

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

BY-LAW NO. 4409(2021)

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for lands 1522 Pelham Street, legally described as Lot 3, Plan 715, west side of Pelham Street; Part Lot 52, Plan 717, Geographic Township of Thorold, in the Town of Pelham, from the General Commercial (GC) zone to the site specific General Commercial (GC-311) zone.

JMT Partnership

File No. AM-10-20

**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 a site specific General Commercial (GC-311) zone.
- 2. THAT** Section 30 – Exceptions of By-law No. 1136 (1987), as amended, be modified by adding the following:

GC-311	Notwithstanding Sections 20.2(c), 19.3(a), 20.2(h), 6.16(a), 19.3(c) and 6.17(b) the following site-specific regulations shall apply:
a)	Maximum Lot Coverage 50 percent
b)	Maximum Gross Floor Area for Dwelling Units 96 percent
c)	Maximum Building Height 13.0 metres
d)	Parking requirement 1.2 parking spaces per dwelling unit
e)	No minimum landscaped amenity area shall be required for dwelling units.

- f) No planting strip shall be required between the parking area and the interior side lot line.
- 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.

ENACTED, SIGNED AND SEALED THIS  
20<sup>th</sup> DAY OF DECEMBER, 2021 A.D.

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MAYOR MARVIN JUNKIN

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CLERK HOLLY WILLFORD