



The Corporation of the Town of Pelham

By-law No. 4485(2022)

Being a By-law to amend Zoning By-law 1136(1987), as amended, for lands located at 120 Meridian Way, located at the southwest corner of Rice Road and Meridian Way, legally described as Part of Block 4, Registered Plan 59M-432, and Parts 2 and 6, Plan 59R-16105, Town of Pelham, Regional Municipality of Niagara, from the East Fonthill Mixed Use 3 (EF-MU3) Zone to a site specific East Fonthill Mixed Use 3 (EF-MU3-323) Zone.

**Town of Pelham
File No. AM-04-21**

WHEREAS section 34 of the *Planning Act*, RSO 1990, c. P. 13, 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;

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

AND WHEREAS Official Plan Amendment No. 16 to the Town of Pelham Official Plan has come into force and effect;

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 the Town 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 the East Fonthill Mixed Use 3 (EF-MU3) Zone to a site specific East Fonthill Mixed Use 3 (EF-MU3-323) Zone;
2. **AND THAT** Section 30 of Zoning By-law 1136(1987) as amended, is hereby amended by adding the following:

EF-MU3-323

Notwithstanding the requirements of the East Fonthill Mixed Use 3 (EF-MU3) Zone, Section 1.0 Parking Space/Aisle Dimensions, Subsection 1.0 a), the following regulations shall apply:

- 1.0 a) Parking spaces shall be a minimum of 2.7 m (8.9 ft) wide and 5.8 m (19.0 ft) in length.

All other regulations associated with the EF-MU3 Zone shall continue to apply.

3. **AND 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*, 1990, as amended.

Read, enacted, signed and sealed this 22nd day of August, 2022.

Marvin Junkin, Mayor

Holly Willford, Town Clerk