

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW # 605 (1980)

Being a by-law to amend Restricted Area By-law #279 (1974), which may be cited as "The Zoning By-law of the Town of Pelham", and which is a by-law to prohibit the use of land and the erection and use of buildings or structures except for certain purposes; and to regulate the height, location, floor area, spacing and use of certain buildings to be erected within the municipality and the minimum frontage and area of the parcel of land that any building or structure may occupy.

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 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;

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 1 in the Ninth Concession of the said former Township, containing by admeasurement 3.94 ha more or less and being more particularly described as follows:

COMMENCING at the southeast corner of Lot 93 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 00 minutes 30 seconds west along the easterly limit of Lots 85 to 93 both inclusive, according to said Plan M-19, 186.89m more or less to the northeast corner of said Lot 85;

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THENCE North 83 degrees 09 minutes 50 seconds
east along the southerly limit of Lots 21 to
29 both inclusive and Lot 418, 231.93m more or
less to the southeast corner of said Lot 418;

THENCE South 0 degrees 02 minutes east, 141.02m
to a point;

THENCE South 37 degrees 54 minutes 30 seconds
west 24.05m more or less to a point in the
northerly limit of Spruceside Crescent formerly
Nursery Road;

THENCE South 75 degrees 48 minutes 20 seconds
west along the said northerly limit 222.33m
more or less to the Point of Commencement;

PREMISING that the bearings herein are astronomic
and are referred to the easterly limit of Lot 85
to 93 both inclusive as shown on Plan M-19 to have
a bearing of North 0 degrees 00 minutes 30 seconds
west.

(3) ALL other provisions of By-law #279 (1974) shall apply.

(4) THAT as a condition of the passing of this by-law the owner
of the lands described herein, his successors or assigns, be required to
enter into a subdividers agreement with the Town of Pelham.

(5) THAT the Clerk is hereby authorized and directed to proceed
with the giving of notice of the passing of this by-law in accordance with
the directions as may be issued by the Lieutenant-Governor in regulations
pursuant to Section 35 (24) of The Planning Act.

READ A FIRST TIME BY COUNCIL THIS
8th. DAY OF APRIL , 1980 A.D.



MAYOR

CLERK

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

MAYOR

CLERK