (APO).

A-231(APO)

259 Farr Street (273201001813200)

*****Amending By-law No. 3289 (2012)*****

Notwithstanding the provisions of the A Zone, the lands identified as A-231 shall not be used for residential purposes as a result of a Farm Surplus Severance (B04/2012P) - Agricultural Purposes Only (APO).

232. A-232

259 Farr Street (273201001813200)

*****Amending By-law No. 3290 (2012)*****

Notwithstanding subsections 7.5(b) and 7.5(g) of the A Zone, the lands identified as A-232 shall not be used for a kennel shall be subject to the following:

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- | | | |
|------|-------------------|--------------|
| (i) | Minimum lot area | 1.9 hectares |
| (ii) | Minimum rear yard | 15 metres |
-

233. RV1-233

Oak Haven Estates Subdivision (273201001608000)

*****By-law not yet passed – Appeal to the OMB*****

Notwithstanding subsection 9.2 of the Residential Village 1 RV1 Zone, the lands identified as RV1-233 shall be subject to the following provisions:

- | | | |
|-----|---|--|
| (a) | Minimum Lot Area | 490 square metres |
| (b) | Minimum Lot Frontage | |
| | (i) Interior lot | 14 metres |
| | (ii) corner lot | 18 metres |
| (c) | Maximum Lot Coverage | 35 percent |
| (d) | Minimum Front Yard | 6 metres |
| (e) | Minimum Interior Side Yard | 1.5 metres |
| (f) | Minimum Exterior Side Yard | |
| | (i) dwelling | 4.5 metres |
| | (ii) garage | 8 metres |
| (g) | Minimum Rear Yard | 7.5 metres |
| (h) | Maximum Height for a Dwelling | 10.5 metres |
| (i) | Minimum Ground Floor Area
for a Dwelling | |
| | (i) one storey | 93 square metres |
| | (ii) two storeys | 56 square metres |
| (j) | Garage Projection | a maximum of 1 metre beyond the
main wall of the front of the dwelling. |

OFFICE CONSOLIDATION

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

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234. RV1-234 Oak Haven Estates Subdivision (273201001608000)

*****By-law not yet passed – Appeal to the OMB*****

Notwithstanding the provisions of the Residential Village 1 RV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RV1-234.

235. RMV1-235 Oak Haven Estates Subdivision (273201001608000)

*****By-law not yet passed – Appeal to the OMB*****

Notwithstanding Section 11, Residential Multiple Village 1 RMV1 Zone of Zoning By-law No. 1136 (1987), as amended, the lands identified as RMV1-235 shall be subject to the following provisions only:

PERMITTED USES

- (a) street townhouse dwellings; and
- (b) uses, buildings and structures accessory to the foregoing permitted uses.

ZONE REQUIREMENTS

- (a) Minimum Lot Frontage 7 metres per dwelling unit
- (b) Minimum Lot Area 240 square metres per dwelling unit
- (c) Minimum Front Yard
 - (i) dwelling 6 metres
 - (ii) garage 8 metres
- (d) Minimum Interior Side Yard 1.5 metres

OFFICE CONSOLIDATION

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

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

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

- | | | |
|-----|--|---|
| (e) | Minimum Rear Yard | 7.5 metres |
| (g) | Maximum Building Height | 10.5 m (34.45 ft) |
| (h) | Minimum Ground Floor Area
for a Dwelling: | |
| | (i) one storey | 75 square metres |
| | (ii) two storeys | 45 square metres |
| (i) | Garage Projection | a maximum of 1 metre beyond
the main wall of the front of the
dwelling. |
-

236. RMV1-236

Oak Haven Estates Subdivision (273201001608000)

*****By-law not yet passed – Appeal to the OMB*****

Notwithstanding Section 11 (Residential Multiple Village 1 RMV1 Zone) of Zoning By-law No. 1136(1987), as amended, the lands identified as RMV1-236 shall be subject to the following provisions;

PERMITTED USES

- (a) block townhouse dwellings; and
- (b) uses, buildings and structures accessory to the foregoing permitted uses.

ZONE REQUIREMENTS

- | | | |
|-----|---------------------------------------|------------|
| (a) | Minimum Lot Frontage | 25 metres |
| (b) | Maximum Number of
Dwelling Units | 36 |
| (c) | Minimum Setback from a
Public Road | 7.5 metres |

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- (d) Minimum Interior Side Yard 1.5 metres
- (e) Minimum Rear Yard 7.5 metres
- (f) DISTANCE BETWEEN BUILDINGS on the same lot:

A FACE OF A BUILDING MEANS one or other of the longest walls of a building. Each building shall be deemed to have two faces.

A SIDE OF A BUILDING MEANS one or other of the shortest walls of a building. Each building shall be deemed to have two sides.

Any face of one townhouse shall be no closer to any side of another townhouse than 8.5 metres.

Any face of any townhouse shall be no closer than 18 metres to any face of another townhouse.

Any side of any townhouse shall be no closer than 2.4 metres to any side of another townhouse.

- (g) Minimum Internal Roadway Width 6 metres
- (h) Minimum Setback Between Front of Unit and Internal Road 4 metres
- (i) Minimum Setback Between a Garage and Internal Road 6 metres
- (j) Minimum Setback Between Side of Unit and Internal Road 2 metres
- (k) Maximum Building Height 10.5 metres

OFFICE CONSOLIDATION

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

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- | | | |
|-----|--|--|
| (l) | Minimum Ground Floor Area
for a Dwelling: | |
| | (i) one storey | 75 square metres |
| | (ii) two storeys | 45 square metres |
| (m) | Garage Projection | a maximum of 1 metre
beyond the main wall of the
front of the dwelling |
| (n) | Minimum Landscape Area | 30% |
-

237. **RMV1-237** **Oak Haven Estates Subdivision (273201001608000)**

*****By-law not yet passed – Appeal to the OMB*****

Notwithstanding the provisions of the Residential Multiple Village 1 RMV1 Zone or any other provision of Zoning By-law No. 1136 (1987), as amended, to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted on the lands indicated as RMV1-237.

238. **R1-238** **Residences at Lookout Subdivision**

*****By-law No. 3325 (2012)*****

Notwithstanding subsection 13.2 of the Residential 1 R1 Zone, the lands identified as R1-238 shall be subject to the following provisions:

ZONE REQUIREMENTS

- | | | |
|-----|----------------------|----------------------------|
| (a) | Minimum Lot Area | 640 sq.m. |
| (b) | Maximum Lot Frontage | 18m or 21m on a corner lot |
| (c) | Maximum Lot Coverage | 40 percent |

OFFICE CONSOLIDATION

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

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- | | | |
|-----|--|---|
| (d) | Minimum Front Yard | |
| | (i) dwelling | 4m |
| | (ii) garage | 6m |
| (e) | Minimum Interior Side Yard | 1.2m on one side and 3m on the other side where there is no garage attached |
| (f) | Minimum Exterior Side Yard | |
| | (i) dwelling | 3m |
| | (ii) garage | 6m |
| (g) | Minimum Rear Yard | 7.5m |
| (h) | Maximum Ground Floor Area For a Dwelling | 210 sq.m. |
| (j) | Garage Projection | a maximum of 1.5m beyond the main wall of the front of the dwelling |

Data Current to January 2013