

THE CORPORATION OF THE  
T O W N   O F   P E L H A M  
BY-LAW #654 (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 Village" 127" (CV-127) Zone:

ALL AND SINGULAR that certain parcel of tract of land and premises, situate, lying and being in the Town of Pelham, in the Regional Municipality of Niagara, formerly in the Township of Pelham, in the County of Welland, and being composed of part of the east half of Lot 13 in the Sixth Concession of the said Township, which said parcel may be more particularly described as follows:

COMMENCING at the north-west angle of the east one half of the said Lot 13;

THENCE easterly in and along the northern boundary of the said lot 12.192m to a point which may be described as the place of beginning;

THENCE southerly in a line parallel to the dividing line between the east and west halves of the said Lot 51.816m to a point;

THENCE east parallel with the northerly limit of the said lot 30.48m to a point;

THENCE north parallel with the said dividing line between the east and west halves of the said lot 51.816m more or less to a point in the northerly limit of the said lot;

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THENCE west in and along the northerly limit of said lot 30.48m more or less to the place of beginning.

(2) NO person shall within any "Commercial Village 127" (CV-127) 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) Public Garage
- (b) Uses, buildings and structures accessory to any permitted use in clause (a) of this subsection.

2.2 - REGULATIONS FOR PERMITTED USES -

- (a) Minimum Lot Frontage 30m
- (b) Minimum Lot Area 1393.5m<sup>2</sup>
- (c) Maximum Lot Coverage 20%
- (d) Maximum Gross Floor Area 40% of lot area
- (e) Minimum Front Yard 6m
- (f) Minimum Side Yard

(i) where the yard abuts a Commercial Zone and access is available to the rear yard by a public or private lane, minimum nil.

(ii) where the yard abuts a Commercial Zone and no access is available to the rear yard except by means of the said yard, one yard shall have a minimum width of 3.6m; the other yard shall have a minimum width of nil.

(iii) where the yard abuts a street, minimum 3m.

(iv) where the yard abuts any Residential Zone, minimum 4.5m.

(g) Minimum Rear Yard

(i) where the yard abuts a Commercial Zone and access is available to the rear of the building on the said lot by means of a public or private lane, minimum nil.

(ii) where the yard abuts a Commercial Zone and no access is available to the rear of the said building except by means of a yard, minimum 6m.

(iii) where the yard abuts any Residential Zone, minimum 10.6m.

(h) Maximum Building Height 10.6m

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

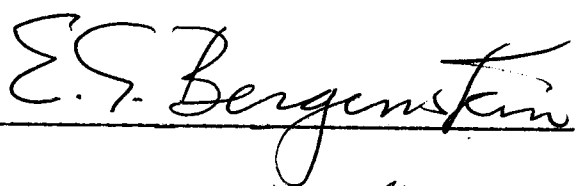
(4) THAT this by-law shall come into force and take effect the day of its passing, subject to the approval of the Ontario Municipal Board.

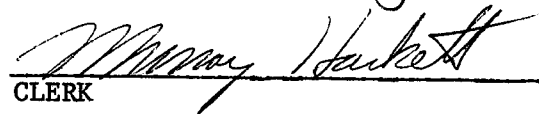
READ A FIRST AND SECOND TIME  
THIS 20th. DAY OF OCTOBER,  
1980 A.D.

  
MAYOR

  
CLERK

READ A THIRD TIME AND FINALLY PASSED  
BY COUNCIL THIS 20th. DAY OF  
OCTOBER, , 1980 A.D.

  
MAYOR

  
CLERK