



The Corporation of the Town of Pelham

By-law No. 43-2025

Being a By-law to exempt Blocks 8 and 9, 59M-527, municipally known as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, and 18 Accursi Crescent, from Part Lot Control.

**Emerald Trails (Centennial Homes (Niagara) Inc.)
File No. PLC-02-2025**

WHEREAS the Council of the Corporation of the Town of Pelham deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Section 50 (5) of the *Planning Act* since such lands are to be used for street townhouse dwelling units as permitted by Zoning By-law No. 4481 (2022), as amended.

NOW THEREFORE the Council of the Corporation of the Town of Pelham enacts as follows:

1. **THAT** the provisions of Section 50 (5) of the *Planning Act*, R.S.O. 1990, c.P.13 as amended shall not apply to the lands described as follows:
 - (a) Block 8 on Plan 59M-527, being Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 on Reference Plan 59R-18366, for the purpose of creating nine (9) lots for street townhouse dwelling units as follows:
 1. Parts 1 and 2 on Reference Plan 59R-18366;
 2. Parts 3 and 4 on Reference Plan 59R-18366;
 3. Parts 5 and 6 on Reference Plan 59R-18366;
 4. Parts 7 and 8 on Reference Plan 59R-18366;
 5. Parts 9 and 10 on Reference Plan 59R-18366;
 6. Parts 11 and 12 on Reference Plan 59R-18366;
 7. Parts 13 and 14 on Reference Plan 59R-18366;
 8. Parts 15 and 16 on Reference Plan 59R-18366; and,
 9. Parts 17 and 18 on Reference Plan 59R-18366.
 - (b) Block 9 on Plan 59M-527, being Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 on Reference Plan 59R-18361, for the purpose of creating nine (9) lots for street townhouse dwelling units as follows:
 1. Parts 1 and 2 on Reference Plan 59R-18361;
 2. Parts 3 and 4 on Reference Plan 59R-18361;
 3. Parts 5, 6, 7, and 8 on Reference Plan 59R-18361;
 4. Parts 9, 10, 11, and 12 on Reference Plan 59R-18361;
 5. Parts 13 and 14 on Reference Plan 59R-18361;
 6. Parts 15 and 16 on Reference Plan 59R-18361;
 7. Parts 17 and 18 on Reference Plan 59R-18361; and,
 8. Parts 17 and 18 on Reference Plan 59R-18361.
2. **THAT** in accordance with Section 50 (7.3) of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended, this By-law shall expire three (3) years from the date of the registration of this By-law in the Land Registry Office at which time Section 50 (5) of the *Planning Act* R.S.O 1990 shall apply to those lands in the registered plan described in Section 1 of this By-law.

3. **THAT** upon final passage of this By-law, the Town Clerk shall cause this By-law to be registered in the local Land Registry Office.

Read, enacted, signed and sealed this 6th day of August, 2025.



Marvin Junkin, Mayor


Sarah Leach, Acting Town Clerk