

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

BY-LAW NO. 1239 (1989)

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 identified on Schedule A attached hereto be and are hereby zoned as Commercial Rural - CR.
- (2.0) Commercial Rural - CR 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 Commercial Rural "CR" Zone.
- (2.1) Permitted Uses
 - (a) Automobile service stations, building supply sales, farm implement sales and service establishments, feed and fertilizer dealers, farm produce markets, retail farm supply stores, convenience retail stores, restaurants, service shops, public and private halls, vehicle repair shops, vehicle sales and rental establishments, and water loading stations.

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

(2.2) Regulations for Commercial Uses


- (a) Minimum Lot Frontage 30m
- (b) Minimum Lot Area .4 hectares
- (c) Maximum Lot Coverage 30 percent
- (d) Maximum Gross Floor Area 50 percent of lot area
- (e) Minimum Front Yard 20m from the centre line of the road
- (f) Minimum Side Yard 6m, except the minimum side yard abutting a residential zone shall be 10.5m
- (g) Minimum Exterior Side Yard 20m from the centre line of the road
- (h) Minimum Rear Yard 7.5m, except the minimum rear yard abutting a residential zone shall be 10.5m
- (i) Maximum Building Height 10.5m

(2.3) Regulations for Accessory Residential Uses

- (a) The provisions of Subsection 19.3 of By-Law #1136 (1987) shall apply to accessory residential uses permitted in the Commercial Rural CR Zone except as provided in Clause (b) hereof.
- (b) In addition to Clause (a) hereof, one single detached dwelling may be permitted accessory to a commercial use subject to the following provisions:-
 - (i) The minimum yard provisions of subsection 21.2 hereof shall be maintained.
 - (ii) Any single detached dwellings shall be a minimum of 7.5m from the principal commercial building.

- (2.3) (iii) The minimum lot area shall be .8 hectares.
(iv) The minimum floor area shall be 93m²
- (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 6th. DAY OF
MARCH , 1989 A.D.



MAYOR



CLERK