

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

BY-LAW NO. 1240 (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 shown as Parts 1, 2, 3 and 4 on the sketch attached hereto and identified as Schedule "A" to this by-law, be and are hereby zoned Residential 1 "R1" Zone.

(2) Residential 1 "R1" 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 Residential 1 "R1" Zone.

2.1 PERMITTED USES

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.

2.2 ZONE REQUIREMENTS

- (a) Minimum Lot Area 700m²
(b) Minimum Lot Frontage 19m
 20m on corner lot

con't...

- (c) Maximum Lot Coverage 30 percent
- (d) Minimum Front Yard 7.7m
- (e) Minimum Interior Side Yard 1.8m on one side and 3m on the other side where there is no carport or garage attached, or 1.8m on both sides where a carport or garage is attached.
- (f) Minimum Exterior Side Yard 5m from the side lot line or 15m from the center line of the road, whichever is the greater.
- (g) Minimum Rear Yard 7.5m
- (h) Maximum Height for a Dwelling 10.5m
- (i) Minimum Ground Floor Area for a Dwelling:
 - i) one storey 115.5m²
 - ii) two storeys 78m²

2.4 Notwithstanding the regulations of Section 2.2, Part 2, as outlined on Schedule A to this by-law, will be subject to the following special provision:

- (a) Minimum Interior Side Yard (east side only) 5m from the side lot line or 15m from the center line of the road, whichever is the greater.

2.4 Notwithstanding the regulations of Section 2.2, Part 3, as outlined on Schedule A to this by-law, will be subject to the following special provision:

(a) Minimum Interior	5m from the side
Side Yard	lot line or 15m
(west side only)	from the center
	line of the road,
	whichever is the
	greater.

(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