

THE CORPORATION OF THE  
T O W N   O F   P E L H A M  
BY-LAW #578 (1980)

Being a by-law to zone a part of Lot 16 and  
a part of Lot 17 according to Plan 16 for  
the Township of Pelham, now known as Plan  
703 as described herein to Residential  
Village (RV1) and to repeal By-laws #491  
(1978) and #512 (1979).

WHEREAS Council of the Corporation of the Town of Pelham  
deems it necessary in the public interest to pass a by-law to zone the  
lands described herein to Residential Village (RV1);

AND WHEREAS pursuant to the provisions of Section 35 of  
the Planning Act, as amended, by-laws may be passed by Councils of  
municipalities for prohibiting or regulating the use of land and the  
erection or use of buildings or structures within the municipality  
for or except for such purposes as may be set out in the by-law and  
for regulating in certain respects buildings or structures to be  
erected in the municipality;

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

(1) THAT no person shall within any Residential Village (RV1) Zone,  
use any land, or erect, alter or use any buildings or structures except  
in accordance with the following provisions: -

14A.1 - Permitted Uses -

- (a) One-family detached dwellings including the  
keeping of up to 1/2 animal unit per acre.
- (b) Uses, buildings and structures accessory to  
the foregoing permitted use.
- (c) Notwithstanding Clause (a) above, no roosters,  
geese, ducks, or turkeys, nor more than 50 other  
types of fowl shall be permitted.

14A.2 - Regulations for Dwellings -

	<u>With Only Municipal Water</u>	<u>Without Muni- cipal Water</u>
(a) Minimum Lot Area	7,500 sq. ft.	15,000
(b) Minimum Lot Frontage	60 feet	120 feet
(c) Maximum Lot Coverage	35%	20%
(d) Minimum Setback	58 feet from the centre line of the road	
(e) Minimum Exterior Side Yard	50 feet from the centre line of the road or 17 feet from the exterior side lot line whichever is the greater	
(f) Minimum Side Yard	5 feet on one side and 10 feet on the other side where there is no carport or garage or 5 feet on both sides where a car- port or garage is attached	

	<u>With Only Municipal Water</u>	<u>Without Muni- cipal Water</u>
(g) Minimum Rear Yard	25 feet	
(h) Minimum Building Floor Area	1,000 square feet	
(i) Maximum Building Height	35 feet	

- (2) ALL AND SINGULAR THAT certain parcel or tract of land and premises situate, lying and being in the Town of Pelham, in the Regional Municipality of Niagara and being composed of Part of Lot 16 on the west side of Balfour Avenue and Part of Lot 17 on the east side of Garner Avenue according to Plan 16 for the Township of Pelham, registered in the Land Registry Office for the Registry Division of Niagara South, now known as Plan 703, more particularly described as follows:

COMMENCING at a point on the easterly limit of Lot 16, distant 574.30 feet measured South  $00^{\circ}21'$  East from the north-east corner of Lot 20, Plan 16;  
THENCE South  $87^{\circ}14'20''$  West, 375.07 feet to the westerly limit of Lot 17;  
THENCE South  $00^{\circ}16'$  East along said westerly limit, 200 feet;  
THENCE North  $87^{\circ}40'$  East, 198.20 feet;  
THENCE North  $00^{\circ}21'$  West, 4.60 feet;  
THENCE North  $88^{\circ}15'$  East, 177.00 feet to the easterly limit of Lot 16;  
THENCE North  $00^{\circ}21'$  West along said limit, 200.00 feet to the point of commencement.  
CONTAINING by admeasurement 1.71 Acres more or less.

- (3) THAT By-laws #491 (1978) and #512 (1979) be and are hereby repealed.

- (4) THAT this by-law shall come into force and take effect on the day of its passing, subject to the approval of the Ontario Municipal Board.

READ A FIRST TIME BY COUNCIL THIS  
28th. DAY OF JANUARY, 1980 A.D.

MAYOR

CLERK

READ A SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL  
THIS 28th. DAY OF JANUARY, 1980 A.D.

MAYOR

CLERK



R 80650

Ontario Municipal Board

IN THE MATTER OF Section 35 of  
The Planning Act (R.S.O. 1970,  
c. 349),

- and -

IN THE MATTER OF an application  
by The Corporation of the Town  
of Pelham for approval of  
its Restricted Area By-law 578(1980)

B E F O R E :

A.H. ARRELL, Q.C.  
Vice-Chairman

- and -

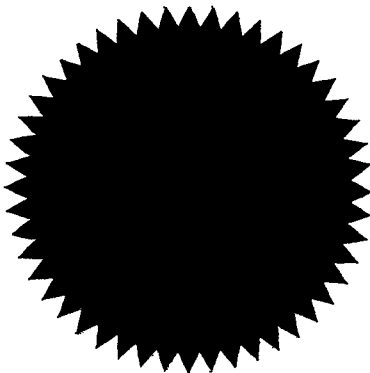

M.D. HENDERSON  
Member

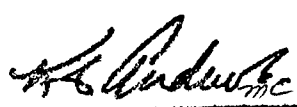
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Tuesday, the 18th day  
of March, 1980

No objections to approval having been received  
as required;

THE BOARD ORDERS that By-law 578(1980) is  
hereby approved.

  
  
A/ SECRETARY

ENTERED	
O. B. No.	R 80-1
Folio No.	277
MAR 25 1980	
	
SECRETARY, ONTARIO MUNICIPAL BOARD	