



The Corporation of the Town of Pelham

By-law No. 15-2025

Being a By-law to amend Zoning By-law 4481(2022), as amended, for lands on the east side of Station Street, and south of Highway 20, legally described as Part Lot 9, Plan 717, Part 1 Plan 59R17728, in the Town of Pelham, Regional Municipality of Niagara, and municipally known as 1415 Station Street, from the Village Commercial (VC) Zone to the Village Commercial – 168 - Holding (VC-168(H)) zone.

1415 Station Street
File No. AM-09-2024

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. 22 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 'C1' to Zoning By-law 4481(2022) 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 Village Commercial (VC) Zone to the Village Commercial Exception 168 Holding (VC-168(H)) zone.
2. **AND THAT** Section 10 of Zoning By-law 4481(2022) as amended, is hereby amended by adding the following section:

VC-168(H): 1415 Station Street

Notwithstanding Section 8.1.4 of the Village Commercial (VC) zone, the following site-specific regulations shall apply to an apartment dwelling in addition to the regulations in the zone:

Maximum Building Height	12.5 metres / 3-storeys
Maximum Front Yard	5.3 metres
Maximum Side Yard	2.55 metres
Minimum Rear Yard	1.45 metres
Minimum Driveway Width	5.7 metres

Notwithstanding Section 4.1.4.8 Parking Area Location on Lot the following site-specific regulations shall apply:

Apartment Dwelling


Notwithstanding the yard provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required front yard.

3. **THAT** the lifting of the holding (H) provision for the VC-168 (H) zone shall be subject to the following:


The availability of a stormwater outlet to the satisfaction of the Director of Public Works.

4. **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 26th day of March, 2025.

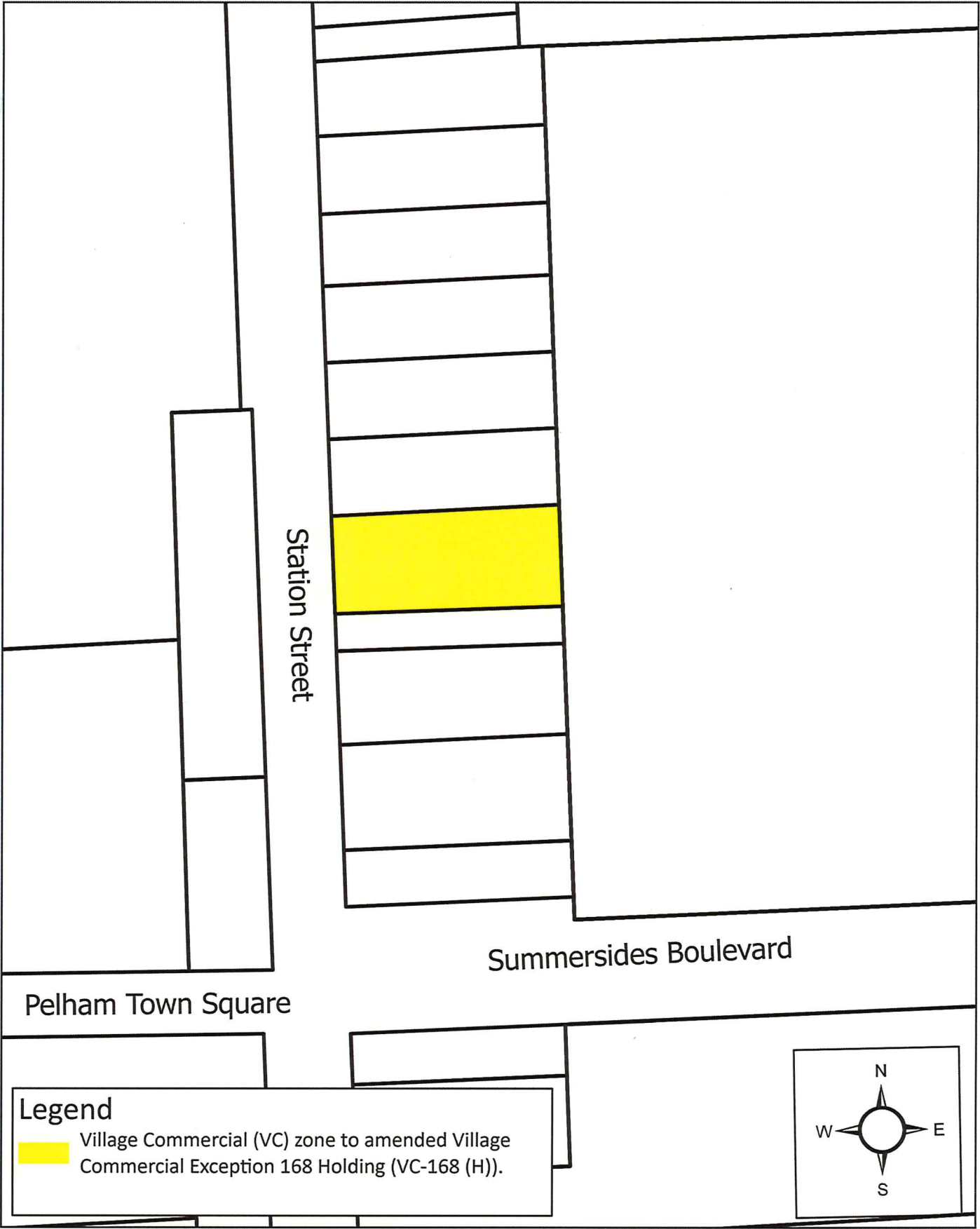


Marvin Dunkin, Mayor




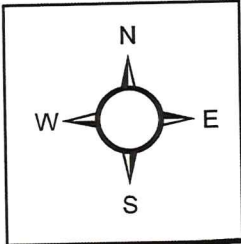
Sarah Leach, Acting Town Clerk

Schedule 'A'




Legend

 Village Commercial (VC) zone to amended Village Commercial Exception 168 Holding (VC-168 (H)).



0 12.5 25 50 75 100 Meters

This is Schedule 'A' to By-law No. 15 (2025) passed the 26th day of March, 2025.


Mayor: Marvin Junkin


Acting Clerk: Sarah Leach