



The Corporation of the Town of Pelham

By-law No. 08-2023

Being a By-law to amend Zoning By-law 1136(1987), as amended, for lands located at 15 Highway 20 East, legally described as Part of Lots 3, 4, 5 & 6 North Side of East Canboro Street, Plan 716, Town of Pelham, Regional Municipality of Niagara, from the General Commercial Zone to a site specific Residential Multiple Two – 329 Zone.

File No. AM-03-2021

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 Corporation of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS Official Plan Amendment No. 17 to the Town of Pelham Official Plan has come into force and effect;

AND WHEREAS the Council of the Corporation of the Town of Pelham deems 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 General Commercial (GC) Zone to a site specific Residential Multiple Two – 329 (RM2-329) Zone;
2. **AND THAT** Section 30 of Zoning By-law 1136(1987) as amended, is hereby amended by adding the following:

"Residential Multiple Two – 329 (RM2-329)

Notwithstanding the requirements of Section 17.2(a), (d), (e), (f), (h), (j), (k), (l)(i) and (m) of the Residential Multiple Two Zone, and Sections 6.16(a), (d), (i), (j) and (k) of the General Provisions, the following regulations shall apply:


(a) Minimum Lot Area	59 m ² per dwelling unit
(d) Maximum Density	170 units per hectare
(e) Maximum Lot Coverage	48%
(f) Minimum Front Yard	0 m
(h) Minimum Interior Side Yard	0.9 m west 4.2 m east
(j) Minimum Landscaped Area	20%


(k) Maximum Building Height	4 storeys (14.5 metres)
(l) Minimum Floor Area	(i) One bedroom 52 m ²
(m) Amenity Area	36.9 m ²
6.16(a) Parking Requirements	1.16 spaces per unit
(d) Ingress and Egress	7.0 metre width for ingress and egress (two-way traffic)
(i) Parking Area Location on Lot	0 m from south lot line 0 m from west lot line 1.4 metres from north lot line
(j) Dimensions of Parking Spaces	6.2 m drive aisle width 2.6 m parking stall width where abutting a column
(k) Planting Strips	1.4 m width planting strip along the north lot line

All other regulations associated with the Residential Multiple Two Zone and the General Provisions shall continue to apply."

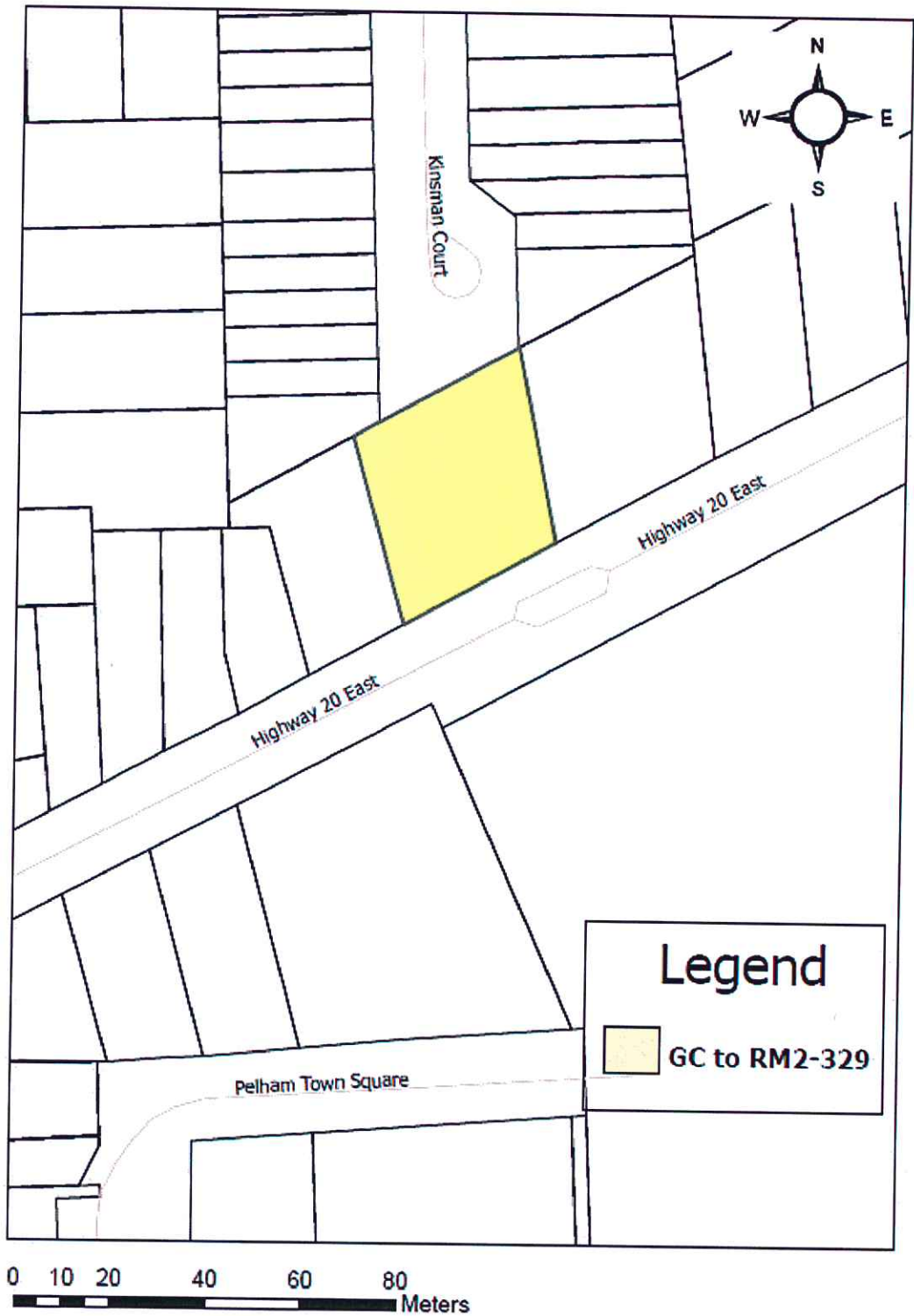
3. **THAT** this Bylaw shall come into force and effect from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the *Planning Act*, 1990, as amended.

Read, enacted, signed and sealed this 30th day of January 2023.


Marvin Junkin, Mayor



Holly Willford, Town Clerk

SCHEDULE 'A'



This is Schedule 'A' to By-law No. 08 (2023) passed the 30 day of January, 2023.


Mayor: Marvin Junkin


Clerk: Holly Willford