

THE CORPORATION OF THE  
T O W N   O F   P E L H A M  
BY-LAW #426 (1977)

Being a by-law to zone the property owned by  
Robert Donald McCollum, Mildred McCollum and  
Robert Gerald McCollum to Special Commercial.

WHEREAS it is considered desirable to zone the property to  
permit the operation of an educational supply business;

AND WHEREAS the Planning & Development Committee of Council  
recommends the zoning of the McCollum property located at the corner  
of Webber Road and Church Street for the purpose of permitting the  
operation of an educational supply establishment;

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

(1) THAT the following parcel of land be zoned Special Commercial  
to permit the operation of an educational supply establishment. The  
regulations for the permitted use are:

- |                              |   |
|------------------------------|---|
| (a) Minimum Lot Frontage     | 299 feet  |
| (b) Minimum Lot Area         | 92,989 square feet  |
| (c) Minimum Lot Coverage     | 40% of lot area   |
| (d) Maximum Gross Floor Area | 50% of lot area   |
| (e) Minimum Front Yard       | 40 feet   |
| (f) Minimum Side Yard        | i) where the yard abuts<br>a street, minimum 40 feet<br>ii) where the yard abuts<br>any agricultural or<br>residential zone, minimum<br>25 feet |
| (g) Minimum Rear Yard        | 35 feet   |
| (h) Maximum Building Height  | 14 feet   |

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 Township  
of Pelham, in the County of Welland) and being  
Part of Lot 16, in the 13th. Concession of said  
Township, more particularly described as follows:

COMMENCING at the southeast angle of Lot 16,  
Concession 13 for the said Township;

THENCE northerly along the easterly limit of  
said lot, 310.68 feet more or less;

THENCE westerly parallel with the southerly  
limit of said lot, 299 feet;

THENCE southerly parallel with the easterly  
limit of said lot, 312 feet to the south limit  
of said lot;

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THENCE easterly along the southerly limit of said lot, 297 feet more or less to the southeast angle of said lot and the point of commencement.

(2) THAT as a condition of the passing of this by-law, that the owner be required to enter into a site plan agreement.

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

READ A FIRST, AND SECOND TIME  
THIS 29th. DAY OF August, 1977 A.D.

MAYOR

CLERK

READ A THIRD TIME AND FINALLY  
PASSED BY COUNCIL THIS 29th.  
DAY OF August , 1977 A.D.

MAYOR

CLERK