

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 21 - COMMERCIAL RURAL CR 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 Commercial Rural CR zone.

21.1 PERMITTED USES

- (a) Automobile service stations,
motor fuel retail outlet,
veterinarian's clinic,
building supply sales,
farm implement sales and service establishments,
feed and fertilizer dealers,
farm produce markets,
retail farm supply stores,
convenience retail stores,
restaurants,
service shops,
public and private halls,
vehicle repair shops,
vehicles sales and rental establishments,
water loading stations;
- (b) uses, buildings and structures accessory to the foregoing uses;
- (c) accessory residential uses to any of the foregoing permitted uses except automobile service station.

21.2 REGULATIONS FOR COMMERCIAL USES

- (a) Minimum Lot Frontage 30 m (98.43 ft)
- (b) Minimum Lot Area 0.4 hectares (0.99 acres)
- (c) Maximum Lot Coverage 30 percent
- (d) Maximum Gross Floor Area 50 percent of lot area
- (e) Minimum Front Yard 20 m (65.62 ft) from the centre line of the road
- (f) Minimum Side Yard 6 m (19.69 ft), except the minimum side yard abutting a residential zone shall be 10.5 m (34.45 ft)

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- (g) Minimum Exterior Side Yard 20 m (65.62 ft) from the centre line of the road
- (h) Minimum Rear Yard 7.5 m (24.61 ft), except the minimum rear yard abutting a residential zone shall be 10.5 m (34.45 ft)
- (i) Maximum Building Height 10.5 m (34.45 ft)

21.3 REGULATIONS FOR ACCESSORY RESIDENTIAL USES

- (i) The provisions of Subsection 19.3 (b), (c) and (d) shall apply to accessory residential uses permitted in the Commercial Rural CR zone except that the maximum number of dwelling units shall be one (1); or,
- (ii) One single detached dwelling may be permitted accessory to a commercial use subject to the following provisions:
 - (a) The minimum yard provisions of Subsection 21.2 hereof shall be maintained;
 - (b) Any single detached dwellings shall be a minimum of 7.5 m (24.61 ft) from the principal commercial building;
 - (c) The minimum lot area shall be 0.8 hectares (1.98 acres);
 - (d) The minimum floor area shall be 93 m² (1,001.08 ft²).