

ATTACHMENT 1

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

BY-LAW NO. 4301(2020)

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;

NOW THEREFORE, THE LOCAL PLANNING APPEAL TRIBUNAL 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(d) of the General Commercial zone and 19.3(i) of the Neighbourhood Commercial zone, the following regulations shall apply:

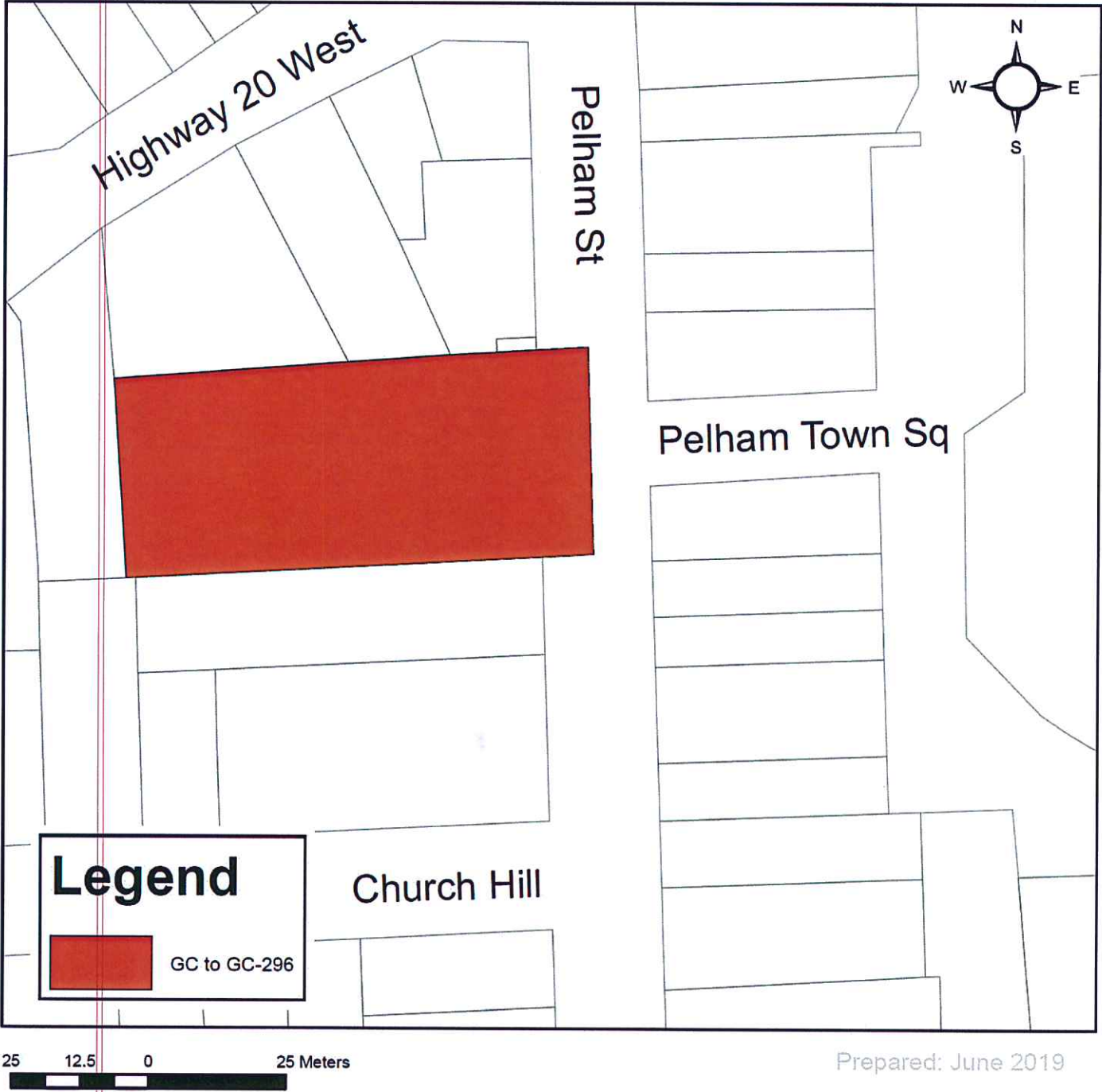
- | | |
|-----------------------------|------------------|
| d) Maximum Gross Floor Area | 123% of lot area |
| i) Maximum Height | 4 storeys |

