

## Section 7 - Zone A: Agricultural

### 7.1 Permitted Uses

Within a Zone A - Agricultural, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 of sub-sections 7.3, 7.4 and 7.5.

### 7.2 Regulations

Within a Zone A - Agricultural, no land shall be used, and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and the following:

Item	Column 1
7.2.1	<b>Minimum Lot Area</b> - 40 Hectares (By-law 83-2006 passed November 28, 2006 - General Amendment)
7.2.2	<b>Minimum Lot Frontage</b> - 230 metres
7.2.3	<b>Minimum Side Yard - Each Side:</b>
(a)	Residential Building - 3 metres
(b)	Accessory Residential Building - 1 metre
(c)	Building/Structure Housing Livestock or for Manure Storage - 10 metres or the applicable MDS requirement, whichever is greater
(d)	Other Buildings: Equal to one-half (1/2) building height but in no case less than 3 metres
7.2.4	<b>Minimum Rear Yard</b> - 7.5 metres or the applicable MDS requirement, whichever is greater
7.2.5	<b>Minimum Ground Floor Area - Residential Building:</b>
(a)	1 Storey - 100 square metres
(b)	More than 1 Storey - 70 square metres
7.2.6	<b>Maximum Lot Coverage - All Buildings:</b> 20% of Lot Area
(a)	<b>Block or Concrete Buildings</b> with a flat roof for any purpose in the Agricultural zone shall be limited to a maximum ground floor area of 250 square metres. By-law 93-97 passed November 11, 1997
7.2.7	<b>Off-Street Parking</b> - In conformity with the provisions of sub-sections 6.11 and 6.13

Item	Column 1
7.2.8	<b>Minimum Distance Separations: By-law 37-2020 passed May 12,2020</b>
(a)	<p><i>MDS1</i> Notwithstanding anything contained in the foregoing or any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within a zone, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) setback from a livestock facility, manure storage or anaerobic digester, calculated using the Formulas published by the Ontario Ministry of Agricultural, Food and Rural Affairs (OMAFRA), as may be amended from time to time.</p>
(b)	<p><i>MDS 2</i> Notwithstanding anything contained in the foregoing or any other yard or setback provisions of this By-law to the contrary, no new or expanding odour sources including, livestock facilities, manure storage and anaerobic digestors shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) setback, calculated using the Formulas published by the Ontario Ministry of Agricultural, Food and Rural Affairs (OMAFRA), as may be amended from time to time.</p>
(c)	<p>In accordance with the Minimum Distance Separation (MDS) guidelines, and in addition to 7.2.8a) and 7.2.8b) above, the following shall apply:</p> <ul style="list-style-type: none"> <li>i. MDS 1 setbacks do not apply to any new or expanding industrial Agricultural Related Use, or any industrial On-Farm Diversified Use. MDS 1 setbacks will apply to any non-industrial On-Farm Diversified Use.</li> <li>ii. MDS 1 setbacks will not apply to any closed cemetery, any cemetery with no place of worship present, and any cemetery associated with the community relying on horse drawn transportation.</li> <li>iii. MDS II setbacks do not apply from any existing Agricultural Related Use, or any industrial On-Farm Diversified Use.</li> <li>iv. That a livestock shelter, as defined in Section 2.65a of this By-law, a trail outside of a settlement, or a horse barn used for the shelter of horses used as a primary means of transportation is not subject to the Minimum Distance Separation (MDS) requirement in this section. A horse barn for transportation purposes is subject to the regulations in Section 6.4.6 of this By-law.</li> <li>v. MDS II setbacks apply to all existing cemeteries, as Type B land uses, except for those associated with the community relying on horse drawn transportation where the MDS Type A Land Use requirements shall apply.</li> <li>vi. MDS II setbacks apply to all churches and rural schools as Type B land uses, except those associated with the community relying on horse drawn transportation which shall meet the Type A Land Use requirements.</li> <li>vii. MDS II setbacks apply to all existing settlement boundaries as Type B land uses except for rural employment area settlements where the MDS Type A Land Use requirements shall apply.</li> </ul>
7.2.9	<p><b>Accessory Bio-Solid Storage</b> An accessory bio-solid storage facility shall be used only to spread bio-solids on the farm field containing the said facility and no other farms off-site and shall be constructed of solid concrete material and:</p>
	(i) Shall not be located within 300 metres of a residence on an adjacent lot, or any building used for recreational, institutional, religious or educational purposes;
	(ii) Shall not be located within 600 metres of an area zoned residential; and
	(iii) No residence shall be constructed within 300 metres of an accessory bio-solid

Item	Column 1
	storage facility.

