

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW # 617 (1980)

Being a by-law to prohibit the use of land and the erection and use of buildings or structures except for certain purposes; and to regulate the height, location, floor area, spacing and use of certain buildings to be erected within the municipality and the minimum frontage of the parcel of land that any building or structure may occupy.

WHEREAS the Council of the Corporation of the Town of Pelham deems it necessary in the public interest to pass a by-law to regulate the use of land and the erection or use of buildings or structures within the municipality 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 within the municipality;

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 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 within the municipality;

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

- (1) THAT the lands as herein described be zoned Residential Village (RV1) Zone:

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, formerly in the County of Welland and being composed of Part of Lot 14, Concession 5 of the former Township of Pelham and premising that the easterly limit of said Lot 14 has an astronomic bearing of N 1°18'30" W and relating all bearings herein thereto the said parcel may be more particularly described as follows:

COMMENCING at the southeasterly angle of said Lot 14, Concession 5;

THENCE N 1°18'30" W, along the easterly limit of said Lot, 121.92 metres (400 feet) to the place of beginning of the herein described parcel;

THENCE N 1°18'30" W along the easterly limit of said Lot, 60.96 metres (200 feet);

THENCE S 89°07' W, parallel to the southerly limit of said Lot, 134.11 metres (440 feet);

THENCE S 1°18'30" E, 60.96 metres (200 feet);

THENCE N 89°07' E, 134.11 metres (440 feet) more or less to the place of beginning.

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AND containing by admeasurement an area of 0.8175 of a hectare (2.02 acres) be the same more or less.

(2) No person shall within any Residential Village (RV1) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

(A) Permitted Uses -

(i) One family detached dwellings included the keeping of up to $\frac{1}{2}$ animal unit per 0.4 ha.

(ii) Uses buildings and structures accessory to the foregoing permitted use.

(iii) Notwithstanding Clause (i) above, no roosters, geese, ducks or turkeys, nor more than 50 other types of fowl shall be permitted.

(b) Regulations for Dwellings -

	With Only Municipal Water	Without Municipal Water
(i) Minimum Lot Area	700 m ²	1400 m ²
(ii) Minimum Lot Frontage	19m	38m
(iii) Maximum Lot Coverage	35%	20%
(iv) Minimum Setback	18m from the centre line of the road	
(v) Minimum Exterior Sideyard	15m from the centre line of the road or 5m from the exterior side lot line, whichever is greater.	
(vi) Minimum Sideyard	1.5m on one side and 3m on the other side, where there is no attached garage or carport or 1.5m on both sides where a carport or garage is attached.	
(vii) Minimum Rearyard	7.5m	
(viii) Minimum Building Floor Area	93 m ²	
(ix) Maximum Building Height	10.5m	

(c) Regulations for Accessory Buildings -

(i) No accessory building shall be erected prior to the erection of the permitted dwelling on the same lot except where it is necessary for the storage of tools and materials for use in connection with the construction of such dwelling, and no accessory building shall be used prior to the erection of such dwelling for any purpose other than such storage.

(ii) No accessory building shall be located: -

(a) in any front yard, or

(b) within 1.0m of any side or rear lot line

(c) in no case shall any overhang, eaves or gutter project more than 0.3m into any required minimum yard.

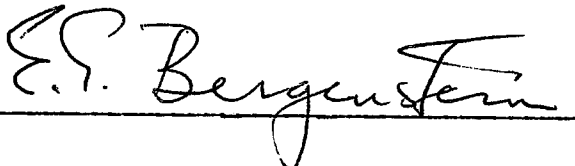
(d) minimum distance from main building - 1.5m provided that in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky.

(e) Maximum Height - 4.5m

(f) the total ground floor area of all accessory buildings including car parking areas within such building shall not exceed 7% of the lot area provided that lot coverage of all buildings on such lot does not exceed the maximum lot coverage as specified above.

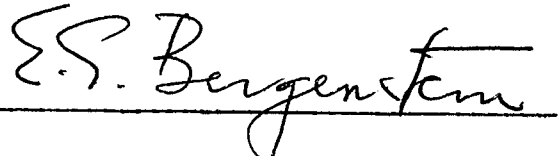
(3) THAT this by-law shall come into force and take effect on the day of its passing, subject to the approval of the Ontario Municipal Board.

READ A FIRST TIME BY COUNCIL
THIS 2nd. DAY OF JUNE
1980 A.D.


MAYOR


CLERK

READ A SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL
THIS 2nd. DAY OF JUNE
1980 A.D.


MAYOR


CLERK