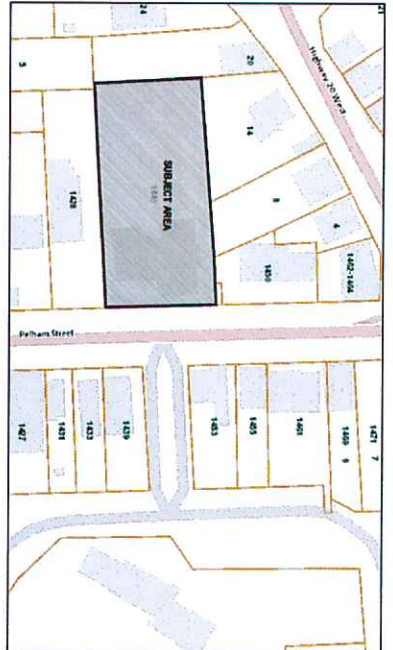
In addition, the following special regulations shall apply:

- a) The rooftop amenity area shall be used for outdoor amenity space which is accessory to the dwelling units only.
 - b) A minimum 2.8 metre step-back shall be provided for the front building façade of the fourth storey.
 - c) A minimum 3 metre step-back shall be provided for the elevator and mechanical penthouse.
3. **THAT** this Bylaw shall come into effect and force from the date of approval and Order issued by the Local Planning Appeal Tribunal.

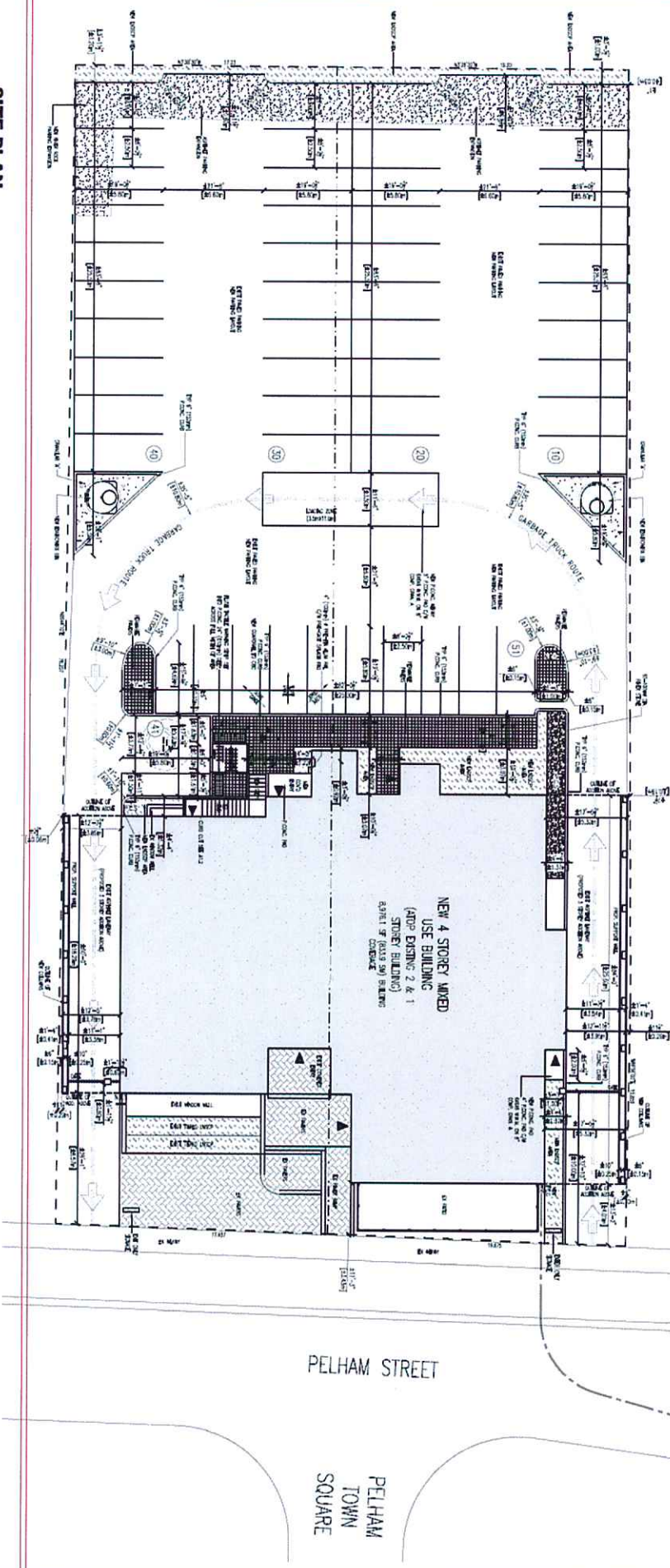
Schedule A to By-law No.....(2020) approved by the Local Planning Appeal Tribunal pursuant to Order No. _____ issued _____, 2020.

