



SECTION 7: GENERAL AGRICULTURAL (A1) ZONE

7.1 PERMITTED USES

No person within any Agricultural (A1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use;
- b) Agricultural use;
- c) Agricultural use, intensive;
- d) Animal clinic, existing legally on the date of adoption of this By-law;
- e) Cemeteries that are small in scale and inactive, subject to Section 7.2.3 of this By-law;
- f) Conservation use;
- g) Equestrian use;
- h) Forestry use;
- i) Grain drying and handling facility, existing legally on the date of adoption of this By-law;
- j) Home industry;
- k) Home occupation;
- l) Kennel, subject to Section 7.2.4 of this By-law;
- m) Livestock sales barn and/or marketing yard, existing legally on the date of adoption of this By-law;
- n) On-farm secondary business;
- o) Nursery;
- p) Private airfield, subject to Section 7.2.5 of this By-law;
- q) Sale of farm produce from a farm;
- r) Sanctuary use;
- s) Single detached residential dwelling associated with an agricultural use and on an agricultural lot;
- t) Second detached residential dwelling accessory to an agricultural use, subject to Section 7.2.6 of this By-law;
- u) Single detached residential dwelling on an existing lot of record;
- v) Wayside pit.



7.2 ZONE RESTRICTIONS

7.2.1 Roadside Stands

Roadside stands for the sale of produce from a farm shall be a permitted use in the Agricultural (A1) Zone, provided that the following provisions are adhered to:

- a) The roadside stand shall be seasonal in nature and shall not operate on a year-round basis;
- b) The roadside stand shall be accessed from a private driveway and not the Municipal road allowance;
- c) The roadside stand shall be located on a lot and not within the Municipal road allowance; and
- d) The roadside stand shall be setback a minimum of 3.0 m from the front lot line.

7.2.2 Mushroom Farms

Buildings and structures for the growing of mushrooms shall not be erected or used closer than:

- a) 60.0 m from a lot line;
- b) 150.0 m from a dwelling located on a separate lot;
- c) 150.0 m from any Institutional Zone; and
- d) 300.0 m from any area identified on Maps 41 through to 53 of Schedule "A".

7.2.3 Small-scale Inactive Cemeteries

Cemeteries that are less than 2.0 hectare in size or have not provided for a new interment within that last 10 years shall be permitted in the Agricultural (A1) Zone and shall not be applicable as an institutional use under the Minimum Distance Separation Formulae requirements of Section 6.26 of this By-law.

7.2.4 Kennels

The establishment of kennels shall be subject to the Municipality's Kennel Licensing By-law. Kennels shall not be erected or used closer than:

- a) 60.0 m from a lot line;
- b) 150.0 m from a dwelling located on a separate lot;
- c) 150.0 m from any Institutional Zone; and
- d) 300.0 m from any area identified on Maps 41 through to 53 of Schedule "A".



7.2.5 Private Airfields

Notwithstanding any other provisions of this By-law no person shall use any land or erect, alter or use any building or structure for the purpose of a private airfield as defined in this By-law except in accordance with the following provisions:

- a) No lot having less than 10.0 hectares shall be used for a private airfield;
- b) No person shall maintain or store more than 3 aircraft at any private airfield;
- c) One accessory building for the purpose of parking or storing an aircraft shall be permitted on a lot, but shall be separate from, and located not less than 15.0 m from, any non-residential building;
- d) No land used for the purpose of a private airfield shall be located closer than 200.0 m of a residential dwelling unit located on an adjacent property held in separate ownership.

7.2.6 Second Detached Residential Dwelling Associated with an Agricultural Use

A second detached residential dwelling associated with an agricultural use shall only be permitted by way of Temporary Use By-law. The second detached residential dwelling shall only be used for the purposes of boarding seasonal farm labourers.

7.3 ZONE REQUIREMENTS

No persons within any Agricultural (A1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

7.3.1 Requirements Applicable to Uses, Except under Section 7.1 u)

Requirements applicable to all uses permitted under Section 7.1, except for uses permitted under Section 7.1 u):

- | | |
|--|---|
| a) Minimum lot frontage | 150.0 m |
| b) Minimum lot area | 39.0 ha |
| c) Minimum front yard setback | 20.0 m |
| d) Minimum rear yard setback | 20.0 m |
| e) Minimum interior side yard setback | 15.0 m |
| f) Minimum exterior side yard setback | 15.0 m |
| g) Maximum height of an accessory building | 10.5 m in accordance with Section 6.3.3 |



