

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

BY-LAW #741 (1981)

Being 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 within the municipality
and the minimum frontage of the parcel of
land that any building or structure may
occupy and being a by-law to amend
Restricted Area By-law #279 (1974)

WHEREAS the Council of the Corporation of the Town of Pelham
deems it necessary in the public interest to pass a by-law to regulate the
use of land and the erection or use of buildings or structures within the
municipality 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 pursuant to the provisions of Section 39 of the
Planning Act, as amended, by-laws may be passed by Councils of municipali-
ties for prohibiting or regulating the use of land and the erection 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 hereinafter
described from Public (P) and Institutional (I) zones to Commercial
General (C.G.) zone as described in Section 18 of the said by-law
#279 (1974).

(2) FIRSTLY, 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, formerly in the Village of Fonthill
in the County of Welland and being composed of Part of Lot No. 69, on
the West side of South Pelham Street, according to Corporation Plan No. 25,
now known as 717, for the said Village of Fonthill, more particularly
described as follows:

COMMENCING at the South East corner of said Lot No. 69:

THENCE Northerly along the West limit of South Pelham Street, being the
East limit of said Lot No. 69, a distance of 18m to a point:

THENCE Westerly parallel to the Southerly limit of said Lot No. 69 a
distance of 36.8m more or less to a fence;

THENCE Southerly a distance of 18m more or less in the following said
fence a distance of 18m more or less to the Southerly limit of said Lot
No. 69;

THENCE Easterly in and along the said Southerly limit 37m more or less to the place of beginning.

SECONDLY, 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 formerly in the Village of Fonthill in the County of Welland and being composed of Part of Lot 69, according to Registered Plan No. 25, now known as 717, for the said Village of Fonthill, more particularly described as follows:

COMMENCING at the South-East corner of said Lot No. 69;

THENCE Westerly in and along the Southerly limit of said Lot 69, 37m to the place of beginning of the lands herein to be described;

THENCE continuing Westerly in and along the Southerly limit of said Lot No. 69 13.7m to a point;

THENCE Northerly parallel to the Westerly limit of said Lot No. 69, 10m to a point;

THENCE Easterly parallel to the Southerly limit of said Lot No. 69, 13.7m to a point;

THENCE Southerly parallel to the Easterly limit of said Lot No. 69, 10m to the place of beginning;

The lands intended to be conveyed herein being the Southerly 10m of the lands described in Registered Deed No. 1245, for the Village of Fonthill.

THIRDLY, 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, formerly in the Village of Fonthill, in the County of Welland and being composed of part of Lots 69 and 71, according to Registered Plan No. 25, now known as 717, for the said Village of Fonthill, more particularly described as follows:

COMMENCING at a point in the Southerly limit of said Lot 69, distant Westerly therein 47.8m from the South-East angle thereof;

THENCE continuing Westerly in the Southerly limits of said Lots 69 and 71 a distance of 15.2m more or less to the South-West corner of said Lot 71;

THENCE Northerly in and along the Westerly limit of said Lot 71, 10m to a point;

THENCE Easterly parallel to the Southerly limit of Lot 69 and 71 a distance of 15.2m more or less to a point in a line running Northerly perpendicular from the place of beginning of the lands herein described;

THENCE Southerly along said perpendicular line to the place of beginning.

(3) THAT Pursuant to Section 40 of the Planning Act and as a condition of the passing of this by-law, a Site Plan Agreement is required on this Lot.

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

READ A FIRST, SECOND AND THIRD
TIME BY COUNCIL THIS 14th DAY
DECEMBER, 1981 A.D.

E.S. Bergensten
MAYOR

Wm. Hackett
CLERK