SCHEDULE "A"
MAP OF THE LANDS

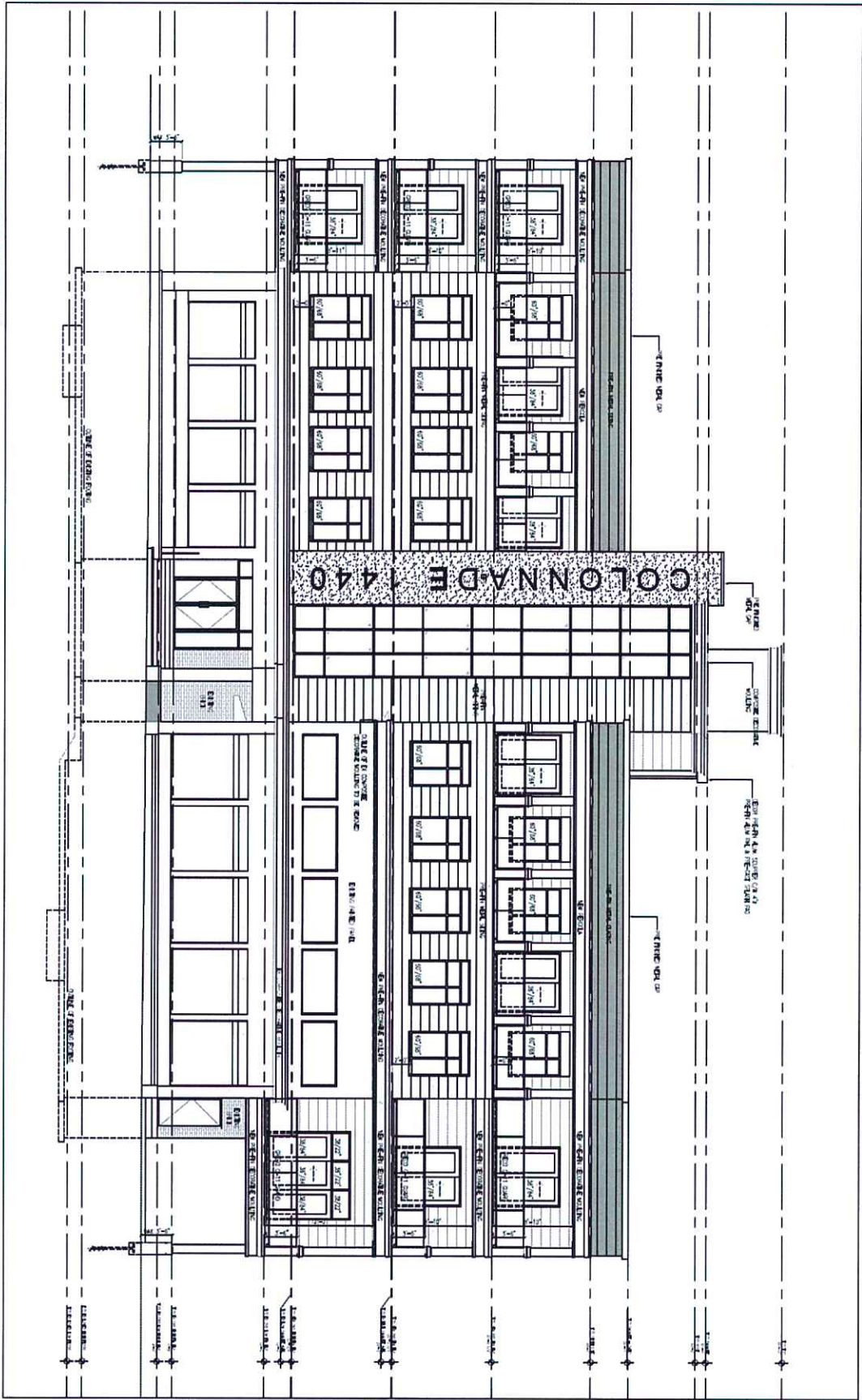




KEY PLAN
SCALE: N.T.S.



