



## The Corporation of the Town of Pelham

By-law No. 25-2025

Being a By-law to amend Zoning By-law 4481(2022), as amended, for lands on the south side of Canboro Road east of Effingham Street legally described as Part Lot 5, Concession 8, being Part 2, Plan 59R- 15861 in the Town of Pelham, Regional Municipality of Niagara from the Rural Residential (RR) and Village Commercial (VC) zones to the Rural Residential -169 (RR-169) and Environmental Protection One (EP1) zones.

286 Canboro Road  
File No. AM-01-2025

**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** 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 'E' 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 Rural Residential (RR) and Village Commercial (VC) zones to the Rural Residential -169 (RR-169) and Environmental Protection One (EP1) zones.
2. **AND THAT** Section 10 of Zoning By-law 4481(2022) as amended, is hereby amended by adding the following:

RR-169

Notwithstanding the maximum front yard requirements of Section 6.7.2, the following site-specific regulation shall apply:

Maximum Front Yard

delete

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*, 1990, as amended.

Read, enacted, signed and sealed this 7th day of May 2025.

Marvin Junkin, Mayor

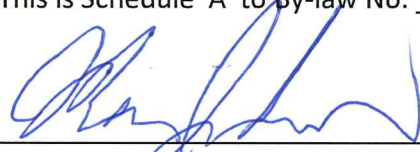
Sarah Conidi, Deputy Clerk


Schedule 'A'



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This is Schedule 'A' to By-law No. 25 (2025) passed the 7th day of May, 2025.

  
Mayor: Marvin Junkin

  
Deputy Clerk: Sarah Conidi