

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW # 570 (1980)

Being a by-law to amend Restricted Area By-law #450 (1978), as amended, of the Town of Pelham, and to rezone a portion of the property of Leno Mori and Peninsula Gardens Limited from Development (D) Zone to Residential Village (RV1) Zone.

WHEREAS application has been made to rezone a portion of the property of Leno Mori and Peninsula Gardens Limited to allow the use of the lands for single family residences;

AND WHEREAS a rezoning to permit the use of these lands for single family residences is in conformity with the Official Plan of the Pelham Planning Area;

AND WHEREAS a rezoning to permit the use of the lands for single family residences is in conformity with the Secondary Plan Study of the Fenwick Village Area;

AND WHEREAS the Planning & Development Committee of Council recommends the rezoning of a portion of the property of Leno Mori and Peninsula Gardens Limited being Part of Block C, compiled Plan 16 for the Township of Pelham, now known as Plan 703 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 Map 3 to Schedule "B" to By-law #279 (1974), as amended, by By-law #450 (1978) is hereby amended by changing the zone designation of the lands described hereinafter from Development (D) Zone to Residential Village (RV1) Zone as described in Section 14A of the said By-law #450 (1978).

(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, Province of Ontario, and being composed of Part of Block "C" as shown on a plan registered in the Land Registry Office for the Registry Division of Niagara South, formerly the Registry Office for the Registry Division of the County of Welland, as compiled Plan No. 16, for the said Township of Pelham, now known as 703, containing by admeasurement an area of 0.836 of a hectre more or less, and which said parcel or tract of land is more particularly described by Richard Larocque Limited as follows:

PREMISING that the Westerly Limit of Balfour Street has an assumed astronomical bearing of N 00° 06' 30" W according to Plan 59R-1687, and all bearings herein related thereto;

COMMENCING at the North-East corner of Block
"C";

THENCE S 88° 44' W, along the Northerly Limit
of Block "C", being the Southerly Limit of
Welland Road, 73.16 metres;

THENCE S 00° 06' 30" E, parallel to the Westerly
Limit of Balfour Street, 114.31 metres;

THENCE N 88° 44' E, parallel to the Southerly
Limit of Welland Road, 73.16 metres to the
Easterly Limit of the said Block "C";

THENCE N 00° 06' 30" W along the said Easterly
Limit of Block "C" being also the Westerly Limit
of Balfour Street, 114.31 metres more or less to
the point of commencement.

READ A FIRST AND SECOND TIME
BY COUNCIL THIS 14th. DAY
OF JANUARY , 1980 A.D.

MAYOR

CLERK

READ A THIRD TIME AND FINALLY
PASSED BY COUNCIL THIS 14th.
DAY OF JANUARY , 1980
A.D.

MAYOR

CLERK