



The Corporation of the Town of Pelham

By-law No. 40-2025

Being a By-law to amend Zoning By-law 4481(2022), as amended, for lands on the south side of Summersides Boulevard, east of Station Street legally described as Part of Township Lot 167 Geographic Township of Thorold Part of Lots 14 & 15 Registered Plan 717 in the Town of Pelham, Regional Municipality of Niagara from the Residential Development (RD) zone to the New Greenfield Development Residential Two 170 (GF-R2-170) zone.

Summersides Village Extension  
File No. AM-02-2025

**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 'C' 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 Residential Development (RD) zone to the New Greenfield Development Residential Two 170 (GF-R2-170) zone.
2. **AND THAT** Section 10 of Zoning By-law 4481(2022) as amended, is hereby amended by adding the following:

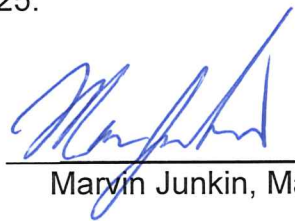
GF-R2-170

Notwithstanding the minimum lot frontage, maximum front yard and minimum corner side yard requirements of Section 7.2.3, the following site-specific regulation shall apply:


Minimum Lot Frontage for Exterior End Unit	The minimum lot frontage shall be 6.0m per unit, with a minimum frontage of 7.2m for interior end units and 8.15m for exterior end units
Maximum Front Yard	The main front wall of the dwelling shall be built within 3.0m and 6.0m of the front lot line
Minimum Corner Side Yard	The minimum corner side yard shall be 2.0m

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.

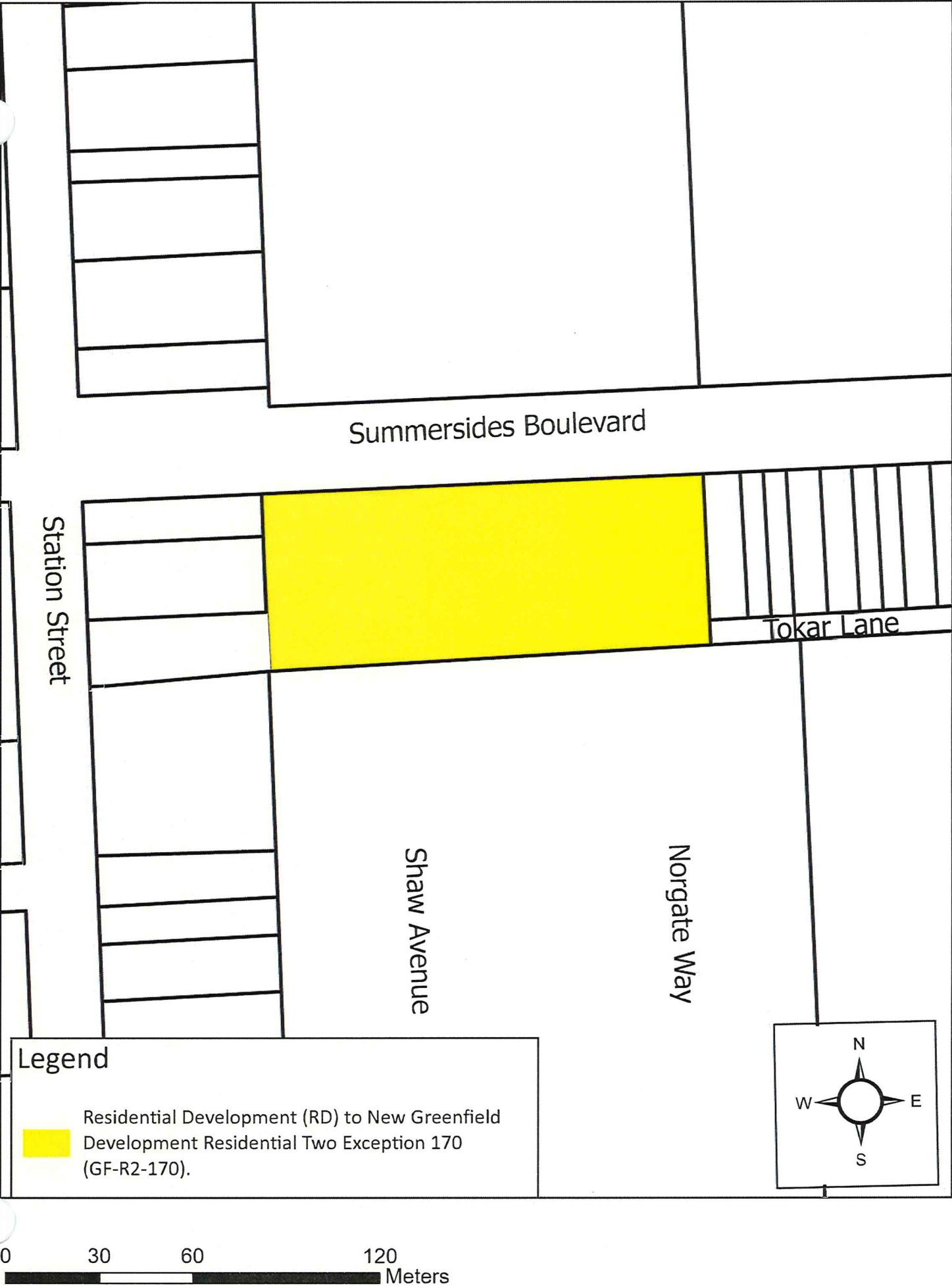
Read, enacted, signed and sealed this 2<sup>nd</sup> day of July, 2025.

A handwritten signature in blue ink, appearing to read 'Marvin Junkin', written over a horizontal line.


Marvin Junkin, Mayor


A handwritten signature in blue ink, appearing to read 'Sarah Leach', written over a horizontal line.  
Sarah Leach, Acting Town Clerk

Schedule 'A'



This is Schedule 'A' to By-law No. 40 (2025) passed the 2nd day of July, 2025.

  
 Mayor: Marvin Junkin

  
 Acting Clerk: Sarah Leach