

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #579 (1980)

Being a by-law to amend Restricted Area By-law #279 (1974), as amended, which may be cited as The Zoning By-law of the Corporation of the Town of Pelham and to rezone a portion of Lot 3, Concession 9 from Development (D) Zone to Residential (R2) Zone.

WHEREAS application has been made to rezone a portion of the property of Landco Developments Limited to allow its use for single family residential purposes;

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

AND WHEREAS pursuant to the provisions of Section 35 of the Planning Act, as amended, by-laws may be passed by Councils of municipalities for prohibiting or regulating the use of land and the erection or use of buildings or structures within the municipality for, or except for such purposes as may be set out in the by-law, and for regulating in certain respects buildings or structures to be erected within the municipality;

AND WHEREAS the Council of the Corporation of the Town of Pelham deems it necessary in the public interest to pass a by-law to amend By-law #279 (1974), and to rezone a portion of the property of Landco Developments Limited;

NOW THEREFORE 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 (R2) Zone as described in Section 12 of the 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, in the Province of Ontario and being composed of Part Lot 3 in the 9th. 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 South West Corner of the
said Lot 3;

THENCE North 88 degrees, 13 minutes east
along the southerly limit of the said
lot 395.87 feet to an iron bar planted
at the place of beginning of the parcel
to be described;

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THENCE North 0 degrees, 41 minutes west
166.42 feet to a found iron stake;
THENCE South 88 degrees, 10 minutes west
98 feet to an iron bar;
THENCE South 0 degrees, 41 minutes east
166.42 feet to a standard iron bar planted
in the southerly limit of the said lot;
THENCE North 88 degrees, 13 minutes east
along said southerly limit 98 feet to the
place of beginning and containing by
admeasurement an area of 0.374 acres be
the same more or less.

Bearings herein due referred to the Southerly Limit of said
Lot 3, Concession 9 on a course North 88 degrees, 13 minutes east.

- (3) ALL other provisions of By-law #279 (1974) shall apply.
- (4) THE Clerk is hereby authorized and directed to proceed with
the giving of notice of the passing of this by-law in accordance with
directions as are stated in regulations under Section 35 (24) of The
Planning Act.

READ A FIRST TIME BY COUNCIL THIS
28th. DAY OF JANUARY, 1980 A.D.

MAYOR

E.S. Bergenstein

CLERK

Murray Hackett

READ A SECOND AND THIRD TIME AND
FINALLY PASSED BY COUNCIL THIS
28th. DAY OF JANUARY, 1980 A.D.

MAYOR

E.S. Bergenstein

CLERK

Murray Hackett