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FRONT / EAST ELEVATION
SCALE: 3/16"=1'-0"

A4.1

PROPOSED 2ND, 3RD & 4TH STOREY ADDITIONS
MAX USE BUILDING - COLONNADE
1440 PELHAM ST
FALLS CHURCH, ONTARIO

TO: R/ARCHITECTS
L/M
AS NOTED
2020-11-04

2M architects inc.
115 Lake Street
St. Catharines, ON
Canada L2R 5X7
Tel: 905-687-9777
Fax: 905-687-9997
2Marchitects@coogeo.net
www.2marchitects.ca

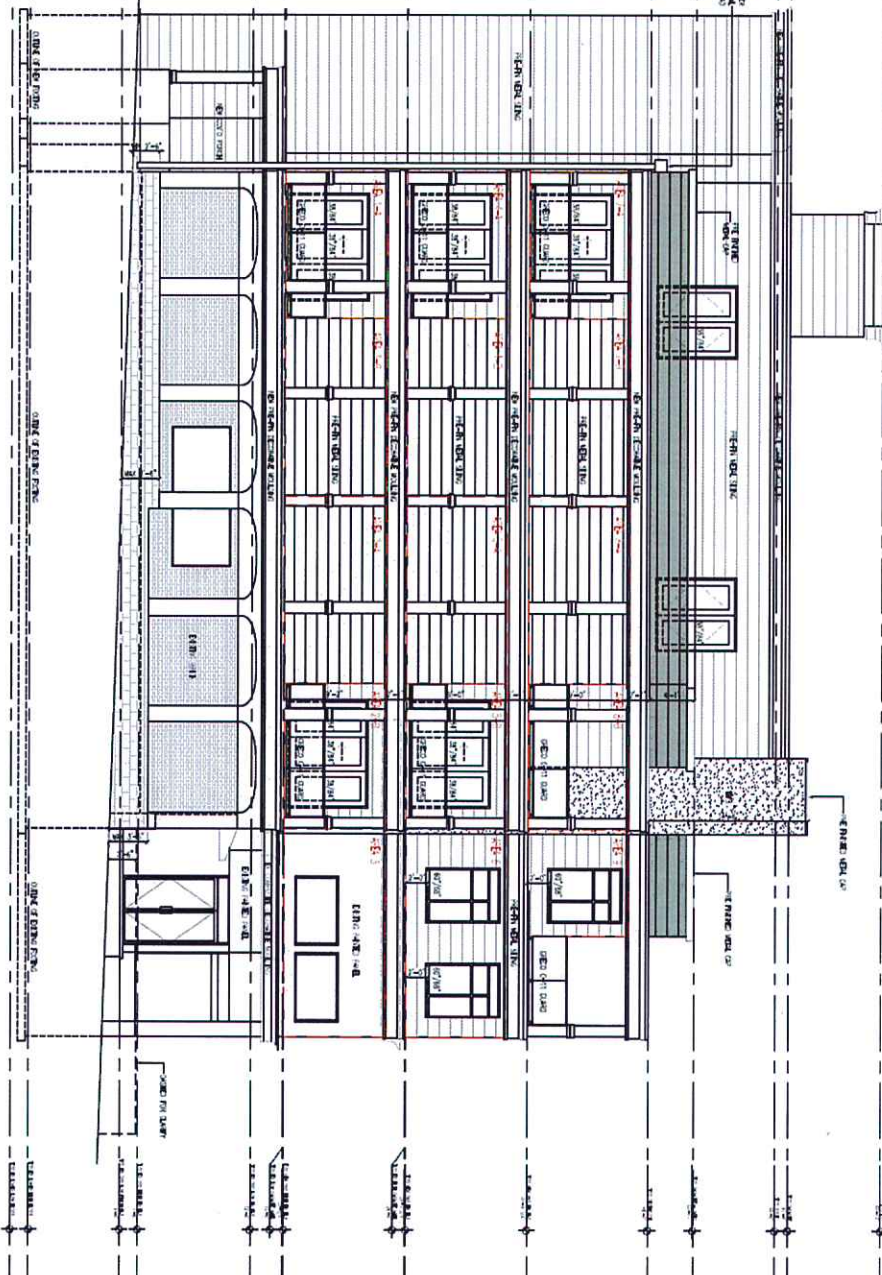


NO.	REV.	DATE	DESCRIPTION
1	1	2020-11-04	ISSUED FOR PERMIT

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CONTAINED HEREIN.

