

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

BY-LAW NO. 1241 (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 in the sketch attached hereto, designated as Schedule "A" to this by-law, be and are hereby zoned Neighbourhood Commercial NC Zone.

(2) Neighbourhood Commercial - 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 Zone.

2.1 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.

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

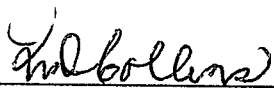
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2.2 REGULATIONS FOR COMMERCIAL USES

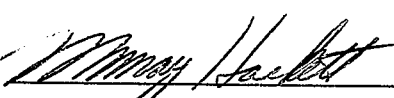
- (a) Minimum Lot Frontage 15.5m
- (b) Minimum Lot Area 700m²
- (c) Maximum Lot Coverage 30 per cent
- (d) Maximum Gross Floor Area 60 per cent of lot area
- (e) Minimum Front Yard 12m
- (f) Minimum Exterior Side Yard 3m
- (g) Minimum Side Yard:
 - abutting a Commercial or Industrial Use Nil
 - abutting a Residential or Institutional Use or Zone 4.5m
- (h) Minimum Rear Yard:
 - abutting a Commercial or Industrial Use 6m
 - abutting a Residential or Institutional Use or Zone 10.5m
- (i) 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 20TH DAY OF
M A R C H , 1989 A.D.



MAYOR



CLERK