

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #768 (1982)

Being a by-law to amend By-law #450 (1978), as amended, 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 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 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 municipalities 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;

AND WHEREAS a free standing Zoning By-law, being By-law #650 (1980) has been passed by the Council of the Corporation of the Town of Pelham and approved by the Ontario Municipal Board;

AND WHEREAS the Council of the Corporation of the Town of Pelham deems it necessary and desirable to incorporate the above mentioned free standing zoning by-law into the Town of Pelham's comprehensive Zoning By-law #450 (1978), as amended;

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

(1) THAT the zoning designation of the lands as described herein-after be changed from "Agriculture (A2) Zone" to "Commercial Rural 126 (CR-126) Zone":

ALL AND SINGULAR that certain parcel or tract of land premises, situate, lying and being in the Town of Pelham, formerly in the Township of Pelham, in the County of Welland, now in the Town of Pelham, in the Regional Municipality of Niagara, and being composed of part of the northeast part of Lot 19 in the 8th. Concession of the said former Township of Pelham, more particularly described as follows:

con't.....

COMMENCING at the northeast angle of the said lot;

THENCE westerly in and along the northern boundary of the said lot 22.3266m to a point which may be described as the place of beginning;

THENCE south along a line parallel to the east limit of the said lot 132.77m to a point;

THENCE west along a line parallel to the north limit of the said lot 30.48m to a point;

THENCE north along a line parallel to the east limit of the said lot 132.77m to a point;

THENCE east in and along the north limit of the said lot 30.48m to the place of beginning of the herein described parcel.

(2) THAT Map #1 to Schedule "B" to By-law #450 (1978), as amended, is hereby further amended by changing the zoning designation of the lands described in Section (1) of this by-law from "Agriculture (A2) Zone" to "Commercial Rural 126 (CR-126) Zone."

(3) THAT Section 24 of By-law #450 (1978) is amended by the addition of the following exception:

"126 This land shall only be used for the operation of a welding shop and farm equipment repairs uses, buildings and structures accessory thereto, as well as residential uses accessory to the permitted uses."

(4) THAT the site plan agreement entered into as a condition of the passing of Zoning By-law #650 (1980) be and is hereby made a part of this by-law.

(5) THAT By-law #650 (1980) be and is hereby repealed.

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

READ A FIRST TIME BY COUNCIL THIS
8th. DAY OF MARCH, 1982 A.D.

MAYOR

CLERK

READ A SECOND AND THIRD TIME AND
FINALLY PASSED BY COUNCIL THIS
8th. DAY OF MARCH, 1982 A.D.

MAYOR

CLERK