

THE CORPORATION OF THE

T O W N O F P E L H A M

BY-LAW #222 (1974)

Being a by-law to amend restricted area By-law #1705 as amended of the former Township of Pelham.

WHEREAS application has been received on Woodstream Farms Limited to rezone their property for subdivision purposes,

AND WHEREAS By-law #1705 of the former Township of Pelham being a by-law to regulate the use of ^{land} ~~the~~ the character location and use of buildings within the former Township of Pelham was passed at such a time when there was no services available

AND WHEREAS Council of the Town of Pelham deems it desirable to amend By-law #1705 and establish residential zones compatible with services

AND WHEREAS under Section 35 (1) of the Planning Act, Chapter 349, R.S.O. 1970, the municipalities may enact restricted area and building by-law,

AND WHEREAS Council deems it expedient to rezone the lands in Woodstream Farms to regulate land use and the character, use and location of buildings within the said development,

NOW THEREFORE COUNCIL OF THE TOWN OF PELHAM ENACTS AS

FOLLOWS:

- (1) The lands described in Schedule "A" attached hereto and forming part of this by-law be rezoned from residential to residential 1. (R1)
- (2) The lands outlined in Schedule "B" attached hereto and forming part of this by-law be rezoned from residential and agricultural to residential 2.

(R2)

(3) Residential Zone - First Density (R1) -

3.1 - Permitted Uses - No person shall use land or erect or use a building or structure in the residential first density (R1) zone except for one or more of the following permitted uses;

Single family detached dwellings, churches and schools

3.2 - Requirements for buildings - No person shall use land or erect or use a building or structure in the residential first density (R1) zone unless the following regulations are complied with:

3.2.1 - Minimum Lot Area 7,500 square feet

3.2.2 - Minimum Lot Frontage 60 feet

- 3.2.6 - Minimum Sideyard 6 feet on one side and 10 feet on the other side, where there is no carport or garage or 6 feet on both sides where a carport or garage is attached
- 3.2.7 - Minimum Rear Yard 25 feet
- 3.2.8 - Minimum Building Floor Area 1,200 square feet
- 3.2.9 - Maximum Building Height 35 feet

(4) Residential Zone - Second Density (R2) -

- 4.1 - Uses permitted - No person shall use land or erect or use a building or structure in the residential second density (R2) except for one or more of the following permitted uses:

Single family detached dwellings, churches and schools

- 4.2 - Requirements for buildings - No person shall use land or erect or use a building or structure in the residential second density (R2) zone unless the following regulations are complied with:

- 4.2.1 - Minimum Lot Area 5,000 square feet
- 4.2.2. -- Minimum Lot Frontage 50 feet
- 4.2.3 - Maximum Lot Coverage 35% of the lot area
- 4.2.4 - Minimum Setback 58 feet from the centre line of the road
- 4.2.5 - Minimum Exterior Sideyard 45 feet from the centre line of the road or 12 feet from the side lot line, whichever is the greater
- 4.2.6 - Minimum Sideyard 5 feet on both sides
- 4.2.7 - Minimum Rear Yard 25 feet
- 4.2.8 - Minimum Building Floor Area 1,000 square feet
- 4.2.9 - Maximum Building Height 35 feet

- (5) By-law #1705 as amended is only amended to the extent of the provisions set out in this by-law, for this particular development. All other sections of By-law #1705 as amended remain in force and effect.

- (6) This by-law shall come into force and take effect upon being passed by Council, subject to the approval of the Ontario Municipal Board.

READ A FIRST AND SECOND TIME
THIS 7th. DAY OF January, 1974


MAYOR


CLERK

READ A THIRD TIME AND FINALLY
PASSED IN COUNCIL THIS 24
DAY OF June, 1974


MAYOR


CLERK