SIDE / SOUTH ELEVATION

SCALE: 3/16"=1'-0"



SPALL SEPARATIONS SOUTH ELEVATION					
SP	SL	FL	LF	FE	SE
1	101	101	101	101	101
2	102	102	102	102	102
3	103	103	103	103	103
4	104	104	104	104	104
5	105	105	105	105	105
6	106	106	106	106	106
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99	199	199	199	199	199
100	200	200	200	200	200

A4.2

PROPOSED 2ND, 3RD & 4TH STOREY ADDITIONS
MX USE BUILDING - COLONADCE
1442 PELHAM ST
FONTELL, ONTARIO

2M architects inc.
115 Lake Street
St. Catharines, ON
Canada L2R 5X7
Tel: 905-687-9777
Fax: 905-687-9997
2Marchitects@copeco.net
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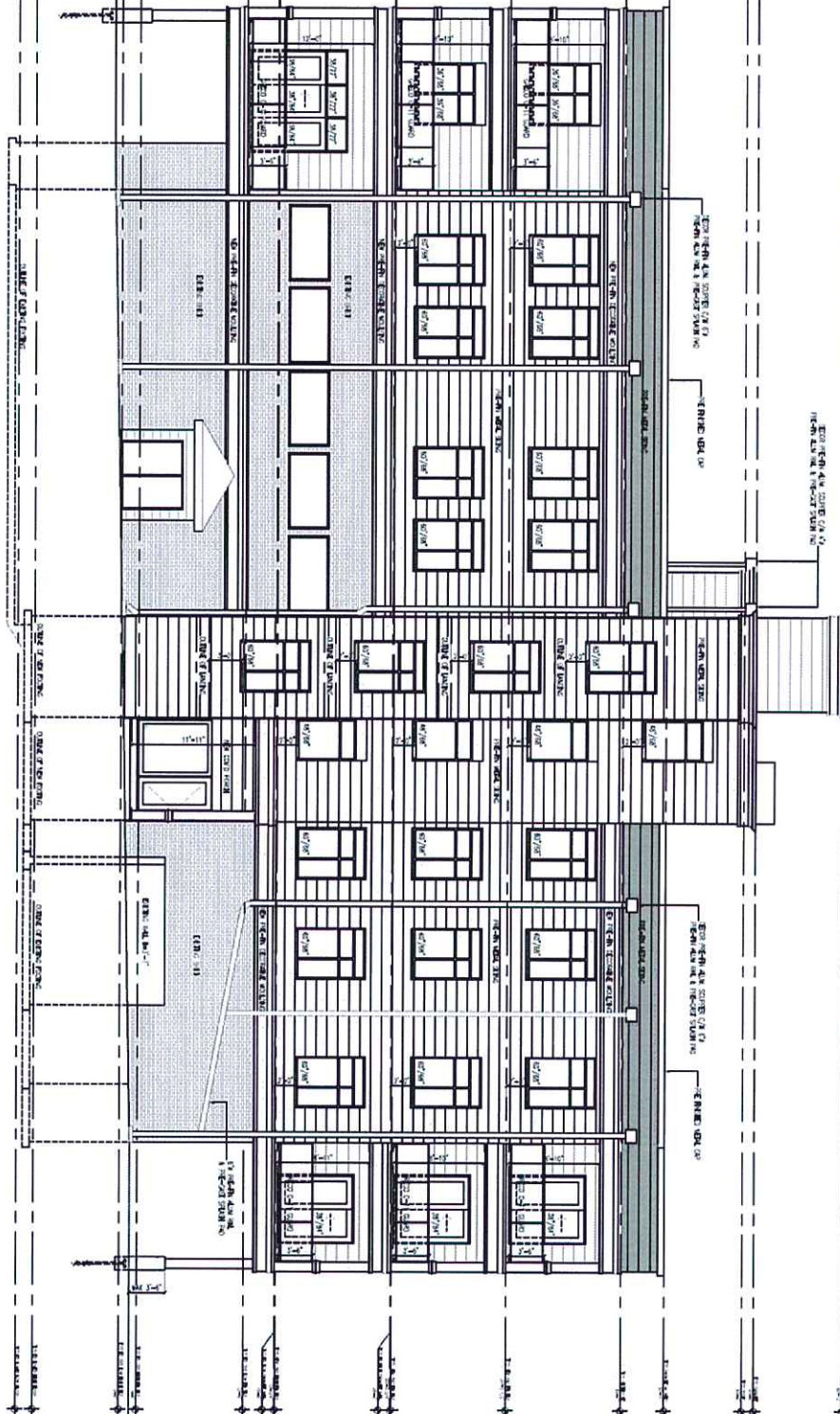
ONTARIO ASSOCIATION
OF ARCHITECTS
LOCAL CHAPTER 079

