



**Lancaster, Brooks & Welch LLP**  
BARRISTERS AND SOLICITORS

PLEASE RESPOND TO WELLAND OFFICE

January 12, 2006.

VIA FAX

The Corporation of the  
Town of Pelham,  
20 Pelham Town Square,  
Fonthill, Ontario.  
L0S 1E0.

Attention: Craig Larmour, Esq.

Dear Sir:

Re: Zoning By-law Interpretation

This letter will confirm our recent meeting to discuss the front lot lines as they relate to multiple zoned lots.

We understand the issue involves property along Webber Road where the lot may be zoned industrial as it abuts the road and agricultural in the back.

The issue is whether or not the property has lot frontage on the street, entitling the owner to a building permit.

Section 6.12 (b) (I) states that where a lot is divided into two or more zones, each such portion of the said lot shall be used in accordance with the provisions of this by-law which are applicable to the zone wherein such portion of the said lot is located.

Therefore one single detached dwelling would be allowable in the agricultural zone if they complied with the regulations as set out in Section 7.4. which

**Lancaster Brooks & Welch LLP**

PO Box 790, 80 King Street, Suite 800, St. Catharines, Ontario L2R 6Z1 Tel. 905.641.1551, Fax 905.641.1830  
PO Box 67, 247 East Main Street, Welland, Ontario L3B 5N9 Tel. 905.735.5684, Fax 905.735.3340  
[www.lbwlawyers.com](http://www.lbwlawyers.com)

Rodger A. Gordon, Q.C.  
David L. Edwards  
R. Bruce Smith  
Leanne E. Standryk

Malte von Anrep, Q.C.\*  
H. Christina MacNaughton\*\* (on leave)  
Del C. Daignault  
Stanleigh E. Palka

H. E. Thorsteinson, Q.C.  
Robert B. Reid  
Thomas G. Hanrahan  
Joseph B. Doucette

Gary L. Black  
Thomas A. Bielby  
Kenneth W. Garland

Bruce S. Wormald  
Robert W. P. Welch  
Michael A. Mann

Geoffrey F. Brooks, QC (retired); Robert S. K. Welch, OC, QC, LLD (1928 - 2000)  
\*Certified by the Law Society as a Specialist in Civil Litigation \*\*Certified by the Law Society as a Specialist in Family Law  
LANCASTER BROOKS & WELCH LLP  
PELHAM

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