APPENDIX B

THE CORPORATION OF THE
TOWN OF PELHAM

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.
APPENDIX B

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

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MAYOR MARVIN JUNKIN

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CLERK NANCY J. BOZZATO