

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

(This Office Consolidation Edition is prepared for purposes of convenience only.

For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)

SECTION 20.A - HIGHWAY COMMERCIAL HC ZONE

Subject to the general provisions of Section 6 of By-law 1136 (1987) and all other applicable requirements and sections of By-law 1136 (1987), the provisions of this section shall apply throughout the Highway Commercial HC zone.

1. PERMITTED USES

- (a) Automobile service stations;
 - motor fuel retail outlets;
 - car washes (automatic or coin operated);
 - vehicle repair shops;
 - motor vehicle sales, service and rental establishments;
 - vehicle autobody shops;
 - dry cleaning plants;
 - farm implement sales and service;
 - service shops;
 - restaurants including take-out, drive-in, eat-in restaurants and refreshment rooms;
 - places of entertainment and recreation;
 - public and private clubs;
 - hotels and motels;
 - custom workshops;
 - showrooms;
 - light manufacturing and warehousing within wholly enclosed buildings;
 - farm produce market;
 - personal service shop;
 - antique shop;
 - arts and crafts shop;
 - magazine,
 - stationary or tobacco shop;
 - bakery;
 - bakeshop;
 - bank;
 - delicatessen;
 - studio;
 - souvenir and novelty shop;
 - building supply outlets within wholly enclosed buildings;
 - nursery or garden centre;
 - swimming pool sales and service;
 - machinery and equipment sales, service and retail;
 - boat, trailer and recreational vehicle sales, service and rental;
 - funeral homes and undertaking establishment;
 - plumbing, heating, electrical, air conditioning sales and service;

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

(This Office Consolidation Edition is prepared for purposes of convenience only.

For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)

radio and television sales, service and rental;
warehouse sales outlets;
business and professional offices;
shopping centres less than 2,323 square metres (25,000 square feet).

(b) uses, buildings and structures accessory to the foregoing permitted uses.

2. REGULATIONS FOR PERMITTED USES

(a) Minimum Lot Frontage 30.0 m (100 ft)

(b) Minimum Lot Area 1400 m² (15,070 ft²)

(c) Maximum Lot Coverage 60 percent

(d) Minimum Front Yard 18 m (60 ft)

(e) Minimum Side Yard

(i) nil where the yard abuts a Commercial zone and legal access is available to the rear yard by a private or public land or easement

(ii) one side yard 4.0 m (13.12 ft) and the other side yard nil, where the yard abuts a Commercial zone and no access to the rear yard is available except via the said side yard.

(iii) 9.0 m (29.53 ft) where the side yard is adjacent to a residential zone.

(iv) 9.0 m (29.53 ft) where the yard abuts a street (minimum exterior side yard)

(f) Minimum Rear Yard

None except where adjacent to a residential zone the minimum rear yard shall be 9.0 m (29.53 ft)

(g) Yards Adjacent to a Railway

Notwithstanding sections (e) and (f) herein, no minimum side yard or rear yard shall be required adjacent to a railway.

(h) Landscaping

In addition to the provisions of Section 6.17 planting strips of By-law 1136 (1987), a planting strip shall be required along the front lot line, exterior side lot line and

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

(This Office Consolidation Edition is prepared for purposes of convenience only.

For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)

rear lot line where it abuts a street, and shall be required along any lot line which abuts a railway.

(i) Exterior Lighting

In addition to the provisions of Section 6.16 (e) of By-law 1136 (1987), exterior lighting and illuminated signage shall be directed away from any adjacent residential zone.

(j) Loading spaces

In addition to the provisions of Section 6.9 of By-law 1136 (1987), no loading space shall be permitted in a yard adjacent to a residential zone.

(k) Maximum Building Height 10.5 m (34.45 ft)

(l) Outside Storage Except as otherwise specifically provided for in this By-law, outside storage is not permitted

3. The definitions of Section 5 of By-law 1136 (1987) shall apply throughout the Highway Commercial zone. In addition, the following definition is established as follows:

"WAREHOUSE SALES OUTLET (factory outlet, warehouse showroom) means a building or structure or part thereof where commodities are stored and offered for sale and shall include only the following: home furnishing and home improvement products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paints and wallpaper."

4. The provisions of Section 6.16 (a) of By-law 1136 (1987) shall apply throughout the Highway Commercial zone, with the exception of the minimum parking requirement for a "retail store" which is deleted and replaced as follows:

Type of use	Minimum Parking Requirement
Retail store (other than a furniture store or factory outlet)	1 space per 25 m ² (269 ft ²)