7.3.2 Requirements Applicable to Uses under Section 7.1 u)

Requirements applicable to uses permitted under Section 7.1 u):

a) Maximum lot coverage	20.0 %
b) Minimum front yard	15.0 m
c) Minimum rear yard	15.0 m
d) Minimum interior side yard	3.0 m
e) Minimum exterior side yard	15.0 m
f) Maximum building height	12.0 m
g) Minimum distance to a lot line for an accessory building	3.0 m
h) Maximum building height for an accessory building	5.0 m
i) Minimum distance from an intensive agricultural use	in accordance with MDS-I provided for under Section 6.26

7.4 ZONE EXCEPTIONS

7.4.1 General Agricultural Exception 1 (A1-1) Zone

Notwithstanding Section 7.3, on lands shown on Schedule 'A' (Map 1), the provisions of Section 7.3 shall apply with the exception that a single detached dwelling shall be set back a minimum of 132.6 m from a building or structure used or intended to be used for the housing of livestock, poultry, fur bearing animals or the storage of waste products or manure from such livestock, poultry or fur bearing animals, including liquid or solid manure facilities, or the growing of mushrooms.

7.4.2 General Agricultural Exception 2 (A1-2) Zone

Notwithstanding Section 7.1, on lands shown on Schedule 'A' (Map 10), the provisions of Section 7 shall apply with the exception that a golf driving range and buildings and structures accessory thereto shall be permitted.



7.4.3 General Agricultural Exception 3 (A1-3) Zone

Notwithstanding Section 7.1, on lands shown on Schedule 'A' (Maps 23 and 28), the provisions of Section 7 shall apply with the exception that a trucking business shall be permitted in addition to all other permitted uses.

7.4.4 General Agriculture Exception 4 (A1-4) Zone

Notwithstanding Section 7.1, on lands shown on Schedule "A" (Map 13), a trailer park or modular home community shall be permitted.

7.4.5 General Agricultural Exception 5 (A1-5) Zone

Notwithstanding Section 7.1, on lands shown on Schedule "A" (Map 30), warehouses, open storage as an accessory use and an establishment for the sale, storage, grading and handling of seed, feed fertilizer and farm produce, except as otherwise prohibited by this By-law shall be permitted, and a grain drying facility shall not be permitted.

7.4.6 General Agricultural Exception 6 (A1-6) Zone

Notwithstanding Section 7.1, on lands shown on Schedule "A" (Map 9), a home industry use to be fully contained within the home industry building or structure shall be permitted.



SECTION 8: RESTRICTED AGRICULTURAL (A2) ZONE

8.1 PERMITTED USES

No person within any Restricted Agricultural (A2) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use;
- b) Agricultural use;
- c) Animal clinic, existing legally on the date of adoption of this By-law;
- d) Cemeteries that are small in scale and inactive, subject to the requirements of Section 7.2.3 of this By-law;
- e) Conservation use;
- f) Equestrian use;
- g) Forestry use;
- h) Home industry;
- i) Home occupation;
- j) Kennel, subject to the requirements of Section 7.2.4 of this By-law;
- k) Nursery;
- l) On-farm secondary business;
- m) Sale of farm produce from a farm;
- n) Sanctuary use;
- o) Single detached residential dwelling associated with an agricultural use and on an agricultural lot;
- p) Second detached residential dwelling accessory to an agricultural use, subject to the requirements of Section 7.2.6 of this By-law;
- q) Single detached residential dwelling on an existing lot of record;
- r) Wayside pit.

8.2 ZONE RESTRICTIONS

8.2.1 Existing Residential Uses

Notwithstanding any other provisions of this By-law, where a lot used for an agricultural use abuts a lot on which the principal use is a residential use, the uses shall comply with the requirements of Section 6.26 of this By-law, and no building or structure on the rural or agricultural use lot shall be located within 30.0 m of the residential use lot.



8.2.2 Roadside Stands

Roadside stands for the sale of produce from a farm shall be a permitted use in the Restricted Agricultural (A2) Zone, provided that the following provisions are adhered to:

- a) The roadside stand shall be seasonal in nature and shall not operate on a year-round basis;
- b) The roadside stand shall be accessed from a private driveway and not the Municipal road allowance;
- c) The roadside stand shall be located on a lot and not within the Municipal road allowance; and
- d) The roadside stand shall be setback a minimum of 3.0 m from the front lot line.

8.3 ZONE REQUIREMENTS

No persons within any Agricultural (A2) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

8.3.1 Requirements Applicable to Uses, Except under Section 8.1 q)

Requirements applicable to all uses permitted under Section 8.1, except for uses permitted under Section 8.1 q):

- | | |
|--|---|
| a) Minimum lot frontage | 150.0 m |
| b) Minimum lot area | 39.0 ha |
| c) Minimum front yard setback | 20.0 m |
| d) Minimum rear yard setback | 20.0 m |
| e) Minimum interior side yard setback | 15.0 m |
| f) Minimum exterior side yard setback | 15.0 m |
| g) Maximum height of an accessory building | 10.5 m in accordance with Section 6.3.3 |

