

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

BY-LAW NO. 1372(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 the lands identified on Schedule A attached hereto be and are hereby zoned as General Industrial "M2-25".

(2) General Industrial "M2-25" 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 General Industrial "M2-25" Zone.

(2.1) PERMITTED USES

- (a) All manufacturing, industrial and warehousing uses, but not including obnoxious or dangerous uses.
- (b) Automobile service stations, and construction trades establishments.
- (c) Uses, buildings and structures accessory to the foregoing permitted uses excluding accessory residential uses.

(2.2) REGULATIONS FOR PERMITTED USES


- (a) Minimum Lot Frontage 30m
- (b) Minimum Lot Area 2000m²
- (c) Maximum Lot Coverage 60 percent

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- (d) Minimum Front Yard and Minimum Exterior Side Yard 14m
- (e) Minimum Side Yard 6m, except the minimum side yard adjacent to a residential zone shall be 9m
- (f) Minimum Rear Yard 7.5m, except the minimum rear yard adjacent to a residential zone shall be 15m
- (g) Yards Adjacent to a railway spur:
Notwithstanding Clauses (e) and (f) hereof, no minimum side yard or minimum rear yard shall be required adjacent to a railway spur.
- (h) Outside Storage - outside storage shall only be permitted within a rear yard which is screened from public view.
- (i) Landscaping Requirements - A landscaped amenity area of a minimum width of 3m shall be provided adjacent to any residential or commercial zone or a street that abuts the side or rear yard.
- (j) Exterior Lighting - exterior lighting and illuminated signage shall be directed away from any adjacent residential zone.
- (k) Loading Spaces - required loading spaces shall not be located in any front yard or any yard adjacent to a residential zone.

(3) THAT this By-Law shall 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
4TH DAY OF SEPTEMBER, 1990 A.D.


MAYOR


CLERK