

BY-LAW NO. 4409(2021)

JMT Partnership

File No. AM-10-20

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:

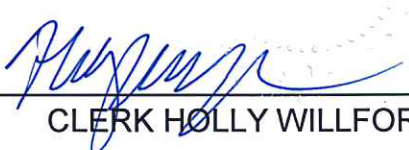
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|----|--|--------------------------------------|
| a) | Maximum Lot Coverage | 50 percent |
| b) | Maximum Gross Floor Area for Dwelling Units | 96 percent |
| c) | Maximum Building Height | 13.0 metres |
| d) | Parking requirement | 1.2 parking spaces 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
20th DAY OF DECEMBER, 2021 A.D.


MAYOR MARVIN JUNKIN


CLERK HOLLY WILLFORD

Schedule 'A'



This is Schedule 'A' to By-law No. 4409-2021 (2021) passed the 20 day of December, 2021.



 Mayor: Marvin Junkin



 Clerk: Holly Willford