

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

*(This Office Consolidation Edition is prepared for purposes of convenience only.*

*For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)*

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**SECTION 7 - AGRICULTURAL A ZONE**

Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply throughout the Agricultural A Zone.

**7.1 PERMITTED USES**

- (a) Agricultural uses including greenhouses;
- (b) seasonal or permanent farm help houses on farms larger than 10 hectares;
- (c) one single detached dwelling on one lot;
- (d) home occupations;
- (e) kennels;
- (f) animal hospitals;
- (g) uses, buildings and structures accessory to the foregoing permitted uses;
- (h) forestry and conservation uses.

**7.2 REGULATIONS FOR AGRICULTURAL USES PERMITTED IN CLAUSE (a) OF SUBSECTION 7.1**

- |                                |                           |
|--------------------------------|---------------------------|
| (a) Minimum Lot Frontage       | 180 m (590.55 ft)         |
| (b) Minimum Lot Area           | 10 hectares (24.71 acres) |
| (c) Maximum Lot Coverage       | 10 percent                |
| (d) Minimum Front Yard         | 20 m (65.62 ft)           |
| (e) Minimum Side Yard          | 46 m (150.92 ft)          |
| (f) Minimum Exterior Side Yard | 20 m (65.62 ft)           |
| (g) Minimum Rear Yard          | 46 m (150.92 ft)          |

**7.3 REGULATIONS FOR GREENHOUSES AS PERMITTED IN CLAUSE (a) OF SUBSECTION 7.1**

- |                          |                   |
|--------------------------|-------------------|
| (a) Minimum Lot Frontage | 100 m (328.08 ft) |
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| (b) Minimum Lot Area   | 2 hectares (4.94 acres)  |
| (c) Maximum Lot Coverage   |  |
| (i) Greenhouse only  | 60 percent   |
| (ii) Greenhouse in conjunction<br>with use permitted in 7.1  | 70 percent   |
| (d) Minimum Front Yard   | 20 m (65.62 ft)  |
| (e) Minimum Side Yard or Rear Yard   | 15 m (49.21 ft), except where ventilating fans exhaust into the respective side or rear yard, the minimum yards shall be 25 m (82.02 ft) |
| (f) Minimum Exterior Side Yard   | 30 m (98.43 ft) from the centre line of the road, or 20.5 m (67.26 ft) from the lot line whichever is greater                            |
| (g) Supplementary Setback Distances:   |  |
| (i) all greenhouses shall be located a minimum distance of 45 m (147.64 ft) from any dwelling on an adjacent lot;                              |  |
| (ii) no manure, compost or equipment storage area shall be permitted within 30 m (98.43 ft) of a street or residential use on an adjacent lot. |  |

#### **7.4 REGULATIONS FOR DWELLINGS PERMITTED IN CLAUSES (b) OR (c) OF SUBSECTION 7.1**

- |                                |                         |
|--------------------------------|-------------------------|
| (a) Minimum Lot Frontage       | 46 m (150.92 ft)        |
| (b) Minimum Lot Area           | 0.4 hectares (1.0 acre) |
| (c) Maximum Lot Coverage       | 10 percent              |
| (d) Minimum Front Yard         | 13 m (42.65 ft)         |
| (e) Minimum Exterior Side Yard | 8 m (26.25 ft)          |
| (f) Minimum Side Yard          | 9 m (29.53 ft)          |

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- (g) Minimum Rear Yard 15 m (49.21 ft)
- (h) Minimum Floor Area for a Dwelling 93 m<sup>2</sup> (1001.08 sq.ft.)
- (i) Maximum Dwelling Height 10.5 m (34.45 ft)
- (j) Supplementary Regulations for a Farm Help House:
  - (i) a farm help house shall be located in accordance with a site plan agreement with the Town of Pelham;
  - (ii) no seasonal farm help house shall be used as a permanent dwelling;
  - (iii) minimum floor area for a seasonal farm help house - 37 m<sup>2</sup> (398.28 sq.ft.);  
minimum floor area for a permanent farm help house - 93 m<sup>2</sup> (1001.08 sq.ft.);
  - (iv) notwithstanding the above provisions, a seasonal farm help house may be used as a principal farm dwelling for a period not to exceed one (1) year in the event of destruction by fire, flood or natural disaster of the said farm dwelling.

**7.5 REGULATIONS FOR USES PERMITTED IN CLAUSE (e) and (f) OF SUBSECTION 7.1**

- (a) Minimum Lot Frontage 100 m (328.08 ft)
- (b) Minimum Lot Area 2 hectares (4.94 acres)
- (c) Maximum Lot Coverage 10 percent
- (d) Minimum Front yard 20 m (65.62 ft)
- (e) Minimum Side Yard 15 m (49.21 ft)
- (f) Minimum Exterior Side Yard 30 m (98.43 ft) from the centre line of the road, or 20.5 m (67.26 ft) from the lot line whichever is greater
- (g) Minimum Rear Yard 25 m (82.02 ft)

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**(h) Supplementary Setback Distances:**

- (i) no kennel shall be permitted within 150 m (492.13 ft) of any existing dwelling on any adjacent lot.

**7.6 SUPPLEMENTARY SEPARATION DISTANCES FOR USES PERMITTED IN THE AGRICULTURAL A ZONE**

Notwithstanding the various setback distances and minimum yard requirements of the Agricultural A Zone, the provisions of subsection 6.14, MDS Tables and Schedule "B" 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.

**7.7 REQUIREMENTS FOR BUILDINGS AND STRUCTURES ACCESSORY TO DWELLINGS**

- |  |   |
|--|---|
| (a) Maximum Lot Coverage   | One percent provided the maximum lot coverage of all buildings does not exceed 10 percent |
| (b) Minimum Side Yard & Rear Yard  | 3 m (9.84 ft), except the minimum side yard abutting a street shall be 7.5 m (24.61 ft)   |
| (c) Minimum Distance from the Dwelling   | 3 m (9.84 ft)   |
| (d) Maximum Building Height  | 3.7 m (12.14 ft)  |
| (e) Accessory buildings and structures shall not be permitted in the required front yard |   |