

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

BY-LAW #524 (1979)

Being a by-law to zone part of the
property owned by Mr. John Donker
to Special Commercial Rural Zone

WHEREAS application has been made to zone part of
the property of Mr. John Donker to permit the establishment of a whole-
sale florist operation;

AND WHEREAS it is considered desirable to zone part
of the property of Mr. John Donker to permit the operation of a whole-
sale florist business;

AND WHEREAS the Planning and Development Committee of
Council recommends the zoning of part of the property of Mr. John Donker
located as part of Lot 7, Registered Plan 16 now known as Plan 703 and
part of Lot 17, Concession 10 on the south side of Canboro Road (Regional
Road #24)

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

(1) THAT the parcel of property as described herein be zoned
Special Commercial Rural zone to permit the operation of a wholesale florist
business only.

(2) ALL AND SINGULAR that parcel or tract of land and prem-
ises situate lying and being in the Town of Pelham in the Regional Municipality of Niagara, formerly in the County of Welland and being composed
of Part of Lot 17, Concession 10 and Part of Lot 7, Registered Plan 16
for the former Township of Pelham, said Registered Plan 16 now known as Plan
703 and premising that the westerly limit of said Lot 7 has an astronomic
bearing of $N0^{\circ}13'E$ and relating all bearings herein thereto the said
parcel may be more particularly described as follows:

 COMMENCING at the north westerly angle of said Lot 7,
Registered Plan 16;

 THENCE $S0^{\circ}13'W$ along the westerly limit of said Lot
5.185 metres (17.01 feet) to a standard iron bar found at its inter-
section with the southerly limit of West Canboro Street as widened by
registered Instrument NO. 116307, said standard iron bar marking the
place of beginning of the herein described parcel;

 THENCE $N88^{\circ}34'E$ along said southerly limit of West
Canboro Street, 21.336 metres (70.0 feet) to an iron bar;

 THENCE $S2^{\circ}00'E$, 88.697 metres (291.0 feet) to an
iron bar;

 THENCE $N88^{\circ}34'E$, 45.720 metres (150.0 feet) to an
iron bar;

 THENCE $S2^{\circ}00'E$, 24.326 metres (79.81 feet) to an
iron pipe;

 THENCE $S88^{\circ}34'W$, 71.427 metres (234.34 feet) more or
less to the westerly limit of said Lot 7;

 THENCE $N0^{\circ}13'E$ along said westerly limit, 61.557 metres
(201.96 feet) to an iron bar;

THENCE S88°34'W, 28.112 metres (92.23 feet) to an iron bar;

THENCE N0°13'E, 51.508 metres (168.99 feet) more or less to a standard iron bar in the southerly limit of West Canboro Street as widened;

THENCE N88°34'E along said last mentioned limit, 28.112 metres (92.23 feet) more or less to the place of beginning;

And containing by admeasurement an area of 0.5216 of a hectare (1.289 acres) be the same more or less.

- (3) THAT the regulations for the said zone are:
- (a) Permitted use Wholesale florist
 - (b) Residential Use accessory to permitted use in clause (a) of this section
 - (c) Minimum lot frontage 49.4m (162 feet)
 - (d) Minimum lot area 0.5216 h (1.289 acres)
 - (e) Maximum lot coverage 30%
 - (f) Maximum gross floor area 50% of lot area
 - (g) Minimum set back 100 ft. from centreline of road
 - (h) Minimum side yard 20 feet
 - (i) Minimum rear yard 25 feet
 - (j) Maximum building height 45 feet
 - (k) Minimum parking requirements: No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 5 feet of any street line.

(4) THAT as a condition of the passing of this by-law the owner will be required to enter into a site plan agreement.

(5) THAT this by-law shall come into force and take effect on the day of its passing, subject to approval of the Ontario Municipal Board.

READ A FIRST TIME BY COUNCIL
THIS 22 DAY OF MAY 1979 A.D.

MAYOR

CLERK

READ A SECOND AND THIRD TIME AND
FINALLY PASSED BY COUNCIL THIS
22nd. DAY OF MAY 1979 A.D.

MAYOR

CLERK