

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW NUMBER 101 (1971)

Being a by-law to amend Zoning By-law
#1705 as amended by #1730 and #1788.

WHEREAS it is deemed expedient to regulate the use of land and the character use and location of buildings within the Town of Pelham and,

WHEREAS an application has been received from Quest Communications Limited for permission to erect a communications tower and,

WHEREAS the present by-law does not recognize or authorize the erection of communication towers,

NOW THEREFORE THE CORPORATION OF THE TOWN OF
PELHAM ENACTS AS FOLLOWS:-

Section 4, Zones, is amended by adding the words
"special purpose zone"

SECTION: 8 (a) - Special Purpose Zone

No person shall within any special purpose zone use any land or erect, alter or use any building or structure except for such purposes in accordance with such regulations as are permitted by and are in accordance with the following provisions:

8.a.1 - Permitted Uses

All farming uses and uses accessory thereto, communication towers.

8.a.2 - Regulations

Minimum Lot Frontage	70'
Minimum Lot Area	15,000 sq. ft.
Minimum Lot Front Yard	40'
Minimum Side Yard	8'
Minimum Rear Yard	25'
Minimum Total Floor Area of One Family Detached Dwelling exclusive of garage:	
1 storey	1050sq. ft.
1 and one-half storey or split level	1250 sq. ft.
2 storey	1500 sq. ft.
Minimum total area required before conversion is permitted 2000 sq. ft.	

The following described lands be and the same rezoned from Agricultural to Special Purpose Zone and Schedule "A" of By-law #1705 as amended be amended accordingly.

COMMENCING at a point in the interior of said Lot No. 4 which point is located as follows:

COMMENCING at the intersection of the easterly limit of a given road known as Effingham Road with the northerly limit of the road allowance between Concessions 6 and 7 for the said Town of Pelham;

THENCE north 89 degrees 10 minutes 30 seconds east along the northerly limit of said road allowance between Concessions 6 and 7 of the former Township of Pelham 316.44 feet to an iron bar;

THENCE north 1 degree 50 minutes 30 seconds west 629.72 feet to the point of commencement aforesaid;

THENCE south 88 degrees 09 minutes 30 seconds west 300 feet more or less to the easterly limit of said Effingham Road;

THENCE south 1 degree 50 minutes 30 seconds east along the said easterly limit 280 feet to a point;

THENCE north 88 degrees 09 minutes 30 seconds east 300 feet more or less to a point in a line drawn through the point of commencement on a bearing of north 1 degree 50 minutes 30 seconds west;

THENCE north 1 degree 50 minutes 30 seconds west 280 feet more or less to the point of commencement.

EFFECTIVE DATES

This by-law shall come into force and take effect upon being passed by Council, subject to the approval of the Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN COUNCIL THIS 31st. DAY OF MAY, 1971.

Douglas C. Beamer
A. MAYOR

Alan S.
CLERK