8.3.2 Requirements Applicable to Uses under Section 8.1 q)

Requirements applicable to uses permitted under Section 8.1 q):

- | | |
|-------------------------|--------|
| a) Maximum lot coverage | 20.0 % |
| b) Minimum front yard | 15.0 m |



c)	Minimum rear yard	15.0 m
d)	Minimum interior side yard	3.0 m
e)	Minimum exterior side yard	15.0 m
f)	Maximum building height	12.0 m
g)	Minimum distance to a lot line for an accessory building	3.0 m
h)	Maximum building height for an accessory building	5.0 m
i)	Minimum distance from an intensive agricultural use	in accordance with MDS-I provided for under Section 6.26

8.4 ZONE EXCEPTIONS

8.4.1 Restricted Agricultural Exception 1 (A2-1) Zone

Notwithstanding Section 8.3, on lands shown on Schedule “A” (Map 9), the following yard regulations shall apply:

a)	Minimum easterly side yard	4.0 m
b)	Minimum westerly side yard	6.4 m
c)	Minimum side yard for existing livestock building or structure	46.0 m
d)	Minimum side yard for accessory building or structure	4.8 m

8.4.2 Restricted Agricultural Exception 2 (A2-2) Zone

Notwithstanding Section 8.3, on lands shown on Schedule “A” (Map 2), the following provisions shall apply:

a)	Lot Area	1.08 ha
b)	Lot Frontage	70.9 m



SECTION 9: URBAN RESERVE (A3) ZONE

9.1 PERMITTED USES

No person within any Urban Reserve (A3) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use;
- b) Animal clinic existing legally on the date of adoption of this By-law;
- c) Cemeteries that are small in scale and inactive, subject to the requirements of Section 7.2.3 of this By-law;
- d) Conservation use;
- e) Equestrian use;
- f) Farm;
- g) Kennel, subject to the requirements of Section 7.2.4 of this By-law;
- h) Forestry use;
- i) Home occupation;
- j) Nursery;
- k) On-farm secondary business;
- l) Sale of farm produce from a farm;
- m) Sanctuary use;
- n) Single detached dwelling;
- o) Single detached dwelling associated with an agricultural use;
- p) Second detached dwelling accessory to an agricultural use, subject to the requirements of Section 7.2.6 of this By-law;
- q) Wayside pit;
- r) Any use legally existing on the date of adoption of this By-law.

9.2 ZONE RESTRICTIONS

9.2.1 Existing Residential Uses

Notwithstanding any other provisions of this By-law, where a lot used for an agricultural purposes abuts a lot on which the principal use is a residential use, the uses shall comply with the requirements of Section 6.26 of this By-law, and no building or structure on the agricultural use lot shall be located within 30.0 m of the residential use lot.



9.2.2 Roadside Stands

Roadside stands for the sale of produce from a farm shall be a permitted use in the Urban Reserve (A3) Zone, provided that the following provisions are adhered to:

- a) The roadside stand shall be seasonal in nature and shall not operate on a year-round basis;
- b) The roadside stand shall be accessed from a private driveway and not the Municipal road allowance;
- c) The roadside stand shall be located on a lot and not within the Municipal road allowance; and
- d) The roadside stand shall be setback a minimum of 3.0 m from the front lot line.

9.3 ZONE REQUIREMENTS

No persons within any Urban Reserve (A3) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

9.3.1 Requirements Applicable to Uses, Except under Section 9.1 n)

Requirements applicable to all uses permitted under Section 9.1, except to uses permitted under Section 9.1 n):

- | | |
|--|---|
| a) Minimum lot frontage | 150.0 m |
| b) Minimum lot area | 39.0 ha |
| c) Minimum front yard setback | 20.0 m |
| d) Minimum rear yard setback | 20.0 m |
| e) Minimum interior side yard setback | 15.0 m |
| f) Minimum exterior side yard setback | 15.0 m |
| g) Maximum height of an accessory building | 10.5 m in accordance with Section 6.3.3 |



9.3.2 Requirements Applicable to Uses under Section 9.1 n)

Requirements applicable to uses permitted under Section 9.1 n):

a) Minimum lot frontage	30.0 m where a public water supply is not available
	25.0 m where a public water supply is available
b) Minimum lot area	1,500 m ² where a public water supply is not available
	1,000 m ² where a public water supply is available
c) Maximum lot coverage	20.0 %
d) Minimum front yard	9.0 m
e) Minimum exterior side yard	9.0 m
f) Minimum interior side yard	3.0 m
g) Minimum rear yard	9.0 m
h) Maximum building height	10.5 m
i) Minimum distance to a lot line for an accessory building	4.0 m
j) Maximum building height for an accessory building	4.3 m
k) Minimum distance from an intensive agricultural use	in accordance with MDS-I provided for under Section 6.26