

THE CORPORATION OF THE  
T O W N   O F   P E L H A M  
BY-LAW NUMBER 121 (1971)

Being a by-law to amend Zoning By-law  
#674 as amended of the former Village  
of Fonthill.

WHEREAS an application to rezone a parcel of  
land from Open Space to Commercial has been received  
from Jedfro Investments Limited, and

WHEREAS the Planning & Development Committee of  
Council have recommended the rezoning of the Jedfro  
property located on the south side of Canboro Road  
between Station Street and South Pelham Street, and

WHEREAS, it is considered desirable to amend  
by-law #674 as amended of the former Village of Font-  
hill,

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

1. Schedule "A" being the Zoning Map to By-law  
#674 of the former Village of Fonthill as amended is  
hereby amended by changing the zone designation of the  
following parcels of land from Open Space to Commercial.

In the Town of Pelham, in the Regional Munici-  
pality of Niagara, formerly in the Village of Fonthill,  
County of Welland, being composed of part of Block "C",  
according to registered Plan No. 25 for the said Village  
and more particularly described as follows:

COMMENCING at the north east corner of said  
Block "C";

THENCE South  $65^{\circ} 40'$  west along the southerly  
limit of Canboro Road, 454.93 feet to an iron bar  
planted in the said southerly limit of Canboro Road,  
which point is the place of beginning of the parcel to  
be described;

THENCE South  $2^{\circ} 38' 30''$  west, 437.21 feet to an  
iron bar;

THENCE North  $89^{\circ} 34'$  west, 267.77 feet to an iron  
bar;

THENCE North  $24^{\circ} 13' 30''$  west, 277.64 feet to  
a point in the southerly limit of the said Canboro  
Road;

THENCE north  $65^{\circ} 40'$  east, 437 feet in and  
along the southerly limit of the said Canboro Road to  
the place of beginning and,

AMENDED MAY 27/74 - BY-LAW #256

ALL & SINGULAR, that certain parcel or tract of land situate, lying, and being in the Town of Pelham, formerly in the Village of Fonthill, in the Regional Municipality of Niagara, County of Welland, and being composed of Part of Block 'C', as shown on Registered Plan number 25 for the said Village of Fonthill, more particularly described as follows:

PREMISING that the Northerly limit of the said Block 'C' has a bearing of North  $65^{\circ} 40' 00''$  east, and relating all bearings herein thereto;

COMMENCING at a point distant 437.21 feet measured Southwesterly therealong from the Northeast corner of the said Block 'C';

THENCE South  $2^{\circ} 38' 30''$  west, a distance of 410.20 feet to a point;

THENCE North  $87^{\circ} 21' 30''$  west, a distance of 317.99 feet to a point.

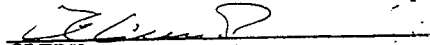
THENCE North  $0^{\circ} 59' 22''$  east, a distance of 397.14 feet to a point;

THENCE South  $89^{\circ} 39' 25''$  east, a distance of 329.71 feet, more or less, to the Point of Commencement.

2. This by-law shall come into effect on the date of its passing, subject to the approval of the Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME THIS 12th. DAY OF OCTOBER, 1971.

  
MAYOR

  
CLERK