

THE CORPORATION OF THE
T O W N O F P E L H A M

BY-LAW NO. 1160 (1987)

Being a by-law to regulate the use of lands
and the character and use of buildings and
structures within certain areas of the Town
of Pelham.

WHEREAS Section 34 of the Planning Act, S.O. 1983, as
amended, provides that the governing body of a Municipal
Corporation may pass by-laws to regulate the use of lands and the
character, location and use of buildings and structures;

AND WHEREAS the Planning & Development Committee of the
Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Corporation of the Town
of Pelham has deemed it to be in the public interest that such a
by-law be enacted;

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

(1) THAT the lands shown in the sketch attached hereto,
designated Schedule "A" to this by-law, be and are hereby zoned
Neighbourhood Commercial "NC-80" Zone.

(2) Neighbourhood Commercial "NC-80" Zone - Subject to the
general provisions of Section 6 of By-law #1136 (1987) and all
other applicable requirements and sections of By-law #1136
(1987), the provisions of this section shall apply throughout the
Neighbourhood Commercial "NC-80" Zone.

2.1 PERMITTED USES:

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

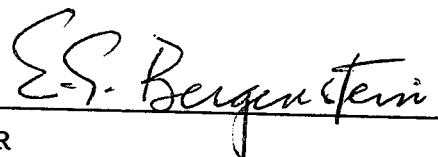
con't.....


2.2 REGULATIONS FOR PERMITTED USES -

(a)	Minimum Lot Frontage	15.5m
(b)	Minimum Lot Area	700m ²
(c)	Maximum Lot Coverage	30 percent
(d)	Maximum Gross Floor Area	60 percent of lot area
(e)	Minimum Front Yard	10.5m
(f)	Minimum Side Yard	1.8m
(g)	Minimum Rear Yard	6m
(h)	Maximum Building Height	10.5m

(3) THAT this by-law will come into force and take effect pursuant to Sections 34 (19) and 34 (31) of the Planning Act, S.O. 1983.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
5th. DAY OF OCTOBER, 1987 A.D.


MAYOR


CLERK