



The Corporation of the Town of Pelham

By-law No. 36-2026

Being a By-law to amend Zoning By-law 4481(2022), as amended, for lands legally described as Part Township Lot 177 Thorold, Part 1, Part 3, Part 5 Plan 59R-17615 from the Residential Development (RD) and Environmental Protection One (EP1) zones to the Site-Specific Residential Two (R2-176) and Open Space – 177-Holding (OS-177-H) zones.

Tanner Extension Phase 2  
File No. AM-03-2026

**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) and Environmental Protection One (EP1) zones to the Site-Specific Residential Two (R2-176) and Open Space Holding (OS-H) zones.

2. **AND THAT** Section 10 – Exceptions of Zoning By-law 4481(2022) as amended, is hereby amended by adding the following:

**R2-176 (Residential Two-176)**

Notwithstanding the lot area, lot frontage and rear yard requirements in sections 6.2.2 of the Residential Two (R2) zone, the following site-specific requirements shall apply:

Minimum Lot Area	295 m <sup>2</sup>
Minimum Lot Frontage	11.7 metres
Minimum Rear Yard	6.0 metres

**OS-177- H (Open Space -177 – Holding)**

No development shall occur within 8.5 metres of the northerly lot line, save and except for a temporary turnaround, until such time as an Environmental Impact Study is completed on the lands to the north, which determines

whether the lands are environmentally protected to the satisfaction of the Director of Community Planning and Development.

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 8th day of July, 2026.

  
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Marvin Jenkin, Mayor

  
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Holly Wilford, Town Clerk