

The Corporation of the
T o w n o f P e l h a m

By-Law No. 4363(2021)

Being a by-law to exempt Blocks 43 & 44 on Plan 59M-471, municipally known as 58, 60, 62, 64, 66, 68, 70 & 72 Summersides Boulevard, from part lot control.

**River Estates Phase 2 Subdivision
(River Realty Development (1976) Inc.)
File No. PLC 03-2021**

WHEREAS the Council of the Corporation of the Town of Pelham deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Section 50 (5) of the *Planning Act* since such lands are to be used for street townhouse dwelling units as permitted by Zoning By-law No. 1136 (1987), as amended;

NOW THEREFORE, the Council of the Corporation of the Town of Pelham enacts as follows:

1. **THAT** the provisions of Section 50 (5) of the *Planning Act*, R.S.O. 1990, c.P.13 as amended shall not apply to the lands described as follows:

(a) Blocks 43 and 44 on Plan 59M-471, being Parts 1 – 6 on Reference Plan 59R-16984 and Parts 1 – 6 on Reference Plan 59R-16978, respectively,

for the purpose of creating 8 lots for street townhouse dwelling units as follows:

- 1) Parts 1 and 2 on Reference Plan 59R-16984
- 2) Part 3 on Reference Plan 59R-16984
- 3) Part 4 on Reference Plan 59R-16984
- 4) Parts 5 and 6 on Reference Plan 59R-16984
- 5) Parts 1 and 2 on Reference Plan 59R-16978
- 6) Part 3 on Reference Plan 59R-16978
- 7) Part 4 on Reference Plan 59R-16978
- 8) Parts 5 and 6 on Reference Plan 59R-16978

2. **THAT** in accordance with Section 50 (7.3) of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended, this By-law shall expire three years from the date of the registration of this By-law in the Land Registry Office at which time Section 50 (5) of the *Planning Act* R.S.O 1990 shall apply to those lands in the registered plan described in Section 1 of this by-law.

3. **THAT** upon final passage of this by-law, the Town Clerk shall cause this By-law to be registered in the local Land Registry Office.

