BY-LAW #243 (1974)

Being a by-law to rezone a parcel
of land fronting on Hurricane Road
from agricultural to residential.

WHEREAS it is desirable to rezone the portion of land
fronting on Hurricane Road from agricultural to residential,

AND WHEREAS it is deemed desirable to amend the
provisions of the Zoning By-law #442 (1958) as amended by the former
Township of Thorold,

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

(1)   THAT the lands as described in Schedule "A" attached
to and forming part of this by-law be rezoned from agricultural to
special residential.

(2)   Special Residential Zone shall comply with the
following requirements:

2.1 - Uses Permitted - No person shall use land or
        erect or use a building or structure in the
        residential special zone except for the
        following permitted uses:

Single Family detached dwellings.

2.3 - Requirements for dwelling - No person shall
        use land or erect or use a building of
        structure in the residential special zone
        unless the following regulations are complied
        with:

2.3.1 - Minimum lot frontage shall be according
          to Schedule "B" attached to and forming
          part of this by-law.

2.3.2 - Minimum Lot Depth - 100 feet

2.3.3 - Minimum Lot Coverage - 33% of the lot
          area

2.3.4 - Minimum Setback - 58 feet from the
          centre line of the road allowance

2.3.5 - Minimum Exterior Sideyard - 50 feet from
          the centre line of the road or 17 feet
          from the side lot line whichever is
          the greater

2.3.6 - Minimum Sideyard - 8 feet on one side
          and 12 feet on the other where there
          is no carport of garage or 8 feet on
          both sides where a carport or garage
          is attached.

2.3.7 - Minimum Rear Yard - 25 feet

2.3.8 - Minimum Building Floor Area - 1,200
          square feet

2.3.9 - Maximum Building Heighth - 35 feet

(3)   ALL other probisions of By-law #442 (1958) as amended shall be observed and complied with.

(4)   THIS by-law shall come into effect on the day of its passing subject to the approval thereof by the Ontario Municipal Board

READ A FIRST AND SECOND TIME
THIS 18th. DAY OF March, 1974

_____
MAYOR

_____
CLERK

READ A THIRD TIME AND FINALLY
PASSED IN COUNCIL THIS 12th.
DAY OF August , 1974

_____
MAYOR

_____
CLERK

DESCRIPTION OF
PART OF LOT 163,
FORMERLY IN THE TOWNSHIP OF THOROLD
IN THE COUNTY OF WELLAND, NOW IN THE TOWN OF PELHAM
IN THE REGIONAL MUNICIPALITY OF NIAGARA.

ALL AND SINGULAR that certain parcel or tract of land and
premises, situate, lying and being in the Town of Pelham in
the Regional Municipality of Niagara, and being composed of
part of Lot 163 formerly in the Township of Thorold in the
County of Welland now in the said Town of Pelham containing
by measurement an area of 2.065 acres more or less, and
which said parcel or tract of land may be more particularly
described as follows:

PREMISING that the west limit of the said Lot 163 has an
astronomical bearing of Due North and relating all bearings
herein thereto;

COMMENCING at a standard iron bar planted in the south
limit of the said Lot 163 distant therein N 87° 04' 30" E,
897 feet from the south-west corner of the said lot;

THENCE N 87° 04' 30" E in the said south limit, 897.25
feet to a standard iron bar defining the south-east corner
of said lot;

THENCE N 0° 02' W in the east limit of said lot, 100.13
feet;

THENCE S 87° 04' 30" W in a line drawn parallel to the
south limit and at a perpendicular distance of 100.0
feet measured northerly therefrom, 902.24 feet to a point which
is distant N 2° 53' W, 100.0 feet from the point of commencement;

THENCE S 2° 53' E, 100.0 feet to the said Point of
commencement.

May 11, 1974,
_____, Ontario.

_____-73

CLARKE AND LANE
Ontario Land Surveyors,

THOMAS G. CAHILL, O.L.S.