

THE CORPORATION OF THE
T O W N O F P E L H A M
By-LAW #257 (1974)

BEING A BY-LAW TO AMEND RESTRICTED AREA
BY-LAW #1705 AS AMENDED UNDER THE FORMER
TOWNSHIP OF PELHAM TO REZONE A PORTION
OF THE PROPERTY OWNED BY MR. G. SAYLOR
TO PERMIT A COMMUNICATIONS TOWER.

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

AND WHEREAS an application has been received from Mr. G. Saylor to rezone the land described herein, for permission for Armstrong Communications Limited to erect a communications tower,

AND WHEREAS Council of the Town of Pelham deems it desirable to amend By-law #1705 from agricultural to industrial antenna zone to permit the erection of a communications tower,

AND WHEREAS Council of the Town of Pelham will require the owner to enter into a site plan agreement which will specify that only the use of the land will be for the purpose of erecting a communications tower and required buildings,

AND WHEREAS the present by-law does not recognize an industrial antenna zone,

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

(1) Section 4, Zones, is amended by adding the words "Industrial Antenna Zone". Section 8 (b) - Industrial Antenna Zone - No person shall within any industrial antenna 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 (b) - 1 - Permitted Uses - Communications Towers and buildings accessory thereto.

8 (b) - 2 - Regulations -
Minimum Lot Frontage - 200 feet
Minimum Lot Area - 40,000 square feet
Minimum Front Yard - 40 feet
Minimum Side Yard - 8 feet
Minimum Rear Yard - 25 feet

(2) The following described lands be and the same rezoned from agricultural to industrial antenna zone and Schedule "A" of By-law #1705 as amended be amended accordingly:

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, being composed of Part of Lot 5, Concession 6 formerly in the Township of Pelham, now in the said Town, containing an area of 0.918 acres be the same, more or less and which said parcel or tract of land is more particularly described as follows:

COMMENCING at a point in the southerly limit

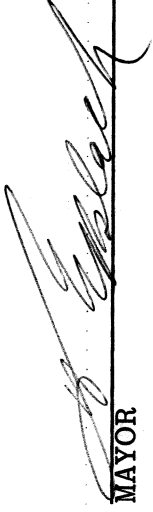
- 2 -

THENCE northerly perpendicular to the last mentioned limit, 200 feet to a point;

THENCE westerly parallel with the southerly limit of Lot 5, 200 feet to a point;

THENCE southerly in a straight line, 200 feet to the place of commencement.

READ A FIRST AND SECOND TIME
THIS 10th. DAY OF June, 1974.


MAYOR


Deputy CLERK

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


MAYOR


CLERK