

SECTION 25 - AGRICULTURE "A" ZONE

25.1 GENERAL PROHIBITION

Within an Agriculture "A" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

25.2 USES PERMITTED

Accessory dwelling unit
 Agricultural Use, General
 Agricultural Use, Intensive
 Bed and breakfast establishment
 Hobby farm
 Home occupation
 Home industry
 Commercial Kennel
 Private Kennel
 Seasonal fruit, vegetable, flower or farm produce sales outlet, provided such produce is a product of the farm on which the outlet is located.
 Single detached dwelling
 Veterinary Establishment

25.3 ZONE REGULATIONS

25.3.1 Regulations for Single Detached Dwelling and Home Occupation

(a) Minimum Lot Area	2000 square metres
(b) Minimum Required Yards	
(i) Front	9 metres
(ii) Rear	8 metres
(iii) Interior Side	6 metres
(iv) Exterior Side	9 metres
(c) Minimum Lot Frontage	35 metres
(d) Maximum Building Height	11 metres

25.3.2 Regulations for Agricultural Buildings, Barns & Structures

- | | | |
|-----|--------------------------------|--------------|
| (a) | Minimum Lot Area | |
| | i) Agricultural use | 2.0 hectares |
| | ii) Agricultural intensive use | 4.0 hectares |
| | iii) Hobby Farm | 2.0 hectares |
| | iv) Equestrian Facility | 4.0 hectares |
| (b) | Minimum Required Yards | |
| | (i) Front | 30 metres |
| | (ii) Rear | 30 metres |
| | (iii) Interior Side | 15 metres |
| | (iv) Exterior Side | 30 metres |
| (c) | Maximum Lot Coverage | 10% |

25.3.3 Regulations for a Home Industry

- | | | |
|-----|------------------------|--------------|
| (a) | Minimum Lot Area | 0.8 hectares |
| (b) | Minimum Required Yards | |
| | (i) Front | 8 metres |
| | (ii) Rear | 8 metres |
| | (iii) Interior Side | 8 metres |
| | (iv) Exterior Side | 8 metres |

25.3.4 Regulations for a Veterinary Clinic

- | | | |
|-----|------------------------|------------|
| (a) | Minimum Lot Area | 2 hectares |
| (b) | Maximum Lot Coverage | 10% |
| (c) | Minimum Required Yards | |
| | (i) Front | 8 metres |
| | (ii) Rear | 8 metres |
| | (iii) Interior Side | 8 metres |
| | (iv) Exterior Side | 8 metres |

25.3.5 A commercial kennel and private kennel shall comply with the regulations of the applicable zone and the following:

- a) That the lot shall have a minimum lot area of 4 hectares
- b) All building structures and outdoor areas used in conjunction with the kennel shall have a minimum setback of 60 metres to all lot lines adjoining any lot and/or zone boundary that is used or permitted to be used for a

- dwelling, and 8 metres in all other cases; this shall not apply to a residential dwelling located on the same lot as the kennel.
- c) In the cases where the use is a located on corner lot, all building and structures and outdoor areas used in conjunction with the kennel shall have a minimum setback of 60 metres from the exterior side lot line;
 - d) All building and structures and outdoor areas used in conjunction with the kennel shall have a minimum front yard setback of 60 metres;
 - e) A *private kennel* shall have a maximum gross floor area of 100 square metres and/or a maximum lot coverage of 10%
 - f) All building and structures or outdoor areas used in conjunction with a *commercial kennel* operation shall have a maximum of 10% lot coverage.
 - g) No dog run, pen, exercise yard and all related structures and enclosures including fencing shall be permitted in the front yard.
 - h) That all commercial and private kennels shall be subject to obtaining a licence from the Township to operate as a kennel.
 - i) May be subject to Site Plan Control
 - j) That the minimum distance separation between two or more private and/or commercial kennel shall be 500 metres. The separation is calculated from the lot lines in which the kennels are located.

25.3.6 Regulations for a Equestrian Facility

- (a) Minimum Lot Area 4 hectares
- (b) Maximum Lot Coverage 10%
- (c) Minimum Required Yards
 - (i) Front 30 metres
 - (ii) Rear 30 metres
 - (iii) Interior Side 15 metres
 - (iv) Exterior Side 30 metres

25.4 ZONE EXCEPTIONS

25.4.1 A-1 Zone

Notwithstanding the provisions of subsection 25.2 of this Section to the contrary, on those lands zoned A-1 the following additional uses may be permitted:

Family Healing Lodge and Learning Centre
 Tenting in association with a Family Healing Lodge and Learning Centre.

Subject to the following provisions for tenting uses, including associated washroom facilities:

Maximum size of tenting area including a maximum of 4 residential tent sites and 1 meeting tent site.	1800 sq. metres
---	-----------------

Minimum yards for tenting uses:

100 metres from north lot line.

200 metres from west lot line.

300 metres from east lot line.

25.4.2 A-2 Zone

Notwithstanding any other provisions of this By-law to the contrary, the following minimum area and frontage provisions shall apply to those lands zoned "A2":

(a) Minimum Lot Area	1.06 hectares
(b) Minimum Lot Frontage	173 metres

25.4.3 A-3 Zone

The minimum lot area shall be 4.54 hectares and the minimum lot frontage shall be 20 metres.

25.4.4 A-4 Zone

This space intentionally left blank.

25.4.5 A-5 Zone

Notwithstanding the provisions of Section 4.2 and Section 25.2 a detached accessory dwelling is subject to the following provisions:

a) The maximum gross floor area for a detached accessory dwelling unit shall be no larger than 111.48 square metres (1200 square feet).