

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

BY-LAW NO. 1383(1991)

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 Agricultural "A-101" and Agricultural "A-102" from Agricultural "A" Zone.

(2) Agricultural "A-101" Zone
Subject to the general provision 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 Agricultural "A-101" Zone.

(2.1) PERMITTED USES

- (a) One single detached dwelling on one lot and uses, buildings and structures accessory thereto;
- (b) Forestry and conservation uses.

(2.2) ZONE REQUIREMENTS

- | | |
|--------------------------|--------------|
| (a) Minimum Lot Frontage | 303m |
| (b) Minimum Lot Area | 5.4 hectares |
| (c) Maximum Lot Coverage | 10 percent |
| (d) Minimum Front Yard | 13m |

- (e) Minimum Exterior Side Yard 8m
- (f) Minimum Side Yard 9m
- (g) Minimum Rear Yard 15m
- (h) Minimum Floor Area for
a Dwelling 93 square metres
- (i) Maximum Dwelling Height 10.5 metres

(3) Agricultural "A-102" Zone

Subject to the general provisions of Section 6 of By-Law No. 1136(1987) and all other applicable requirements and sections of By-Law No. 1136(1987), the provisions of this section shall apply throughout the Agricultural "A-102" Zone:

(3.1) PERMITTED USES


- (a) One single detached dwelling on one lot, and uses, buildings and structures accessory thereto;
- (b) Forestry and conservation uses.

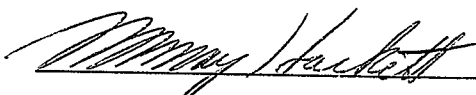
(3.2) ZONE REQUIREMENTS

- (a) Minimum Lot Frontage 109m
- (b) Minimum Lot Area 1.1 hectares
- (c) Maximum Lot Coverage 10 percent
- (d) Minimum Front Yard 13m
- (e) Minimum Exterior Side Yard 8m
- (f) Minimum Side Yard 9m
- (g) Minimum Rear Yard 15m
- (h) Minimum Floor Area for
a Dwelling 93 square metres
- (i) Maximum Dwelling Height 10.5 metres

- (4) 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
7th DAY OF JANUARY, 1991 A.D.


MAYOR


CLERK