

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

BY-LAW NO. 1285 (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 be and are hereby zoned
Residential 1 (R1) and Residential 2 (R2).
- (2.0) 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 | 700m ² |
| (b) Minimum Lot Frontage | 19m |
| (c) Maximum Lot Coverage | 30 percent |
| (d) Minimum Front Yard | 7.7m |

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| (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 centre 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 | 115.5m ² |
| ii) two storeys | 78m ² |

(3) Residential 2 (R2) Zone

Subject to the general provisions of Section 6 of By-Law #1136 (1987) and all other applicable requirements of By-Law #1136 (1987), the provisions of this section shall apply throughout the Residential 2 (R2) Zone.

(3.1) PERMITTED USES

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

(3.2) ZONE REQUIREMENTS

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| (a) Minimum Lot Area | 360m ² |
| (b) Minimum Lot Frontage | 12m |
| (c) Maximum Lot Coverage | 50 percent |
| (d) Minimum Front Yard | 6.5m |
| (e) Minimum Interior Side Yard | 1.5m on one side and 3m on the other side where there is no carport or garage attached or 1.5m on both sides where a carport or garage is attached |
| (f) Minimum Exterior Side Yard | 15m from the centre line of the road or 5m from the side lot line whichever is the greater |

cont'd.

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| (g) Minimum Rear Yard | 7.5m |
| (h) Maximum Height for a Dwelling | 10.5m |
| (i) Minimum Ground Floor for a Dwelling: | |
| i) one storey | 93m ² |
| ii) two storeys | 55m ² |

(4) 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