7.3 In addition to the regulations set forth in sub-section 7.2 above, the regulations listed in Column 2 below shall apply to the specific uses listed in Column 1 below:

Sub-Section	Column 1	Column 2
	Permitted Uses	Additional Regulations
7.3.1	Farming (except commercial greenhouses) which shall include sod farms existing as of November 28, 2006 but shall not permit any new sod farms established after November 28, 2006 without a site-specific amendment to this By-law. <b>(By-law 83-2006 passed November 28, 2006 (General Amendment))</b>	
(a)	Any barn, shed, building or structure required as part of the farm operation	
(b)	Sale of products grown or raised on the premises shall include only: i) Farm Produce Stand (selling only products grown on site)  ii) Other products not grown or raised on the farm <b>By-law 35-2007 passed April 24, 2007</b> <b>By-law 37-2020 passed May 12, 2020</b>	In conformity with the provisions in Section 6.41 and the definition in Section 2.43a).
(c)	On-Farm Diversified Uses  i) Value Added Farm Uses  ii) Agri-Tourism  iii) Non-Commercial Greenhouse (Floriculture/Horticulture) Sales Operation  <b>By-law 37-2020 passed May 12, 2020</b>	In conformity with sub-section 6.22 and below, and the definition in Section 2.89b).  In conformity with the provisions in sub-section 6.40 and the definition in sub-section 2.124a.  In conformity with the provisions in sub-section 6.42 and the definition in sub-section 2.1b.  In conformity with the provisions in Section 6.22 and 6.43 and the definitions in Section 2.54a) and 2.98a).

<b>Sub-Section</b>	<b>Column 1</b>	<b>Column 2</b>
	<b>Permitted Uses</b>	<b>Additional Regulations</b>
(d)	Dwelling - mobile home <b>By-law 95-89 passed September 26, 1989 and By-law 48-2020 passed June 23, 2020 (General Amendment)</b>	In conformity with the provisions of sub-sections 6.23 and 6.24
(e)	Doddy House <b>(By-law 83-2006 passed November 28, 2006 (General Amendment))</b>	In conformity with Section 2.29c
(f)	Research Farming	
(g)	Value Added Farm Uses (washing, packaging, of products grown on site)	In accordance with Section 6.40
(h)	Value retention (of products grown on site)	
(i)	Accessory Dwelling Units (i.e. Third Unit) within the primary residence, detached accessory building or mobile home <b>By-law 48-2020 passed June 23, 2020 (General Amendment)</b>	In conformity with Section 6.4.7
(j)	Short-Term Rental <b>By-law 48-2020 passed June 23, 2020 (General Amendment)</b>	In conformity with Section 6.25
7.3.2	Residential Building - One Unit which may include:	
(a)	A Private Home Day Care	
(b)	A home occupation or office, base or headquarters for the occupant	In conformity with the provisions of sub-section 6.18
(c)	Bed and Breakfast Establishment <b>By-law 99-96 passed November 12, 1996</b>	In conformity with the provisions of sub-section 6.32
7.3.3	A Group Home	
7.3.4	The raising, training or boarding of horses, including Riding Stable or Riding Academy <b>By-law 37-2020 passed May 12, 2020</b>	
7.3.5	<b>Accessory Uses</b>	
(a)	Buildings or structures accessory to a residential use <b>By-law 37-2020 passed May 12, 2020</b>	In conformity with the provisions of sub-section 6.4. Notwithstanding 6.4.1a) an accessory building may be ahead of the building line provided it is part of the farm cluster and does not encroach into the required building line setback.
(b)	Buildings or structures accessory to other permitted uses	
(c)	<b>Deleted by Sign By-law 80-92</b>	

#### 7.4 Existing Lots - 1,390 Square Metres to 4 Hectares

Notwithstanding the provisions of sub-sections 7.2.1 and 7.2.2, any lot with an area of not less than 1,390 square metres but less than 4 hectares and a lot frontage of not less than 30 metres, existing on the date of passage of this By-law, may only be used for the Permitted Uses listed in Column 1 below in conformity with all other applicable regulations contained in this By-law.

