

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

BY-LAW NO. 1284 (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
and forming part of this by-law are hereby zoned "General
Commercial GC-89" and "Open Space (OS)".

(2) 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 General Commercial GC-89 Zone.

(2.1) **PERMITTED USES**

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

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

(2.2) REGULATIONS FOR PERMITTED USES IN CLAUSE (a) OF SUBSECTION 2.1

- (a) Minimum Lot Frontage 15.5m
- (b) Minimum Lot Area 465m²
- (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 minimum width of 0.4m, 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.

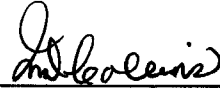
- (iv) where the yard abuts any Residential Zone, minimum 10.5m.

- (h) Maximum Building Height 10.5m

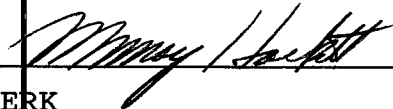
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(3) That this by-law will come into force and take effect pursuant to Sections 34 (19) and 34 (31) of the Planning Act, S.O. 1983.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
2ND DAY OF OCTOBER, 1989 A.D.



MAYOR



CLERK