

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #650 (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 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 herein described be zoned "Commercial Rural 126" (CR 126) Zone:

ALL AND SINGULAR that certain parcel or tract of land premises, situate, lying and being in the Town of Pelham, formerly in the Township of Pelham, in the County of Welland, now in the Town of Pelham, in the Regional Municipality of Niagara, and being composed of part of the northeast part of Lot 19 in the 8th. Concession of the said former Township of Pelham, more particularly described as follows:

COMMENCING at the northeast angle of the said lot;

THENCE westerly in and along the northern boundary of the said lot 22.3266m to a point which may be described as the place of beginning;

THENCE south along a line parallel to the east limit of the said lot 132.77m to a point;

THENCE west along a line parallel to the north limit of the said lot 30.48m to a point;

THENCE north along a line parallel to the east limit of the said lot 132.77m to a point;

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THENCE east in and along the north limit of the said lot 30.48m to the place of beginning of the herein described parcel.

(2) NO person shall within any "Commercial Rural 126" (CR-126) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

2.1 - PERMITTED USES -

- (a) welding shop, farm equipment repairs
- (b) residential uses accessory to the permitted use in clause (a) of this subsection
- (c) uses, buildings and structures accessory to any permitted use in clauses (a) and (b) of this subsection.

2.2 - REGULATIONS FOR PERMITTED USE IN CLAUSE (a) OF SECTION 2.1:

- (a) Minimum Lot Frontage 30m
- (b) Minimum Lot Area 0.4 ha
- (c) Maximum Lot Coverage 30%
- (d) Maximum Gross Floor Area 50% of lot area
- (e) Minimum Setback 30m from the centre line of the road
- (f) Minimum Sideyard 6m
- (g) Minimum Rearyard 7.6m
- (h) Maximum Building Height 13.7m

2.3 - REGULATIONS FOR ACCESSORY BUILDINGS PERMITTED IN CLAUSE (c) OF SECTION 2.1:

- (a) Location - in rearyard only
- (b) Minimum Distance from any other building on the lot - 3m 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.
- (c) Maximum Lot Coverage - 5% provided that the lot coverage of all buildings on the lot shall not exceed 30%.
- (d) Minimum Yard Requirements - 10 feet provided that in no case shall any overhang, eaves or gutter project more than 30cm into any required minimum yard.
- (e) Maximum Height - 4.5m

(3) THAT as a condition of the passing of this by-law a site plan agreement is required on this lot.

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

READ A FIRST AND SECOND TIME THIS
6th. DAY OF OCTOBER, 1980 A.D.


MAYOR


CLERK

READ A THIRD TIME AND FINALLY PASSED
BY COUNCIL THIS 6th. DAY OF OCTOBER,
1980 A.D.


MAYOR


CLERK