

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;
- l) 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

Maximum Lot Coverage	1% to a maximum of 10% for all buildings
Minimum Side Yard	3.0m
Minimum Rear Yard	3.0m
Minimum Distance to the Dwelling	3.0m
Maximum Building Height	7.3m

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

5.2.5 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	300.0m ²
Maximum Floor Area of a Hospitality and Retail Space	100.0m ²

5.2.6 Zone Requirements for a Greenhouse and Hoop House

Minimum Lot Frontage	100.0m
Minimum Lot Area	3.0ha

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.