

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

BY-LAW NO. 1217 (1988)

Being a by-law to regulate the use of
lands and the character and use of
buildings and structures within certain
areas of the Town of Pelham.

WHEREAS Section 34 of the Planning Act, S.O. 1983, as amended, provides that the governing body of a Municipal Corporation may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the Planning & Development Committee of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Corporation of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

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

(1) THAT the lands shown in the sketch attached hereto, designated Schedule "A" to this by-law, be and are hereby zoned Agriculture "A-13" Zone.

(2) Agricultural "A-13" Zone -

Subject to the general provisions of Section 6 of By-law #1136 (1987) and all other applicable requirements of By-law #1136 (1987), the provisions of this section shall apply throughout the Agricultural "A-13" Zone.

2.1 - PERMITTED USES

- (a) Agricultural Uses including Greenhouses;
- (b) Kennels
- (c) Uses, buildings and structures accessory to the foregoing permitted uses, saving and excepting the erection of buildings for Human Habitation;
- (d) Forestry and conservation uses.

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2.2 REGULATIONS FOR AGRICULTURAL USES PERMITTED IN
CLAUSE (A) OF SUBSECTION 2.1:

- | | | |
|-----|----------------------------|-------------|
| (a) | Minimum Lot Frontage | 180m |
| (b) | Minimum Lot Area | 10 hectares |
| (c) | Maximum Lot Coverage | 10 percent |
| (d) | Minimum Front Yard | 20m |
| (e) | Minimum Side Yard | 46m |
| (f) | Minimum Exterior Side Yard | 20m |
| (g) | Minimum Rear Yard | 46m |

2.3 REGULATIONS FOR GREENHOUSES AS PERMITTED IN
CLAUSE (A) OF SUBSECTION 2.1:

- | | | |
|-----|---|--|
| (a) | Minimum Lot Frontage | 100m |
| (b) | Minimum Lot Area | 2 hectares |
| (c) | Maximum Lot Coverage | 60 percent |
| (d) | Minimum Front Yard | 20m |
| (e) | Minimum Side Yard or Minimum Rear Yard | 15m, except where ventila- ting fans ex- haust into the respective side or rear yard, the minimum yards shall be 25m |
| (f) | Minimum Exterior Side Yard | 30m from the centre line of the road, or 20.5m from the lot line, whichever is greater |
| (g) | Supplementary Setback Distances - | |
| (i) | All greenhouses shall be located a minimum distance of 45m from any residential use on an adjacent lot. | |

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(ii) No manure, compost or equipment storage area shall be permitted within 30 metres of a street or residential use on an adjacent lot.

2.4 **REGULATIONS FOR KENNELS PERMITTED IN CLAUSE (b) OF SUBSECTION 2.1:**

- | | | |
|-----|---|--|
| (a) | Minimum Lot Frontage | 100m |
| (b) | Minimum Lot Area | 2 hectares |
| (c) | Maximum Lot Coverage | 10 percent |
| (d) | Minimum Front Yard | 20m |
| (e) | Minimum Side Yard | 15m |
| (f) | Minimum Exterior Side Yard | 30m from the centre line of road, or 20.5m from the lot line, which- ever is greater |
| (g) | Minimum Rear Yard | 25m |
| (h) | Supplementary Setback Distances | - |
| (i) | No kennel shall be permitted within 150m of any existing dwelling on any adjacent lot. | |

2.5 **SUPPLEMENTARY SEPARATION DISTANCES FOR USES PERMITTED IN THE AGRICULTURAL "A-13" ZONE:**

Notwithstanding the various setback distances and minimum yard requirements of the Agricultural "A-13" Zone, the provisions of Minimum Distance Separation Formula shall apply to the establishment or expansion of any livestock or poultry operation or conversely, to the establishment or expansion of any non-farm use in the vicinity of a livestock or poultry operation.

(3) THAT this by-law shall come into force and take effect pursuant to Sections 34 (19) and 34 (31) of the Planning Act, S.O. 1983.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
17th. DAY OF OCTOBER, 1988 A.D.


MAYOR


CLERK