

THE CORPORATION OF THE
T O W N O F P E L H A M
By-Law #265 (1974)

BEING A BY-LAW TO AMEND By-Law #442 (1958)
AS AMENDED BY THE FORMER TOWNSHIP OF
THOROLD TO REZONE THE PARCEL OF LAND
OWNED BY MR. R. THOMPSON TO RESIDENTIAL.

WHEREAS application has been received from Mr. R. Thompson owner of a parcel of land fronting on South Pelham Street, to rezone the property from Agricultural as designated in By-law #442 (1958),

AND WHEREAS By-law #442 (1958) of the former Township of Thorold being a by-law to regulate the use of land, and the character location and use of buildings within the defined areas was passed at such a time when there were no services available;

AND WHEREAS Municipal services are available to this property

AND WHEREAS Council of the Town of Pelham deems it expedient to rezone the lands;

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

(1) THAT the lands described in Schedule "A" attached to and form 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 Special Residential Zone except for the following permitted uses:

Single Family Detached Dwellings

2.2 - Requirements for Dwelling - No person shall use land or erect or use a building or structure in the Special Residential Zone unless the following regulations are complied with

2.2.1 - Minimum Lot Frontage - 60 feet

2.2.2 - Minimum Lot Depth - 200 feet

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

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

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

2.2.6 - Minimum Side Yard - 28 feet on one side, and 12 feet on the other side where there is no carport or garage or 8 feet on both sides where

2.2.7 -

2.2.7 - Minimum Rear Yard - 25 feet

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

2.2.9 - Maximum Building Height - 35 feet

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

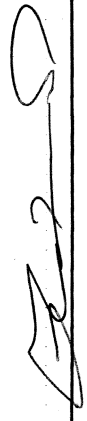
(4) Council will amend and update By-law #113 (1971) in accordance with the provisions of this by-law and will include same when consolidated Zoning By-laws are presented to the Ontario Municipal Board.

(5) 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 19th. DAY OF ~~September~~, 1974

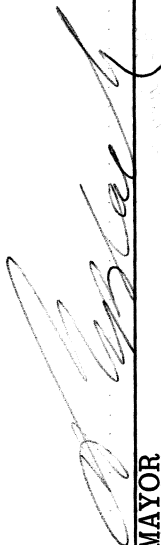

MAYOR

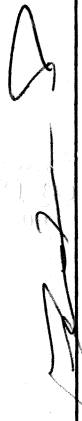

CLERK

READ A THIRD TIME AND FINALLY

PASSED IN COUNCIL THIS 16th.

DAY OF December, 1974


MAYOR


CLERK

S C H E D U L E "A"

TO BY-LAW #265 (1974)

DESCRIPTION FOR:
MR. R. J. THOMPSON

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Pelham, Regional Municipality of Niagara formerly in the County of Welland and being composed of Part of Lot 177 in the former Township of Thorold, more particularly described as follows:

BEARINGS hereon are astronomic and are referred to the meridian through the north-east corner of Lot 4, Concession 8, former Township of Pelham:

COMMENCING at a point in the westerly limit of said Lot 177, distant 2227.5 feet measured South $0^{\circ} 00' 30''$ East along said westerly limit from the north-west corner thereof;

THENCE continuing South $0^{\circ} 00' 30''$ East along said westerly limit 120.0 feet;

THENCE South $89^{\circ} 52'$ East, 200.0 feet;

THENCE North $0^{\circ} 00' 30''$ West parallel to said westerly limit 120.0 feet;

THENCE North $89^{\circ} 52'$ West 200.0 feet more or less to the point of commencement,

CONTAINING by admeasurement an area of 24,000 square feet more or less.

SUBJECT to the easement to the Board of Water Commissioners of the City of Welland as Number 22307,