

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #320 (1975)

Being a by-law to amend Restricted Area By-law #1705 as amended of the former Township of Pelham, and Restricted Area By-law #279 (1974) as amended of the Town of Pelham.

WHEREAS application has been received from Overland Development Limited, to rezone their property for subdivision purposes,

AND WHEREAS Council deems it expedient to rezone the lands for the purpose of regulating the use of land, and the character, location and use of buildings,

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

(1) THAT Schedule "A", being the Zoning Map to By-law #1705 of the former Township of Pelham is hereby amended by changing the zone designation, as to the northerly 300 feet of the following described property from Commercial, and the balance of the hereinafter described property from Residential, all to Residential R1 Zone, as defined in Section 11 of By-law #279 (1974) for the Town of Pelham and further that Schedule "A" of By-law #279 (1974) of the Town of Pelham is hereby amended by changing the zone designation of the hereinafter described property from Development Zone (D) to Residential R1 Zone as defined in Section 25 of said By-law #279 (1974).

(2) 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 County of Welland and Province of Ontario and being composed of Part of Lot 3 in the Eighth Concession of the former Township of Pelham containing by admeasurement 14.434 acres be the same more or less and which said parcel may be more particularly described as follows:

COMMENCING at the north west angle of Lot 40 according to the Haist Plan Extension #4 registered in the Registry Office for the Registry Division of the County of Welland as Plan #24;

THENCE South 1 degree 19 minutes and 20 seconds East in the Westerly limit of the said Plan #24 a distance of 260.06 feet to an angle therein;

THENCE South 79 degrees 47 minutes West continuing in the said limit a distance of 60.69 feet to an angle therein;

THENCE South 11 degrees 55 minutes West continuing in the said limit a distance of 174.08 feet to an angle therein;

THENCE South 1 degree 22 minutes East continuing in the said limit a distance of 66.01 feet to the south west angle of Envoy Street as shown on the said plan;

THENCE South 89 degrees 25 minutes East in the southerly limit of Envoy Street a distance of 80.0 feet to its intersection with the westerly limit of the Haist Plan Extension #1 registered in the Registry Office for the Registry Division of the County of Welland in Plan #20;

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THENCE South 1 degree 28 minutes and 30 seconds East in the said Westerly limit a distance of 306.0 feet to an angle therein;
THENCE South 1 degree 19 minutes East continuing in the said limit a distance of 150.19 feet to its intersection with the northerly limit of the Haist Plan Extension #2 registered in the Registry Office for the Registry Division of the County of Welland as Plan #21;
THENCE South 51 degrees 12 minutes and 50 seconds West in the said northerly limit a distance of 380.10 feet to an angle therein;
THENCE South 46 degrees 18 minutes and 50 seconds West continuing in the said limit a distance of 307.82 feet to a point;
THENCE North 1 degree 19 minutes and 50 seconds West a distance of 92.70 feet to a point;
THENCE North 38 degrees 39 minutes and 50 seconds East a distance of 136.85 feet to a point;
THENCE North 0 degrees 49 minutes and 10 seconds West a distance of 804.83 feet to a point;
THENCE South 88 degrees 33 minutes and 10 seconds West a distance of 95.0 feet to a point;
THENCE North 1 degree 17 minutes and 50 seconds West a distance of 479.50 feet to a point in the southerly limit of a given road known as Canboro Road also known as Regional Road #63;
THENCE North 64 degrees 47 minutes East in the southerly limit of the said road a distance of 525.70 feet to a point;
THENCE South 25 degrees 13 minutes East a distance of 115.0 feet to a point;
THENCE South 64 degrees 47 minutes West a distance of 60.0 feet to a point;
THENCE South 26 degrees 07 minutes and 20 seconds East a distance of 181.11 feet more or less to the point of commencement.

PREMISING the Southerly limit of Envoy Street as shown on the said Registered Plan #24 has a bearing of North 89 degrees 25 minutes West all bearings herein being related thereto.

(3) THAT this by-law shall take effect from and after its final approval by the Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED IN COUNCIL THIS
2nd DAY OF June, 1975.


MAYOR


CLERK