

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW # 503 (1979)

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 Ricenberg Developments Ltd. from Development (D) zone to Residential (R1) zone.

WHEREAS application has been made to rezone the property of Ricenberg Developments Ltd. to allow the construction of single family dwellings;

AND WHEREAS a rezoning to permit the construction of single family dwellings is in conformity with the Official Plan of the Pelham Planning Area:

AND WHEREAS the Planning and Development Committee of Council recommends the rezoning of the property of Ricenberg Developments Ltd. being Part of Lot 2, Concession 9, formerly in the Township of Pelham now in the Town of Pelham in the Regional Municipality of Niagara;

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

(1) THAT Schedule "A" to By-law #279 (1974), as amended, is hereby amended by changing the zone designation of the lands described hereinafter from Development (D) zone to Residential (R1) zone as described in Section 11 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 and the Province of Ontario, formerly in the Township of Pelham, in the County of Welland and being composed of part of Lot 2 in the Ninth Concession of the said former Township, containing by admeasurement 7.814 acres more or less and being more particularly described as follows:

 COMMENCING at the south west corner of Lot 273 as shown on Plan M-19 registered in the Land Registry Office (Land Titles Division) for the Registry Division of Niagara South;

 THENCE north 0 degrees 16 minutes 30 seconds west along the westerly limit of Lots 273 to 286 both inclusive, according to said Plan M-19, 938.23 feet more or less to the north west corner of said Lot 286;

 THENCE south 85 degrees 27 minutes west along the southerly limit of Spruceside Crescent formerly Nursery Road, 369.02 feet to a point;

 THENCE south 0 degrees 16 minutes 30 seconds east 293.00 feet to a point;

THENCE north 88 degrees 49 minutes 30 seconds east 3.00 feet to a point;

THENCE south 0 degrees 16 minutes 30 seconds east 210.00 feet to a point;

THENCE south 88 degrees 49 minutes 30 seconds west 3.00 feet to a point;

THENCE south 0 degrees 16 minutes 30 seconds east 412.21 feet more or less to a point in the northerly limit of the road allowance between Concession 9 and 10, in the said former Township;

THENCE north 89 degrees 01 minutes 10 seconds east along the said northerly limit 368.09 feet more or less to the Point of Commencement.

PREMISING that bearings herein are astronomic and are referred to the westerly limit of Lots 273 to 286 both inclusive as shown on said Plan M-19 to have a bearing of north 0 degrees 16 minutes 30 seconds west.

(3) THAT as a condition of the passing of this by-law the owner of the lands described herein be required to enter into a subdivider's agreement with the Town of Pelham.

READ A FIRST & SECOND TIME
BY COUNCIL THIS 15 DAY OF
JANUARY 1979 A.D.

E. G. Bergenstein
MAYOR

[Signature]
CLERK

READ A THIRD TIME AND FINALLY
PASSED BY COUNCIL THIS 15
DAY OF JANUARY 1979 A.D.

E. G. Bergenstein
MAYOR

[Signature]
CLERK