

APPENDIX B

THE CORPORATION OF THE
T O W N O F P E L H A M

BY-LAW NO. (2019)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands located at 1440 Pelham Street, legally described as Lot 2 west side of South Pelham Street, Plan 715, Part Lot 3 south side west Canboro Street, Part Lot 715, Part 1 Plan 59R-8665, Town of Pelham, Regional Municipality of Niagara, from the General Commercial (GC) zone to a site specific General Commercial (GC-296) zone.

Town of Pelham

File No. AM-05-19

WHEREAS, Section 34 of the Planning Act, RSO 1990, as amended provides that the governing body of a municipal corporation may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

WHEREAS, the Council of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF PELHAM ENACTS AS FOLLOWS:

1. **THAT** Schedule ‘A5” to Zoning By-law 1136 (1987) as amended, is hereby further amended by rezoning the lands identified on Schedule ‘A’ attached hereto and forming part of this By-law from General Commercial (GC) to the site specific General Commercial (GC-296) zone.
2. **THAT** Section 30 of Zoning By-law 1136 (1987) as amended, is hereby amended by adding the following:

GC-296

Notwithstanding the requirements of Section 20.2 of the General Commercial zone and 19.3 of the Neighbourhood Commercial zone, the following regulations shall apply:

- | | |
|-----------------------------|------------------|
| d) Maximum Gross Floor Area | 123% of lot area |
| e) Maximum Height | 4 storeys |

3. **THAT** this Bylaw shall come into effect and force from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the Planning Act, RSO 1990, as amended.

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ENACTED, SIGNED AND SEALED THIS
15th DAY OF JULY, 2019 A.D.

MAYOR MARVIN JUNKIN

CLERK NANCY J. BOZZATO