17-05 01

17-05 01

SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"



A4.3

PROPOSED 2ND, 3RD & 4TH STOREY ADDITIONS
MIX USE BUILDING - COLONNADE
1440 PELHAM ST
FONTHILL, ONTARIO

REAR / WEST ELEVATION

Est by	TD/JS/ML/FR
Est by	LM
Approved by	MRM
Date	2020-11-06

2M
architects

2M architects inc.
115 Lake Street
St. Catharines, ON
Canada L2R 5X7
Tel: 905-687-9777
Fax: 905-687-9997
2Marchitects@cogeco.net
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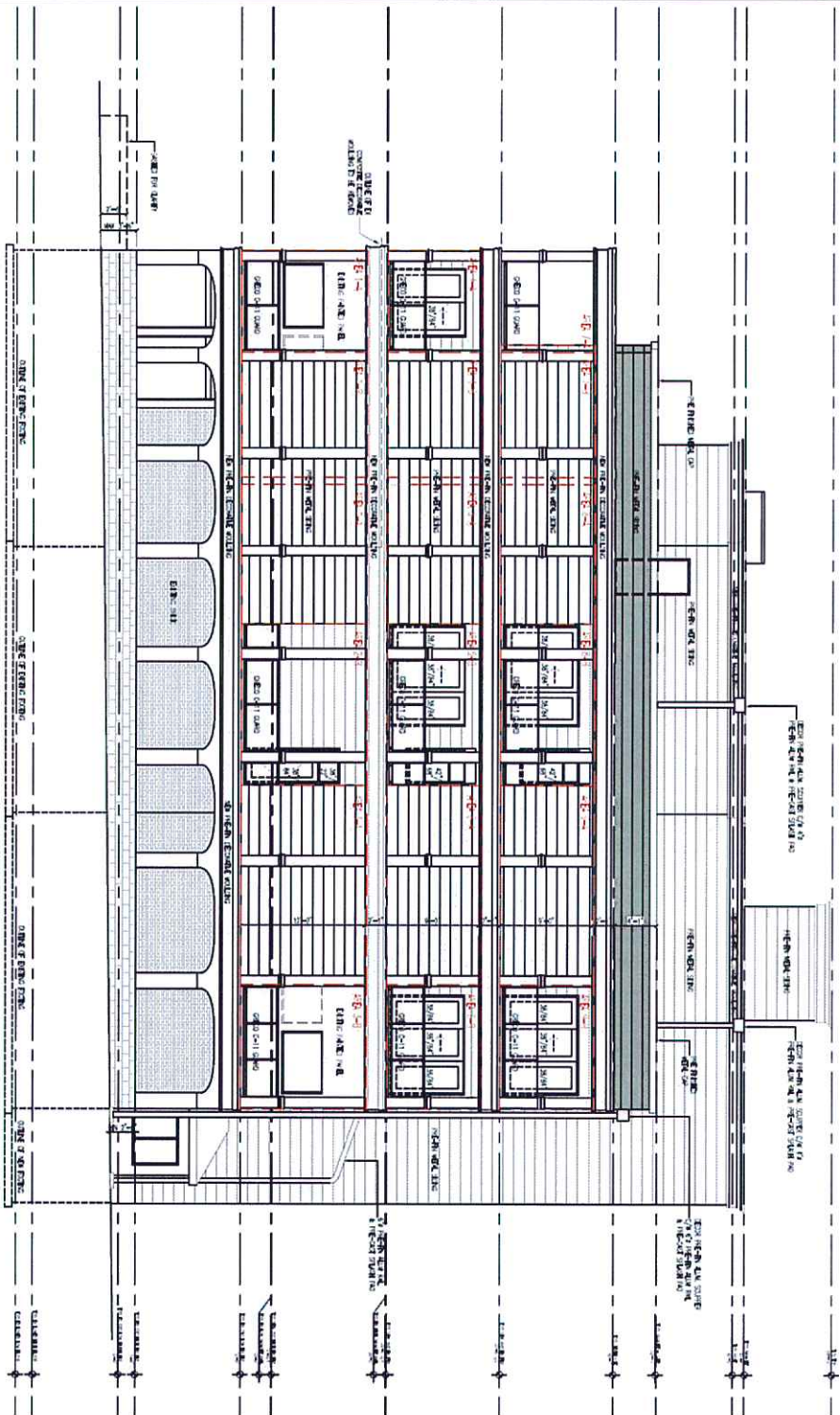
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SIDE / NORTH ELEVATION
SCALE: 3/16"=1'-0"

