

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

BY-LAW NO. 1428(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- 106" Zone and Residential Village "RV1-107" Zone.

(2)        Residential Village "RV1-106" 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 "RV1-106" 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 "RV1-106" USES  
PERMITTED IN CLAUSE (a) OF SUBSECTION 2.1**

- |     |  |                     |
|-----|--|---------------------|
| (a) | Minimum Lot Area                         | 3700m <sup>2</sup>  |
| (b) | Minimum Lot Frontage                     |                     |
|     | Lot 1                                    | 36.49m (119.75 ft.) |
|     | Lot 2                                    | 32.04m (105.12 ft.) |
|     | Lot 3                                    | 34.39m (112.83 ft.) |
|     | Lot 4                                    | 34.42m (112.94 ft.) |
|     | Lot 5                                    | 31.81m (104.37 ft.) |
| (c) | Maximum Lot Coverage                     | 20 percent          |
| (d) | Minimum Front Yard                       | 10m                 |
| (e) | Minimum Interior Side Yard               | 3m                  |
| (f) | Minimum Exterior Side Yard               | 6m                  |
| (g) | Minimum Rear Yard                        | 7.5m                |
| (h) | Maximum Height for a Dwelling            | 10.5m               |
| (i) | Minimum Ground Floor Area for a Dwelling |                     |
|     | i) one storey                            | 93m <sup>2</sup>    |
|     | ii) two storey                           | 56m <sup>2</sup>    |

(3) Residential Village "RV1-107" Zone

Notwithstanding anything contained in this by-law, the lands indicated as "RV1-107" on Schedule "A" to this by-law shall be used only for the conservation of plant and wildlife and no buildings or structures shall be erected thereon.

(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  
3RD DAY OF SEPTEMBER, 1991 A.D.



MAYOR



CLERK