

THE CORPORATION OF THE
T O W N O F P E L H A M

BY-LAW #375 (1976)

Being a by-law to amend Restricted Area By-law #279 (1974), as amended, of the Town of Pelham, and to rezone the property owned by Mr. G. Lalonde from Residential R2 Zone, to a Commercial General (CG) Zone.

WHEREAS application has been received from Mr. G. Lalonde to rezone a portion of his property for the purpose of permitting commercial uses on the lands;

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 development, pursuant to Section 7.34 of By-law #279 (1974), as amended;

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 #279 (1974), as amended, of the Town of Pelham is hereby amended by changing the zone designation of the lands described hereinafter, from Residential R2 Zone to Commercial General CG Zone as defined in Section 18 of said By-law #279 (1974).

(2) ALL AND SINGULAR that certain parcel of tract of land and premises, situate, lying and being in the Town of Pelham, in the Regional Municipality of Niagara, and being composed of Part Lot 167 formerly in the Township of Thorold, in the County of Welland now in the said Town of Pelham containing by admeasurement an area of 0.64 of an acre more or less, and which said parcel or tract of land may be more particularly described as follows:

PREMISING that the southerly limit of the King's Highway No. 20 across said Lot 167 has an assumed astronomical bearing of N 62 degrees 04 feet East according to the Ministry of Transportation & Communications Plan P-1819-58 being a reference plan deposited in the Registry Office for the Registry Division of Niagara South as Plan 59R384 and relating all bearings herein thereto;

COMMENCING at the intersection of the easterly limit of Lot 3, Plan 25, Village of Fonthill with the southerly limit of the King's Highway No. 20 as shown on said Plan 59R384;

con't.....

THENCE N 62 degrees 04 feet East in and along the southerly limit of the said King's Highway No. 20, 124.34 feet to the Place of Beginning of the lands to be described, said Place of Beginning being the south-west corner of lands in said Lot 167 designated as Part 7 on said Plan 59R384;

THENCE N 62 degrees 04 feet East, 188.0 feet to the south-east corner of said Part 7 Plan 59R384;

THENCE S 27 degrees 56 feet East, 147.89 feet;

THENCE S 62 degrees 04 feet West, 188.0 feet;

THENCE N 27 degrees 56 feet West, 147.99 feet to the Place of Beginning.

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

(4) 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 July, 1976.


MAYOR


CLERK