

THE CORPORATION OF THE
TOWN OF PELHAM
By-Law #350 (1976)

Being a by-law to amend Restricted Area By-law #674, as amended of the former Village of Fonthill, and Restricted Area By-law #279 (1974) as amended of the Town of Pelham.

WHEREAS application has been received from Mr. R. Maida, to rezone his property for commercial 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, and to enter into a development control agreement with the owner of such lands, as a condition of the development, pursuant to Section 7.34 of By-law #279 (1974);

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 #674, as amended of the former Village of Fonthill is hereby amended, by changing the zone designation of the lands described in Schedule "A" of this by-law, from Industrial (I) to Commercial General (CG).
- (2) THAT Schedule "A", being the zoning map to By-law #279 (1974), as amended, of the Town of Pelham is hereby amended by changing the zone designation of the lands described in Schedule "A" of this by-law, from Industrial Preferred (M1) to Commercial General (CG).
- (3) THAT By-law #674, as amended, is amended by adding a new Section 12 (b), with such new section to read as follows:

COMMERCIAL GENERAL (CG) ZONE:

No person shall, within any Commercial General (CG) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions: -

Permitted Uses -

- (a) Ambulance service, animal hospitals, automobile service stations, automobile sales areas and equipment dealers, automobile washing establishments, banks, barber shops, beauty salons, clinics, commercial clubs, custom workshops, hotels, motels and taverns, L.C.B.O. and Brewers' Retail outlets, laundry or dry cleaning establishments, nurseries, greenhouses and open air markets, professional and business offices, public garages, public and private parking areas, public halls, restaurants, retail stores, tourist homes, undertaking establishments.

- (b) Uses, buildings and structures accessory to the foregoing permitted uses.

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Regulations for Permitted Uses in Clause (a) -

(a) Minimum Lot Frontage	50 feet
(b) Minimum Lot Area	5,000 square feet
(c) Maximum Lot Coverage	40 per cent
(d) Maximum Gross Floor Area	50 per cent of lot area
(e) Minimum Front Yard	20 feet
(f) Minimum Side Yard -	

(i) Where the yard abuts a Commercial Zone and access is available to the rear yard by a public or private lane, minimum nil.

(ii) Where the yard abuts a Commercial Zone and no access is available to the rear yard except by means of the said yard, one yard shall have a minimum width of twelve feet (12) the other yard shall have a minimum width of nil.

(iii) Where the yard abuts a street, minimum ten feet (10).

(iv) Where the yard abuts any Residential Zone, minimum fifteen feet (15).

(g) Minimum Rear Yard -

(i) Where the yard abuts a Commercial or Industrial Zone and access is available to the rear of the building on the said lot by means of a public or private lane, minimum nil.

(ii) Where the yard abuts a Commercial or Industrial Zone and no access is available to the rear of the said building except by means of a yard, minimum twenty feet (20).

(iii) Where the building contains residential accommodation of one or more storeys in height, minimum thirty-five feet (35)

(iv) Where the yard abuts any Residential Zone, minimum thirty-five feet (35).

(h) Maximum Building Height 35 feet

(4) THAT all other provisions of By-law #674, as amended, and By-law #279 (1974), as amended, shall be observed and complied with.

(5) 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 BY COUNCIL THIS
19th. DAY OF January, 1976 A.D.


MAYOR


CLERK

SCHEDULE

" A "

By-law #350 (1976)
to

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 Village of Fonthill, County of Welland, and being composed of Part of Lot No. 2 and Block "B" on the north side of Canboro Road, according to Registered Plan No. 25 for the said Village of Fonthill, said Registered Plan No. 25 now known as Plan No. 717; WHICH said parcel is more particularly described as follows:

COMMENCING at the intersection of the easterly limit of the road allowance between the former Lots 167 and 168 for the former Township of Thorold and the northerly limit of Provincial Highway No. 20;
THENCE North 62 degrees, 35 minutes east, 472.4 feet to the place of beginning of the herein described lands;
THENCE North 16 degrees, 31 minutes, 30 seconds west, 88.80 feet to a point;
THENCE North 21 degrees, 40 minutes west, 41.50 feet to a point;
THENCE North 59 degrees, 22 minutes, 30 seconds east, 178.09 feet to a point;
THENCE South 19 degrees, 34 minutes east, 139.70 feet to a point in the northerly limit of said Provincial Highway No. 20;
THENCE South 62 degrees, 35 minutes west along the said northerly limit of Provincial Highway No. 20, a distance of 179.72 feet to the point of commencement.