

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #743 (1981)

Being a by-law to prohibit the use of land and 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 Section 28 of By-law No. 279 (1974) as amended is hereby further amended by the addition of the following exceptions:

"131 Notwithstanding anything contained in this by-law, in particular the regulations of Section 24.2, the lands identified by exception 131 on Map 3 to Schedule "B" to By-law No. 279 (1974) as amended, shall only be used for a private boarding school, inspected by the Ministry of Education, and dormitory facilities and uses, buildings and structures accessory thereto. All regulations shall be in accordance with a site plan and agreement pursuant to Section 35a of the Planning Act.

2. That maximum height of all buildings and structures shall be 10.5 metres.

3. That Map 3 to Schedule "B" of By-law No. 279 (1974) as amended is hereby further amended by changing from "Development D Zone" and "Residential Village RV1 Zone" to "Institutional I-131 Zone" those lands as indicated on Schedule "A" attached hereto and by this reference forming a part of this by-law.

4. That a site plan and agreement pursuant to Section 35a of the Planning Act shall be required.

MEMORIAL

DRIVE

RV1

RV1

RV

D

D

RV1

STREET

RM2

ROAD

RV1

I

RV1

CANBORO

CV

D

CV

CV

RV1

CHANGE FROM
DEVELOPMENT "D"
& RESIDENTIAL VILLAGE "RV1"
TO INSTITUTIONAL 131 "I-131"

V1

D

RV1

RY1

RV1

CV

RM2-119

CV

RV1

WELLAND

D

RM1-119

SCHEDULE "A" TO
BY-LAW #743 (1981)

A1