SPRINKLER SEPARATIONS NORTH ELEVATION				
#	FEET	INCHES	FEET	INCHES
1	10	0	10	0
2	10	0	10	0
3	10	0	10	0
4	10	0	10	0
5	10	0	10	0
6	10	0	10	0
7	10	0	10	0
8	10	0	10	0
9	10	0	10	0
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99	10	0	10	0
100	10	0	10	0

17-01
A4.4

PROPOSED 2ND, 3RD & 4TH STOREY ADDITIONS
MIX USE BUILDING - COLLEGIATE
1440 HURON ST.
KENTVILLE, ONTARIO

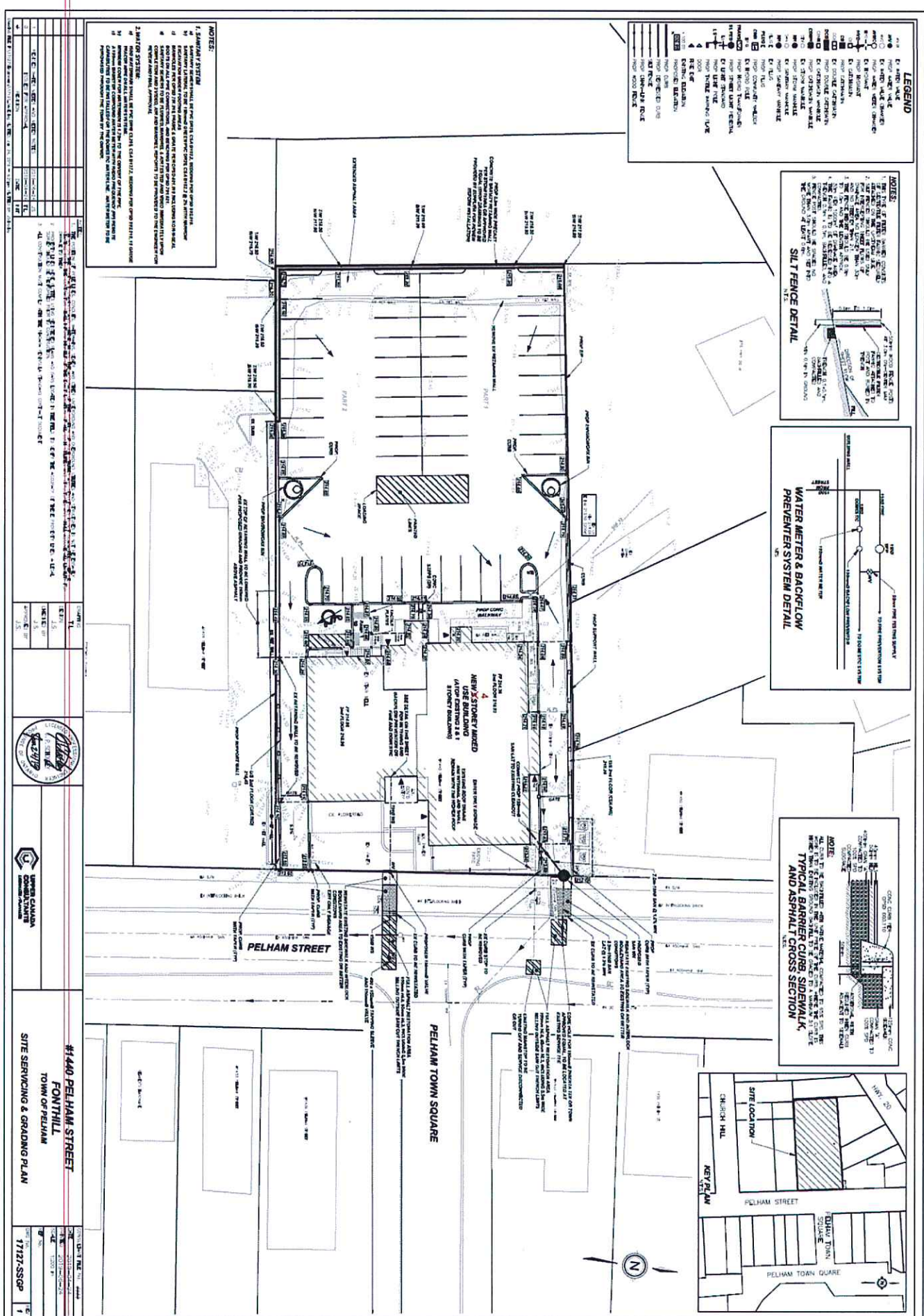
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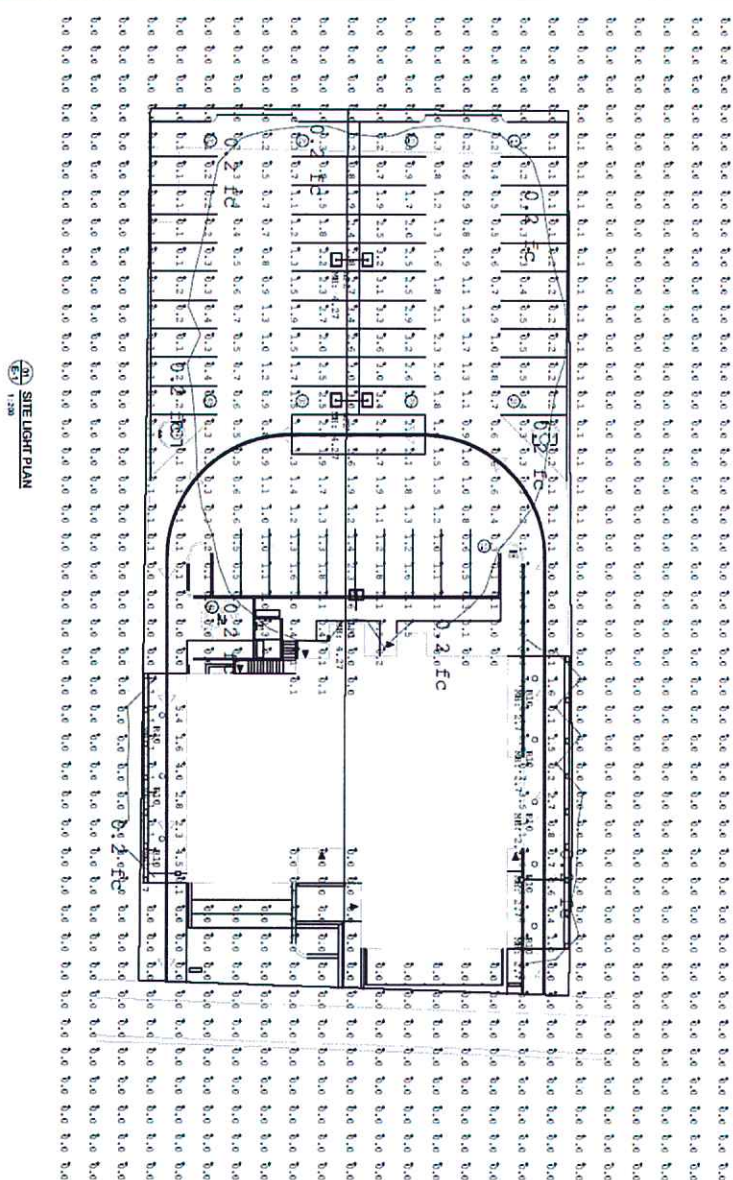
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A4.4

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5. PROJECT OWNER: [Name] 6. PROJECT ADDRESS: [Address]		7. PROJECT CITY: [City] 8. PROJECT STATE: [State]	
9. PROJECT ZONE: [Zone] 10. PROJECT TYPE: [Type]		11. PROJECT AREA: [Area] 12. PROJECT PERMIT: [Permit]	
13. PROJECT PLAN: [Plan] 14. PROJECT SCALE: [Scale]		15. PROJECT DATE: [Date] 16. PROJECT TIME: [Time]	
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LIGHT FIXTURES TYPE