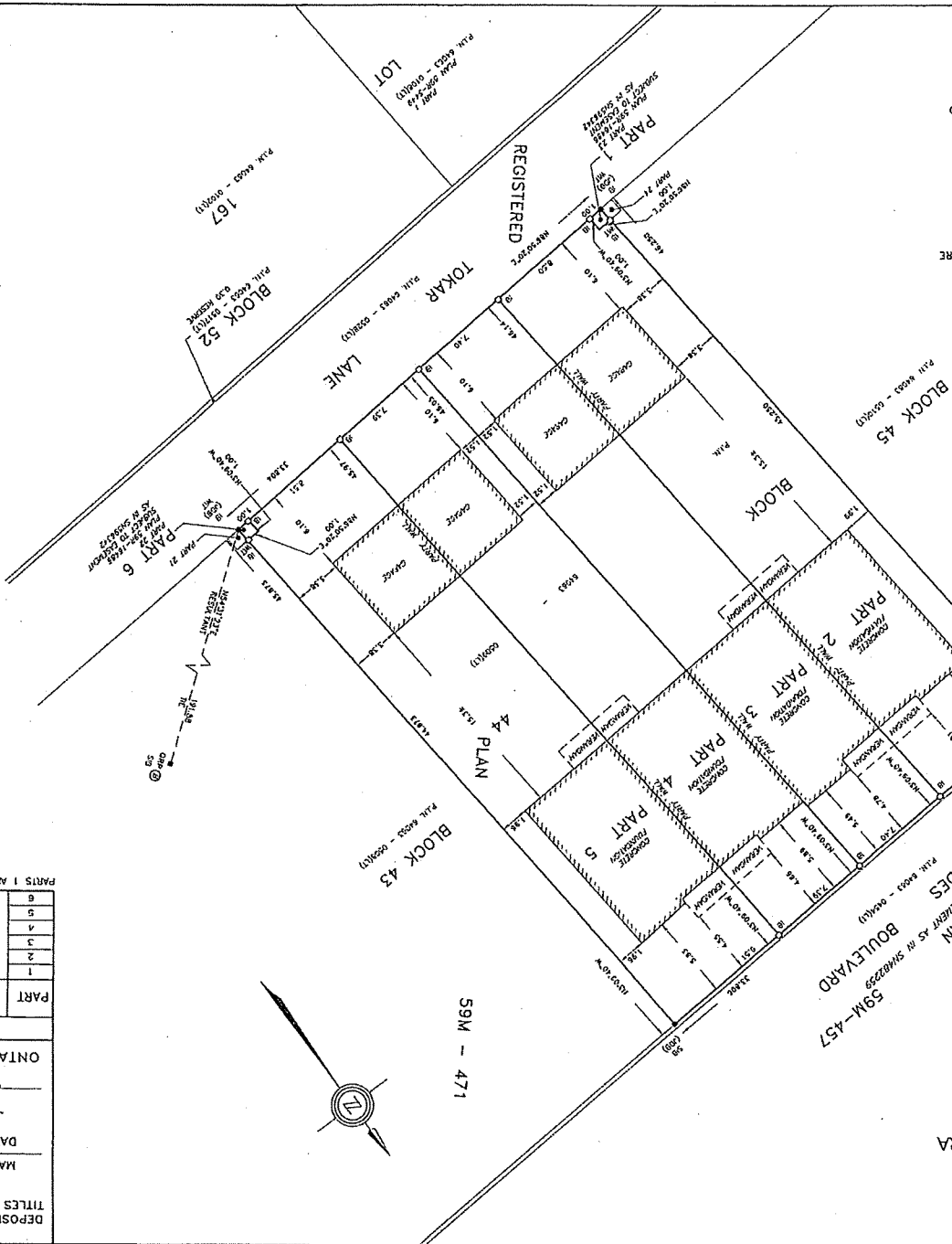
Enacted, signed and sealed this
26th day of July, 2021.

Mayor: Marvin Junkin

Clerk: Holly Willford

PLAN OF SURVEY OF
OF BLOCK 44
REGISTERED PLAN 59M - 471
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200
KIRKUP MASCOE URE SURVEYING.
ONTARIO LAND SURVEYORS

METRIC NOTE
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.
LEGEND & NOTES
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
CP DENOTES CONCRETE PIN
F DENOTES ROUND
IT DENOTES IRON TUBE
DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
OU DENOTES ORIGIN UNKNOWN
1339 DENOTES W. A. MASCOE, O.L.S.
JOB DENOTES J.D. BARNES LIMITED
WIT DENOTES WITNESS



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND
IN ACCORDANCE WITH THE SURVEY ACT, THE
SURVEYORS ACT, THE LAND TITLES ACT, AND
THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19TH
DAY OF MAY, 2021.
DATE
MAY 19, 2021
ROY S. KIRKUP
ONTARIO LAND SURVEYOR

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP) : UTM ZONE 17, MAD83 (ORIGINAL) (2010.0), COORDINATE VALUES ARE TO URBAN ACCURACY PER SEC. 14 (2) OF ONTARIO REGULATION 216/10.		ORP	NORTHING	EASTING
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		(B)	640548.53	4767219.78
		(A)	640283.55	4767149.54

PART	BLOCK	PLAN	P.L.N.	AREA
1	ALL OF BLOCK 44	REGISTERED PLAN	59M-471	5914.471
2				ALL OF
3				64053-0500 (LT)
4				435.7 m ²
5				340.0 m ²
6				341.1 m ²
7				437.8 m ²
8				6.0 m ²
9				1.0 m ²

SCHEDULE

DEPOSITED UNDER THE LAND TITLES ACT.	DATE MAY 19, 2021	REPRESENTATIVE FOR THE LAND REGISTERAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59)
RECEIVED AND DEPOSITED	DATE May 7, 2021	PLAN 59M-471