

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

BY-LAW NO. 1069 (1986)

Being a by-law to amend By-law #279 (1974), as amended.

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 34 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;

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

(1) THAT the lands shown on the sketch attached hereto being Schedule "A" to this by-law be rezoned from Agricultural "A2" Zone to Agricultural "A2-140" Zone.

(2) THAT Schedule "A" to By-law #279 (1974), as amended, is hereby amended by changing the zone category of the lands shown on Schedule "A" to this by-law from Agricultural "A2" Zone to Agricultural "A2-140" Zone.

(3) THAT Section 28 of the By-law #279 (1974), as amended, be and is hereby amended by the addition of the following: -

"140 - No person shall within any Agricultural "A2-140" Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions: -

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- (a) PERMITTED USES -
(i) Commercial greenhouses
(ii) Uses, buildings and structures accessory to the foregoing permitted use including, but not limited to, one single family dwelling and one farm help house. No accessory building shall be erected prior to the erection of the permitted commercial greenhouses on the same lot.

- (b) REGULATIONS FOR PERMITTED USES -
- | | |
|-------------------------------|--|
| Minimum Lot Frontage | - 137 metres |
| Minimum Lot Area | - 2.768 hectares |
| Minimum Greenhouse Floor Area | - 2,322 M ² |
| Minimum Dwelling Floor Area | - 93.0 M ² |
| Maximum Lot Coverage | - 50% except that the permitted maximum lot coverage of permitted accessory dwellings shall not exceed 2% of the lot area. |
| Minimum Setback | - 23.0 metres from the centre line of the road. |
| Minimum Exterior Sideyard | - 23.0 metres from the centre line of the road. |
| Minimum Sideyard | - 7.5 metres |
| Minimum Rearyard | - 30.0 metres for greenhouses and other agricultural buildings
- 10.0 metres for dwellings |
| Maximum Height for a Dwelling | - 10.5 metres |

(4) THIS By-law shall come into force subject to the provisions of Section 34 (19) or 34 (31) of the Planning Act, 1983.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
10th. DAY OF JUNE, 1986 A.D.


MAYOR


CLERK