

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

BY-LAW NO. 1391(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 General Industrial "M2-25" Zone, and General Industrial "M2-104" Zone.

(2) General Industrial "M2-25" 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 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 dwelling uses.

**(2.2) REGULATIONS FOR PERMITTED USES**

- (a) Minimum Lot Frontage 30m
- (b) Minimum Lot Area 2000m<sup>2</sup>
- (c) Maximum Lot Coverage 60 percent
- (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) Maximum Building Height 10.5m
- (h) 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.
- (i) Outside Storage - outside storage shall only be  
permitted within a rear yard which is screened from  
public view.
- (j) 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.
- (k) Exterior Lighting - exterior lighting and  
illuminated signage shall be directed away from any  
adjacent residential zone.
- (l) Loading Spaces - required loading spaces shall not  
be located in any front yard or any yard adjacent  
to a residential zone.

**(3) General Industrial "M2-104" 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 General Industrial "M2-104" Zone.

**(3.1) PERMITTED USES**

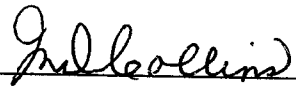
- (a) All manufacturing, industrial and warehousing uses, but not including obnoxious or dangerous uses.
- (b) Automobile service stations, and construction trades establishments.
- (c) Uses, buildings and structures accessory to the foregoing permitted uses excluding accessory residential dwelling uses.

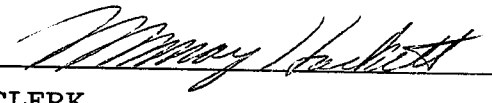
**(3.2) REGULATIONS FOR PERMITTED USES**

- (a) Minimum Lot Frontage 30m
- (b) Minimum Lot Area 2000m<sup>2</sup>
- (c) Maximum Lot Coverage 60 percent
- (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 75m
- (g) Maximum Building Height 10m
- (h) 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.
- (i) Outside Storage - outside storage shall only be  
permitted within a rear yard which is screened from  
public view.
- (j) 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.
- (k) Exterior Lighting - exterior lighting and  
illuminated signage shall be directed away from any  
adjacent residential zone.
- (l) Loading Spaces - required loading spaces shall not  
be located in any front yard or any yard adjacent  
to a residential zone.

- (4) THAT By-Law No. 279(1974) and By-Law No. 1136(1987) and amendments thereto are hereby further amended.
- (5) 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 FEBRUARY, 1991 A.D.

  
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MAYOR

  
\_\_\_\_\_  
CLERK