<b>Sub-Section</b>	<b>Column 1</b>	<b>Column 2</b>
	<b>Permitted Uses</b>	<b>Additional Regulations</b>
7.4.1	Farming (except commercial greenhouses) which shall include sod farms existing as of November 28, 2006 but shall not permit any new sod farms established after November 28, 2006 without a site-specific amendment to this By-law. <b>(By-law 83-2006 passed November 28, 2006 (General Amendment))</b>	
(a)	Any barn, shed, building or structure required as part of the farm operation	Not to be construed to permit a second dwelling unit or a farm-related occupation
(b)	Sale of products grown or raised on the premises shall include only: <ul style="list-style-type: none"> <li>i) Farm Produce Stand (selling only products grown on site)</li> <li>ii) Non-Commercial Greenhouse (Floriculture/Horticulture) Sales Operation</li> <li>iii) Other products grown or raised on the farm</li> </ul> <b>By-law 35-2007 passed April 24, 2007</b>	In conformity with the provisions in Section 6.41 and the definition.  In conformity with the provisions in Section 6.22 and 6.43, the definitions in Section 2.54a) and 2.98a), and only on a property 5 hectares or greater.
(c)	Research Farming <b>(By-law 83-2006 passed November 28, 2006 (General Amendment))</b>	
(d)	Value Added Farm Uses (washing, packaging, of products grown on site)	In conformity with the provisions in sub-section 6.40 and the definition in sub-section 2.124a;
(e)	Value retention (of products grown on site)	
(f)	Short-Term Rental <b>By-law 48-2020 passed June 23, 2020 (General Amendment)</b>	In conformity with Section 6.25
7.4.2	Residential Building - One Unit, which may include:	
(a)	Private Home Day Care	
(b)	A home occupation or home business being either:	

Sub-Section	Column 1	Column 2
	i) Home occupation or office, base or headquarters for the occupant	In conformity with the provisions of sub-section 6.18
	ii) Home Business - Tradesperson <b>By-law 37-2020 passed May 12, 2020</b>	In conformity with the provisions of sub-section 6.18.A
(c)	A Group Home	
(d)	Bed and Breakfast Establishment <b>By-law 99-96 passed November 12, 1996</b>	In conformity with the provisions of sub-section 6.32.
(e)	Accessory Dwelling Units <b>By-law 48-2020 passed June 23, 2020 (General Amendment)</b>	In conformity with Section 6.4.7
7.4.3	The raising, training or boarding of horses including Riding Stable or Riding Academy <b>(By-law 83-2006 passed November 28, 2006 (General Amendment)) and By-law 37-2020 passed May 12, 2020</b>	In conformity with sub-section 6.13
7.4.4	<b><u>Accessory Uses:</u></b>	
(a)	Buildings or structures accessory to a residential use	In conformity with the provisions of sub-section 6.4. Notwithstanding 6.4.1a) an accessory building may be ahead of the building line provided it is part of the farm cluster and does not encroach into the required building line setback.
(b)	Accessory Drive Shed/Farm Equipment Storage Building (not including horse arenas or riding stables) shall not exceed:  i) 70 square metres for a property 1 hectare or less; and ii) 112 square metres for a property between 1 hectare and 4 hectares.  <b>(By-law 83-2006 passed November 28, 2006 (General Amendment))</b>	
(c)	Buildings or structures accessory to other permitted uses	
(d)	<b>Deleted by Sign By-law 80-92</b>	

## 7.5 Existing Lots - 4 Hectares to 40 Hectares

Notwithstanding the provisions of sub-sections 7.2.1 and 7.2.2, any lot with an area of not less than 4 hectares but less than 40 hectares and a lot frontage of not less than 30 metres, existing on the date of passage of this By-law, may only be used for the Permitted Uses listed in Column 1 below in conformity with all other applicable regulations contained in this By-law.

