

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

BY-LAW NO. 1401 (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 Residential Village RV1 Zone.

(2)        Residential Village RV1 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 Residential Village RV1 Zone.

**(2.1)    PERMITTED USES**

- (a)    One single detached dwelling on one lot and uses, buildings and structures accessory thereto.
- (b)    The office of a professional located within the single detached dwelling in which the professional resides and used for consultations and accessory uses only.

**(2.2) REGULATIONS FOR RESIDENTIAL VILLAGE RV1 USES  
PERMITTED IN CLAUSE (a) OF SUBSECTION 2.1**

**With Sanitary Sewers & Water      With Municipal Water  
or No  
Municipal Services**

(a)	Minimum Lot Area	836m <sup>2</sup>	3700m <sup>2</sup>
(b)	Minimum Lot	18m	36m
	Frontage	20m on corner lot	38m on corner lot
(c)	Maximum Lot Coverage	35 percent	20 percent
(d)	Minimum Front Yard	8m	10m
(e)	Minimum Interior Side Yard	1.5m	3m
(f)	Minimum Exterior Side Yard	5m	6m
(g)	Minimum Rear Yard	7.5m	7.5m
(h)	Maximum Height for a Dwelling	10.5m	10.5m
(i)	Minimum Ground Floor Area for a Dwelling		
	i) one storey	93m <sup>2</sup>	93m <sup>2</sup>
	ii) two storey	56m <sup>2</sup>	56m <sup>2</sup>

**(3) Open Space OS 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 Open Space "OS" Zone.

**(3.1) PERMITTED USES**

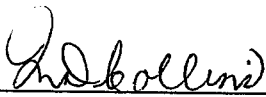
- (a) Public and private parks.
- (b) Uses, buildings and structures accessory to the forgoing permitted uses excluding accessory dwellings.

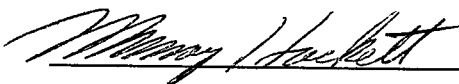
**(3.2) REGULATIONS FOR PERMITTED USES**

- (a) Minimum Lot Area .8 hectares
- (b) Minimum Lot Frontage 15m
- (c) Maximum Lot Coverage 10 percent
- (d) Minimum Front Yard 8m
- (e) Minimum Exterior Side Yard 5m

- |     |                         |   |
|-----|-------------------------|---|
| (f) | Minimum Side Yard       | The greater of one-half the height of building adjacent to such yard or 4.5m whichever is the greater |
| (g) | Minimum Rear Yard       | 7.5m  |
| (h) | Maximum Building Height | 12m   |
- (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  
15TH DAY OF APRIL, 1991 A.D.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK