

THE CORPORATION OF THE

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

BY-LAW #225 (1974)

Being a by-law to amend restricted area By-law #1705 as amended of the former Township of Pelham to rezone the property owned by Mr. D. Dixon in Woodstream Farms to permit a funeral home and private residence of the owner.

WHEREAS application has been received from Mr. D. Dixon, owner of property within Woodstream Farms to rezone the property from agricultural to commercial;

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

AND WHEREAS Council of the Town of Pelham deems it desirable to amend By-law #1705 and establish a commercial zoning to permit the establishment of a funeral home with private residence of the owner;

AND WHEREAS Council of the Town of Pelham will require the owner to enter into a site plan agreement which will specify that the only use of the lands will be for the purpose of establishing a funeral home and the private residence of the owner;

AND WHEREAS deems it expedient to rezone the lands;

NOW THEREFORE COUNCIL OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

- 1) THAT the lands described in Schedule "A" hereto attached and forming part of this by-law be rezoned from agricultural to special commercial.
- 2) Special Commercial - No person shall within any special commercial zone use any land or erect, alter or use any building or structure except for such purposes in accordance with such regulation as are permitted by and are in accordance with the following provisions:

2.2.1 - Permitted Uses

Funeral Homes, Single Family Residential Unit

2.2.2 - Requirements for Building

No person shall use land or erect or use a building or structure in the special commercial zone unless the following regulations are complied with

2.2.2.1 - Minimum Lot Area

One Acre
190

2.2.2.2 - Minimum Lot Frontage

190 feet

2.2.4 - Minimum Setbacks

120 feet from the centre line to the road

2.2.5 - Minimum Rear Yard

- (1) where the building contains residential accommodation of one or more storeys in height, minimum of 35 feet
(2) where the yard abuts any residential zone, a minimum of 35 feet
(3) where the yard abuts a commercial zone no access is available to the rear of the said yard except by means of a yard-minimum of 20 feet

2.2.6 - Maximum Building Height

35 feet

2.2.7 - Minimum Floor Area

Where a dwelling unit is permitted a minimum dwelling unit floor area shall be 1,200 square feet

2.2.8 - Where any special commercial fronts on a Regional Road

- (1) No front yard may be used for parking and any front yard that is used for drive ways shall be adequately landscaped
(2) No loading space shall be located in or open onto the front yard
(3) A strip of land not less than 10 feet in width along the front lot line shall be adequately landscaped

3)

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.

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

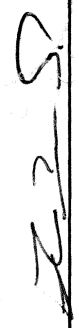
READ A FIRST AND SECOND TIME
THIS 21st. DAY OF January, 1974


MAYOR


CLERK

READ A THIRD TIME AND FINALLY
PASSED IN COUNCIL THIS 1st.
DAY OF April, 1974.


MAYOR


CLERK