

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

BY-LAW NO. 1392(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 "M2-103".

(2) General Industrial "M2-103" 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 "M2-103" 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.
- (d) Only one dwelling unit internal to the existing building as of February 4, 1991 shall be permitted accessory to the foregoing permitted uses in clause (a) and (b) above.

(2.2) REGULATIONS FOR PERMITTED USES

- (a) Minimum Lot Frontage 30m
- (b) Minimum Lot Area 2000m²
- (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) That By-Law No. 279(1974), By-Law No. 1136(1987), and By-Law No. 1372(1990) and amendments thereto are hereby further amended.

- (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 TIME THIS
4th DAY OF FEBRUARY, 1991 A.D.

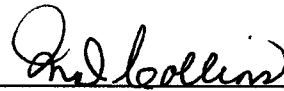


MAYOR

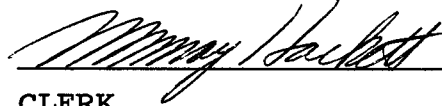


CLERK

READ A SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL
THIS 18 DAY OF FEBRUARY ,
1991 A.D.



MAYOR



CLERK