

THE CORPORATION OF THE

TOWN OF PELHAM

BY-LAW # 311 (1975)

Being a by-law to amend Zoning By-law #279 (1974) for the purpose of providing a limited exemption in respect of a certain parcel of land at the corner of Hurricane Road and North Pelham Street from the minimum lot area per dwelling unit provisions for a Residential Multiple Rm1 Zone.

WHEREAS it is considered desirable to amend By-law #279 (1974) for the purposes only of exempting therefrom to the extent hereinafter stated that certain parcel of land described in Schedule "A" annexed hereto from the minimum lot area per dwelling unit provisions for a Residential Multiple Rm1 zone,

AND WHEREAS Council deems it desirable to permit an eighteen (18) unit townhouse development on the said land,

AND WHEREAS Council deems it desirable to retain and not amend the provisions of By-law #279 (1974) for no other purpose and intends that the provisions of the minimum lot area per dwelling unit requirement for a Residential Multiple Rm1 zone as set out in By-law #279 (1974) shall remain in full force and effect for all other lands and buildings that may be erected in a Residential Multiple Rm1 zone save and except as provided in this by-law,

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE

TOWN OF PELHAM ENACTS AS FOLLOWS:

(1) THAT sub clause 2 of clause A of Section 13.2^(a) of By-law #279 (1974) shall apply to the lands as described in Schedule "A" hereto.

(2) THAT, for the purposes only of the lands as described in Schedule "A" hereto, subclause 2 of clause A of Section 13.2 of By-law #279 (1974) be amended by striking out the words and figures "4,350 square feet per dwelling unit" and inserting in lieu thereof the words and figures "3,515 square feet per dwelling unit".

(3) THAT By-law #279 (1974) is amended only to the extent of giving effect to the provisions of Sections 1 and 2 of this by-law and that in all other respects By-law #279 (1974) be and the same

is hereby ratified and confirmed.

(4) THAT this by-law shall come into effect on the date of its passing, subject to the approval of the Ontario Municipal Board and subject to the approval of By-law #111 (1971) and By-law #279 (1974) of the Town of Pelham.

READ A FIRST, SECOND, AND THIRD
TIME AND FINALLY PASSED IN

COUNCIL THIS 21st. DAY OF April
, 1975


MAYOR


CLERK

SCHEDULE "A"

to

By-law #311 (1975)

Property Description

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, formerly in the Township of Thorold, in the County of Welland, and being composed of Part Lot 163 for the former Township of Thorold, and being more particularly described as follows:

COMMENCING at the standard iron bar marking the southwestern angle of the said lot;

THENCE N 87 degrees 04' 30" along the southern limit thereof 209.77 feet;

THENCE N 3 degrees 01' 30" W 314.59 feet to an iron pin;

THENCE continuing N 3 degrees 01' 30" W 0.13 feet;

THENCE S 87 degrees 04' 30" W 193.14 feet to a standard iron bar planted on the western limit of the said lot;

THENCE South along the said western limit 315 feet to the place of beginning.