

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

BY-LAW #523 (1979)

Being a by-law to zone a portion of the
property owned by Mr. Wayne Hall to
Commercial Rural 123 (CR123) zone to
permit the operation of a Farm Equip-
ment and Vehicle Repair Shop

WHEREAS application has been made to rezone the
property of Mr. Wayne Hall to allow the erection of a farm equipment
and vehicle repair shop;

AND WHEREAS a rezoning to permit the construction
of a farm equipment and vehicle repair shop 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 Mr. Wayne Hall,
being part of Lot 6 Concession 10 formerly in the Township of Pelham
now in the Town of Pelham in the Regional Municipality of Niagara;

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

(1) THAT the lands as described hereinafter be zoned
Commercial Rural 123 (CR123) zone to permit the use of the lands for
the repair of farm equipment and related vehicles.

(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 in the Province of Ontario and being
composed of Part of Lot 6 in the Tenth Concession of the Township of
Pelham formerly in the County of Welland and which said parcel or
tract of land is more particularly described as follows:

COMMENCING at the north-east corner of the said Lot 6;

THENCE S89°03'W along the northerly limit of the said
lot 400 feet to the place of beginning of the parcel to be described;

THENCE South parallel to the easterly limit of the
said lot 440 feet;

THENCE N89°03'E 200 feet to a point in the easterly
limit of the lands described in registered instrument No. 70493B;

THENCE South along said easterly limit 161 feet to
the southeast corner of the said lands;

THENCE S89°03'W along the southerly limit of said
lands 623.6 feet more or less to a point in the easterly limit of
the lands described in registered instrument No. 174499;

THENCE N11°25' 30"W along the easterly limit of said
lands 34.5 feet more or less to an angle therein;

THENCE N53°49'30"E along said easterly limit 351.12 feet
to an angle therein;

THENCE N4°57'E 46.72 feet to an angle therein;

THENCE N7°40'E 321.63 feet to a point in the northerly
limit of the said lot distant therein westerly 100.02 feet from the
place of beginning;

THENCE $89^{\circ}03'E$ along said northerly limit 100.02 feet to the place of beginning;

AND CONTAINING by admeasurement an area of 3.455 acres be the same more or less.

BEARINGS herein are referred to the northerly limit of said Lot 6, Concession 10 on a course $N89^{\circ}03'E$ in accordance with registered instrument No. 174499.

(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 Site Plan Agreement with the Town of Pelham.

READ A FIRST TIME BY COUNCIL
THIS 7th. DAY OF MAY 1979 A.D.

E.S. Bergenstein
MAYOR

[Signature]
CLERK

READ A SECOND AND THIRD TIME AND
FINALLY PASSED BY COUNCIL THIS
7th. DAY OF MAY 1979 A.D.

E.S. Bergenstein
MAYOR

[Signature]
CLERK