

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2810 (2006)

Being a by-law to amend Zoning By-law No. 1136 (1987),
as amended. (850 Canboro Road)

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 General Committee, Planning Services Division, 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 Section 30 (Special Exceptions) to Zoning By-law No. 1136 (1987), as amended, is hereby amended by deleting subsection A-94 and by adding the following subsection:

"A-94 (i) Notwithstanding the permitted uses of the Agricultural A Zone, lands identified as A-94 on Schedule 'A2' of this By-law shall only be used for the following purposes:

- (a) Agricultural Uses Including Greenhouses;
- (b) One single detached dwelling on one lot;
- (c) Home Occupations;
- (d) Kennels;
- (e) Uses, buildings and structures accessory to the foregoing permitted uses;
- (f) Forestry and Conservation uses.

- (ii) Notwithstanding the provisions of subsections 7.2 (a) and (b) of the Agricultural A Zone the following provisions shall apply:

- (a) Minimum Lot Frontage 12.2 metres
- (b) Minimum Lot Area 5.65 hectares

- (iii) Notwithstanding the provisions of subsections 7.3 (a), 7.4(a) and 7.5(a) of the Agricultural A Zone the following provision shall apply:

- (a) Minimum Lot Frontage 12.2 metres

- (iv) Notwithstanding subsection 5.83 of the By-law, the following definition shall apply to a home occupation:

"means an occupation conducted for gain or profit as an accessory use to the principal residential use by one or more persons residing therein."

- (v) Notwithstanding subsection 6.7 of the By-law, the following provisions shall apply to home occupations:

- (a) SIZE

The home occupation shall be limited to an area equal to a maximum of 25% of the dwelling unit area, except this restriction shall not apply to "day nurseries" as defined herein.

(b) ACCESSORY BUILDINGS

Notwithstanding subsection 6.18(a)(xx) of the By-law, the use of three sea containers for the storage of fireworks may be permitted as being accessory to a home occupation.

(c) LOCATION

No accessory building shall be erected, altered or used for the purpose of accommodating a home occupation, except that up to 60 square metres, aggregate area, of accessory buildings may be used for the purpose of accommodating the storage of fireworks, directly related to the home occupation.

(d) OCCUPANCY

The home occupation shall only be carried out by a resident of the dwelling unit in which the home occupation is located.

(e) ADVERTISING

There shall be no external display or advertising to indicate to persons outside that any part of the dwelling, dwelling unit or lot is being used for a purpose other than residential.

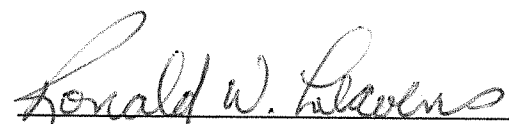
(f) SALES OR RENTALS

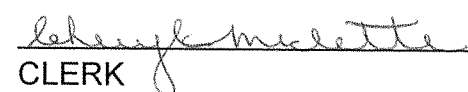
On any lot containing a home occupation, there shall be no goods, wares or merchandise offered or exposed for sale or rent outside the dwelling.

(g) OPEN STORAGE AREA

No part of any lot containing a home occupation shall be used as an open storage area accessory to that home occupation use."

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
2ND DAY OF OCTOBER, 2006 A.D.


MAYOR


CLERK