Sub-Section	Column 1	Column 2
	Permitted Uses	Additional Regulations
7.5.1	Farming (except commercial greenhouses) which shall include sod farms existing as of November 28, 2006 but shall not permit any new sod farms established after November 28, 2006 without a site-specific amendment to this By-law. <b>(By-law 83-2006 passed November 28, 2006 (General Amendment))</b>	
(a)	Any barn, shed, building or structure required as part of the farm operation	
(b)	Sale of products grown or raised on the premises shall include only: <ul style="list-style-type: none"> <li data-bbox="451 1052 1052 1121">i) Farm Produce Stand (selling only products grown on site)</li> <li data-bbox="451 1188 1052 1283">ii) Non-Commercial Greenhouse (Floriculture / Horticulture) Sales Operation</li> <li data-bbox="451 1457 1052 1526">iii) Other products grown or raised on the farm</li> </ul> <b>By-law 35-2007 passed April 24, 2007</b> <b>By-law 37-2020 passed May 12, 2020</b>	In conformity with the provisions in Section 6.41 and the definition.  In conformity with the provisions in Section 6.22 and 6.43, the definitions in Section 2.54a) and 2.98a), and only on a property 5 hectares or greater.
(c)	On-Farm Diversified Use <ul style="list-style-type: none"> <li data-bbox="451 1751 834 1787">i) Value Added Farm Uses</li> </ul>	On properties 6 ha. or greater, in conformity with sub-section 6.22, and below:  In conformity with the provisions in sub-section 6.40 and the definition in sub-section 2.124a.

Sub-Section	Column 1	Column 2
	ii) Agri-Tourism  iii) Non-Commercial Greenhouse (Floriculture/Horticulture) Sales Operation  <b>By-law 37-2020 passed May 12, 2020</b>	In conformity with the provisions in sub-section 6.42 and the definition in sub-section 2.1b.  In conformity with the provisions in Section 6.22, and 6.43, the definitions in Section 2.54a) and 2.98a), and on a property 5 hectares or greater.
(d)	Research Farming <b>(By-law 83-2006 passed November 28, 2006 (General Amendment))</b>	
(e)	Value Added Farm Uses (washing, packaging, of products grown on site)	In accordance with Section 6.40
(f)	Value retention (of products grown on site)	
7.5.2	Residential Building - One Unit, which may include:	
(a)	Private Home Day Care	
(b)	1) A home occupation or office, base or headquarters for the occupant  2) A Home Business – Tradesperson - for a property less than 6 ha. <b>By-law 37-2020 passed May 12, 2020</b>	In conformity with the provisions of sub-section 6.18  In conformity with the provisions of sub-section 6.18A
(c)	Bed and Breakfast Establishment <b>By-law 99-96 passed November 12, 1996</b>	In conformity with the provisions of sub-section 6.32
(d)	Accessory Dwelling Units <b>By-law 48-2020 passed June 23, 2020 (General Amendment)</b>	In conformity with Section 6.4.7
(e)	Short-Term Rental <b>By-law 48-2020 passed June 23, 2020 (General Amendment)</b>	In conformity with Section 6.25
7.5.3	A Group Home	
7.5.4	The raising, training or boarding of horses, including Riding Stable or Riding Academy, which may be for a public use.	
7.5.5	<b>Accessory Uses:</b>	
	Buildings or structures accessory to a residential use	In conformity with the provisions of sub-section 6.4. Notwithstanding 6.4.1a) an accessory building may be ahead of the building line provided it is part of the farm



Sub-Section	Column 1	Column 2
		cluster and does not encroach into the required building line setback.
(a)	Buildings or structures accessory to other permitted uses	
(b)	<b>Deleted by Sign By-law 80-92</b>	

**7.6 Existing Lots Greater than 35 Hectares** By-law 90-89 September 26, 1989

Notwithstanding the provisions of sub-section 7.2.2, a lot with an area greater than 35 hectares and a lot frontage of not less than 30 metres, existing on the day of the passing of this By-law, may only be used for the permitted uses listed in sub-section 7.3, in conformity with the regulations in paragraph 7.2.3 to 7.2.8 inclusive and the applicable regulations listed in sub-section 7.3.

**7.7 Farms with Less than 30 Metres of Frontage** By-law 83-2006 passed November 28, 2006  
(General Amendment)

Notwithstanding Section 6.8 of this By-law, a farm parcel with less than 30 metres of frontage or with no frontage, is existing on the date of passage of this By-law, is zoned Agricultural (A), is 10 hectares or greater in size and contains an existing farm building(s), shall be permitted an addition to a farm building or a new farm building or an addition to an existing residence, in accordance with Section 7, without an amendment to this By-law, but this provision shall not permit the construction of a new residence, which shall require amendment to this By-law.