

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

BY-LAW NO. 1247 (1989)

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 as 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 and sections 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 ventilating
fans exhaust 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.
 - (ii) No manure, compost or equipment storage area
shall be permitted within 30 metres of a street
or residential use on an adjacent lot.

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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, whichever 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 will 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
APRIL , 1989 A.D.



MAYOR



CLERK