

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 - GENERAL COMMERCIAL GC ZONE

Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply throughout the General Commercial GC zone.

20.1 PERMITTED USES

- (a) Ambulance service,
motor fuel retail outlet,
veterinarian's clinic,
automobile service stations,
car wash
bakeries,
banks,
barber shops,
beauty salons,
clinics,
commercial clubs,
custom workshops,
day nursery,
hotels,
motels and refreshment rooms,
L.C.B.O. and Brewer's retail store,
laundry, laundromat or dry cleaning outlet or dry cleaning establishments,
nurseries, greenhouses and open air markets,
professional and business offices,
public and private parking areas,
public halls,
restaurants,
retail stores,
services shops,
tourist homes,
undertaking establishments,
vehicle sales or rental establishment and
shopping centre;
- (b) uses, buildings and structures accessory to the foregoing permitted uses;
- (c) dwelling units above ground floor.

20.2 REGULATIONS FOR PERMITTED USES IN CLAUSE (a) OF SUBSECTION 20.1

- (a) Minimum Lot Frontage 15.5 m (50.85 ft)
- (b) Minimum Lot Area 465 m² (5,005.38 ft²)

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- (c) Maximum Lot Coverage 40 percent
- (d) Maximum Gross Floor Area 50 percent of lot area
- (e) Minimum Front Yard 6 m (19.69 ft)
- (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 0.4 m (1.31 ft), the other yard shall have a minimum width of nil;
 - (iii) where the yard abuts a street, minimum 3.0 m (9.84 ft);
 - (iv) where the yard abuts any Residential zone, minimum 4.5 m (14.76 ft).
- (g) Minimum Rear Yard
 - (i) where the yard abuts a Commercial or Industrial 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 or Industrial zone and no access is available to the rear of the said building except by means of a yard, minimum 6.0 m (19.69 ft);
 - (iii) where the building contains residential accommodation of one or more storeys in height, minimum 10.5 m (34.45 ft);
 - (iv) where the yard abuts any Residential zone, minimum 10.5 m (34.45 ft).
- (h) Maximum Building Height 10.5 m (34.45 ft)

20.3 CENTRAL BUSINESS AREA REGULATIONS

Notwithstanding the provisions of Clauses (d) and (e) of Subsection 6.15, and Clauses (a), (b), (e), (f) and (g) of Subsection 20.2, on any lot abutting Pelham Street from a point 60.9 m (199.80 ft) south of Church Hill to a point 60.9 m (199.80 ft) south of Elm Avenue, on any lot abutting the north side of Church Hill from Pelham Street to a point 152.4 m (500 ft) west of Pelham Street, and on any lot abutting Canboro Road from 182.8 m (599.74 ft) west of Pelham Street to a point 137.1 m (449.80 ft) east of Pelham Street:

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- (a) the minimum frontage shall be the lesser of 9.0 m (29.53 ft) or as existing at the date of passing of this By-law;
- (b) the minimum lot area shall be the lesser of 280.0 m² (3,014.0 ft²) or as existing at the date of passing of this By-law;
- (c) no front yard or side yard shall be required except that when a front yard or exterior side yard abuts Highway #20 a minimum yard of 3 m (9.84 ft) shall be provided.
- (d) the minimum rear yard depth shall be 4.0 m (13.12 ft).

20.4 REGULATIONS FOR RESIDENTIAL USES

The provisions of Subsection 19.3 shall apply to all residential uses within the General Commercial GC zone.