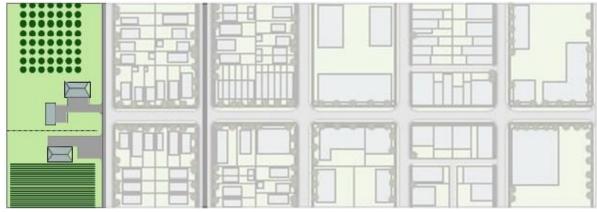
5.2 SPECIALTY AGRICULTURAL ZONE



5.2.1 Permitted Uses

- a) Agricultural use;
- b) Agri-tourism/Value added use;
- c) Agricultural-related use;
- d) Bed and breakfast;
- e) Farm winery, brewery, distillery;
- f) Forestry and resource management;
- g) Hobby farm;
- h) Home industry;
- i) Home occupation;
- j) Kennel;
- k) On-farm diversified use;
- I) Seasonal or permanent farm help house;
- m)Second dwelling units;
- n) Short term accommodation;
- o) Single detached dwellings on an existing vacant lot of record; and
- p) Uses, buildings and structures accessory to the foregoing uses.

5.2.2 Zone Requirements for Specialty Agricultural Uses

| Minimum Lot Frontage | 180.0m or 100.0m for Hobby Farm |
|----------------------------|---|
| Minimum Lot Area | 16.2ha or 2.0ha for Hobby Farm |
| Minimum Front Yard | 20.0m |
| Minimum Interior Side Yard | 20.0m |
| Minimum Corner Side Yard | 20.0m |
| Minimum Rear Yard | 20.0m |
| Maximum Building Height | 18.0m or 12.0m for residential dwelling |
| Maximum Lot Coverage | 10% |

5.2.3 Zone Requirements for a Single Detached Dwelling on an Existing Vacant Lot of Record

| Minimum Lot Frontage | 20.0m |
|----------------------------|-------|
| Minimum Lot Area | 0.4ha |
| Minimum Front Yard | 8.0m |
| Minimum Interior Side Yard | 8.0m |
| Minimum Corner Side Yard | 8.0m |
| Minimum Rear Yard | 15.0m |
| Maximum Building Height | 12.0m |
| Maximum Lot Coverage | 10% |

5.2.3.1 Zone Requirements for a Seasonal or Permanent Farm Help House

- a) A farm help house shall be located in accordance with a site plan agreement with the Town of Pelham;
- b) No seasonal farm help houses shall be used as a permanent dwelling;
- c) The minimum floor area for a seasonal farm help house shall be 30m²;
- d) The minimum floor area for a permanent farm help house shall be 93m²; and

e) 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.

5.2.4 Zone Requirements for Buildings and Structures Accessory to a Single Detached Dwelling on an Existing Vacant Lot of Record

| 1% to a maximum of 10% for all buildings |
|--|
| 3.0m |
| 3.0m |
| 3.0m |
| 7.3m |
| |

Accessory buildings and structures shall not be permitted in the required front yard.

Zone Requirements for a Farm Winery, Brewery, Distillery Minimum Lot Frontage 46.0m Minimum Lot Area 10.0ha Minimum Front Yard 20.0m Minimum Interior Side Yard 20.0m Minimum Corner Side Yard 20.0m Minimum Rear Yard 20.0m Maximum Building Height 18.0m Maximum Lot Coverage 10% Minimum Land Area Planted in Vineyards 5.0ha Maximum Floor Area of Building(s) Used for a Farm Winery 300.0m² $100.0m^{2}$ Maximum Floor Area of a Hospitality and Retail Space 5.2.6 Zone Requirements for a Greenhouse and Hoop House

| Minimum Lot Frontage | 100.0m |
|----------------------|--------|
| Minimum Lot Area | 3.0ha |

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5.2.5

| Minimum Front Yard | 20.0m |
|---|--------|
| Minimum Interior Side Yard | 15.0m* |
| Minimum Corner Side Yard | 20.0m |
| Minimum Rear Yard | 15.0m |
| Maximum Building Height | 18.0m |
| Maximum Lot Coverage | 15.0m |
| Maximum Lot Coverage | 30% |
| Minimum Setback from a Dwelling on an Adjacent Lot | 45.0m |
| Minimum Setback for Outside Storage from Lot Line or Dwelling on an Adjacent Lot | 30.0m |

*Where ventilation fans face the rear or side yard the yard shall be increased to 25.0m where one or more ventilating fans exhaust into the respective yard.

5.2.7 Zone Requirements for a Kennel

| Minimum Lot Frontage | 100.0m |
|--|--------|
| Minimum Lot Area | 2.0ha |
| Minimum Front Yard | 20.0m |
| Minimum Interior Side Yard | 15.0m |
| Minimum Corner Side Yard | 20.0m |
| Minimum Rear Yard | 25.0m |
| Maximum Building Height | 18.0m |
| Maximum Lot Coverage | 10% |
| Minimum Setback from a Dwelling on an Adjacent Lot | 150m |

5.2.8 Zone Requirements for an Agricultural-Related Use and On-Farm Diversified Use

Please refer to Section 3.2

5.2.9 Zone Requirements for a Bed and Breakfast

Please refer to Section 3.3

5.2.10 Zone Requirements for a Home Industry and Home Occupation

Please refer to Section 3.13

5.2.11 Zone Requirements for a Second Dwelling Units

Please refer to Section 3.28

5.2.12 Zone Requirements for Short Term Accommodation

Please refer to Section 3.29

5.2.13 Exceptions – Greenbelt Natural Heritage System

Lands identified within the Greenbelt Natural Heritage System are located within the Greenbelt Natural Heritage Overlay designation of the Town's Official Plan and reflect lands within the Natural Heritage System of the Provincial Greenbelt Plan. Permitted uses in the Greenbelt Natural Heritage System shall be the uses of the zone category, subject to the following:

- a) Entering into a site plan agreement with the Town to address Section B3.5.4.1 of the Town's Official Plan;
- b) Maximum developable area shall be 25%; and
- c) Notwithstanding, agricultural buildings and structures are not subject to the above requirements.