

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

BY-LAW NO. 1998 (1998)

Being a by-law to amend Zoning By-law
No. 1136 (1987), as amended.

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, 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 Services Committee of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council 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 identified on Schedule "A" attached hereto be and are hereby zoned as Agricultural "A-141" Zone.
2. THAT Section 30 - Exceptions of By-Law No. 1136(1987) is amended by adding thereto the following exception:

"A-141 In addition to the permitted uses of the Agricultural "A" Zone nothing shall prevent the use of the lands indicated as "A-141" on Schedule "A" of this by-law for the purpose of a seasonal farm market outlet and a tea room subject to the following special regulations:

- | | |
|---|-------------------|
| (a) Minimum Front Yard | 12.5 metres |
| (b) Maximum Retail Floor Area Including Tea Room | 148m ² |
| (c) Parking | 20 spaces |
| (d) The Seasonal Farm Market Outlet and Tea Room be of a seasonal nature having a duration of 6 months commencing May 1st to November 1st of each calendar year | |

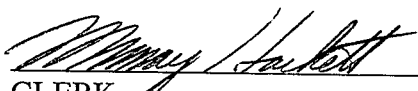
In addition to the above regulations the following special definition shall apply:

- (e) "Seasonal Farm Market Outlet" be defined as a building or portion thereof wherein the retail sale of the following products are offered for sale to the general public:
 - (i) Ontario Grown Produce (a minimum of 70 percent of the retail floor area);
 - (ii) Bakery items and processed fruit, deli and dairy products and locally hand crafted products (a maximum of 25m² of the retail floor area); and
 - (iii) Locally grown greenhouse and nursery products."

- 3. That this By-Law shall come into force and take effect pursuant to Sections 34(21) and 34(30) of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
4TH DAY OF MAY, 1998 A.D.


MAYOR


CLERK