

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

BY-LAW NO. 1335 (1990)

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 Section 30 - Exceptions Number 29 be amended by deleting  
the reference to Schedule "A2" and substituting therefore  
"A3";
- (2) That the lands identified on Schedule "A" attached hereto and  
forming part of this by-law are hereby zoned as Industrial  
Extractive - M3;
- (3) That Section 6.5 (ii) be revised by deleting the words, "Only  
group homes licensed by the Ministry of Community and Social  
Services in the following categories shall be permitted:-"and  
substituting therefore, "Only Group Homes in the following  
categories which are licensed or funded by the appropriate  
governmental agency shall be permitted:-";
- (4) That the explanatory note on Schedules "A", "A1", "A4" and  
"A5" be amended by deleting the reference to Section "6.37"  
and substitute therefore "6.36";
- (5) That the lands identified on Schedule "B" attached hereto and  
forming part of this by-law are hereby zoned as A-23;
- (6) That the lands identified on Schedule "C" attached hereto and  
forming part of this by-law are hereby zoned as Agricultural  
- A;

- (7) That the lands identified on Schedule "D-1" and "D-2" attached hereto and forming part of this by-law are hereby zoned as Hazard - H;

- (8) That Section 6.20(c) Public Services - Exceptions be revised by deleting the words,

"Where in this by-law, under the heading of "USES PERMITTED", a use is specifically permitted in a zone, which use without such reference thereto would be permitted in any zone pursuant to the provisions of paragraph (a) of this subsection, then such use shall be permitted only within the zone or zones making reference thereto and the said paragraph (a) shall not apply to such use."

and substituting therefore:

"Where in this By-law, under the heading "PERMITTED USES", a public use is specifically named as a permitted use in a particular zone, and which public use without such reference thereto would be permitted in any zone pursuant to the provisions of paragraph (a) of this subsection, then such public use shall only be permitted within the zone or zones naming said use as a permitted use and the provisions of paragraph (a) of this subsection shall not apply to such use.";

- (9) That Section 29.1(b) be revised by deleting the words "unrelated to" and substituting therefore "serving";
- (10) That Section 5.77 - Group Home be revised by deleting the words "a single dwelling unit in a residential dwelling" and substituting therefore: a) a dwelling unit in a single detached dwelling and semi detached dwelling" and adding the following after the word "persons", "or b) a street townhouse dwelling in which three to eight persons";

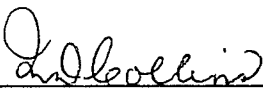
- (11) That Section 6.5(i) be revised by adding the following after the word "dwelling": "semi-detached dwelling and street townhouse dwelling";
- (12) That Section 6.5(iii) be revised by deleting the reference to "300m" and substituting therefore "460 metres";
- (13) That Section 6.5(v) be revised by adding the following after the words "six residents": "in a single detached dwelling and semi detached dwelling and a maximum of eight residents in a street townhouse dwelling";
- (14) That Section 5.15 be revised by deleting the words "automobile washing establishment" and substituting therefore "car wash";
- (15) That Section 5.164(c) be revised by deleting the reference to Schedule "B" and substituting therefore "A";
- (16) That Section 6.5(v) be revised by deleting the word "shall" and substituting therefore "may";
- (17) That Section 6.16(i) be revised by adding the words "and rear" between the words "side" and "lot" in the subsection entitled "Residential - Apartment Dwelling and Boarding House Dwelling";
- (18) That Section 10.2(b) be amended by adding after the requirement of 12m the following words "per dwelling unit";
- (19) That Section 12.2 be amended by adding the following as a new clause to this section:

"(k)	Minimum Floor Area			
	per Dwelling Unit:			
	Bachelor	42m <sup>2</sup>		
	One Bedroom	56m <sup>2</sup>	plus	9m <sup>2</sup> for
				each additional bedroom";

- (20) That Section 20.1(a) be revised by deleting the words "automobile washing establishments" and substituting therefore "car wash";
- (21) That Section 20.2(f)(ii) be revised by deleting the reference to 0.4m and substituting therefore 4.0m;
- (22) That Section 23.2 be amended by adding the word "to" between the words "apply" and "all";
- (23) That Section 33(g) be deleted in its entirety.

THAT this by-law will come into force and take effect pursuant to Section 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  
17TH DAY OF APRIL, 1990 A.D.

  
\_\_\_\_\_

MAYOR

  
\_\_\_\_\_

CLERK