

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:

7.2.1	Minimum Lot Area - 40 Hectares (By-law 83-2006 passed November 28, 2006 - General Amendment)
7.2.2	Minimum Lot Frontage - 230 metres
7.2.3	Minimum Side Yard - Each Side:
(a)	Residential Building - 3 metres
(b)	Accessory Residential Building - 1 metre
(c)	Building/Structure Housing Livestock or for Manure Storage - 10 metres
(d)	Other Buildings: Equal to one-half (1/2) building height but in no case less than 3 metres
7.2.4	Minimum Rear Yard - 7.5 metres
7.2.5	Minimum Ground Floor Area - Residential Building:
(a)	1 Storey - 100 square metres
(b)	More than 1 Storey - 70 square metres
7.2.6	Maximum Lot Coverage - All Buildings: 20% of Lot Area
(a)	Block or Concrete Buildings 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	Off-Street Parking - In conformity with the provisions of sub-sections 6.11 and 6.13

7.2.8	Minimum Distance Separations: Notwithstanding anything contained in the foregoing:
(a)	No residence shall be constructed within 300 metres of a manure storage area or any building or structure designed, intended or used for the keeping of livestock and located on an adjacent lot, unless it can be demonstrated that the separation between the proposed residence and the manure storage area or building or structure designed, intended or used for the keeping of livestock meets or exceeds 120% of the distance calculated using the Ontario Ministry of Agriculture and Food Minimum Distance Separation formula in effect at the time of passing of this By-law, or as amended from time to time.
(b)	No veterinary clinic shall be constructed within 300 metres of a manure storage area or any building or structure designed, intended or used for the keeping of livestock and located on an adjacent lot.
(c)	No manure storage area and no building or structure designed, intended or used for the purpose of keeping of livestock, including an artificial breeding enterprise and a riding stable, shall be erected or located (i) within 300 metres of a residence on an adjacent lot; (ii) within 300 metres of any building used for recreational, institutional, religious or educational purposes unless it can be demonstrated that the separation between the proposed manure storage area or building or structure designed, intended or used for the keeping of livestock and a residence or building used for recreational, institutional, religious or educational purposes located on an adjacent lot complies with the Ontario Ministry of Agriculture and Food Minimum Distance Separation formula in effect at the time of passing of this By-law, or as amended from time to time.
(d)	No manure storage area, and no building or structure designed, intended or used for the purpose of keeping of livestock including an artificial breeding enterprise and a riding stable, shall be erected or located within 600 metres of any residential zone established by this By-law or the by-laws of an adjacent municipality.
(e)	That a livestock shelter, as defined in Section 2.65a of this By-law is not subject to the Minimum Distance Separation (MDS) requirement in this section. (By-law 83-2006 passed November 28, 2006 (General Amendment))
7.2.9	Accessory Bio-Solid Storage (By-law 83-2006 passed November 28, 2006 (General Amendment)) 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:
	(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 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	<u>Column 1</u>	<u>Column 2</u>
	<u>Permitted Uses</u>	<u>Additional Regulations</u>
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. (By-law 83-2006 passed November 28, 2006 (General Amendment))	
(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 ii) Other products grown or raised on the farm By-law 35-2007 passed April 24, 2007	In conformity with the provisions in Section 6.41 and the definition.
(c)	On-Farm Business By-law 93-97 passed November 11, 1997	On properties 10 ha. and greater and in conformity with sub-section 6.22
(d)	Dwelling - converted farm related, trailer or mobile home By-law 95-89 passed September 26, 1989	In conformity with the provisions of sub-sections 6.23 and 6.24
(e)	Doddy House (By-law 83-2006 passed November 28, 2006 (General Amendment))	In conformity with Section 2.29c
(f)	Research Farming (By-law 83-2006 passed November 28, 2006 (General Amendment))	
(g)	Value Added Farm Uses (By-law 35-2007 passed April 24, 2007)	In conformity with the provisions in sub-section 6.40 and the definition in sub-section 2.124a
(h)	Agri-Tourism (By-law 35-2007 passed April 24, 2007)	In conformity with the provisions in sub-section 6.42 and the definition in sub-section 2.1b
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 By-law 99-96 passed November 12, 1996	In conformity with the provisions of sub-section 6.32
7.3.3	A Group Home - Type "A"	In conformity with the provisions of sub-section 6.26

7.3.4	A Veterinary Clinic	
7.3.5	A Dog Kennel	
7.3.6	The raising, training or boarding of horses, including Riding Stable or Riding Academy	
7.3.7	<u>Accessory Uses</u>	
(a)	Buildings or structures accessory to a residential use	In conformity with the provisions of sub-section 6.4
(b)	Buildings or structures accessory to other permitted uses	
(c)	Deleted by Sign By-law 80-92	

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.

<u>Sub-Section</u>	<u>Column 1</u>	<u>Column 2</u>
	<u>Permitted Uses</u>	<u>Additional Regulations</u>
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. (By-law 83-2006 passed November 28, 2006 (General Amendment))	
(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: i) Farm Produce Stand ii) Other products grown or raised on the farm By-law 35-2007 passed April 24, 2007	In conformity with the provisions in Section 6.41 and the definition.
(c)	Research Farming (By-law 83-2006 passed November 28, 2006 (General Amendment))	
7.4.2	Residential Building - One Unit, which may include:	
(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)	A Group Home - Type "A"	In conformity with the provisions of sub-section 6.26
(d)	Bed and Breakfast Establishment By-law 99-96 passed November 12, 1996	In conformity with the provisions of sub-section 6.32.
7.4.3	Deleted	
7.4.4	A Veterinary Clinic	
7.4.5	A Dog Kennel	
7.4.6	The raising, training or boarding of horses including Riding Stable or Riding Academy (By-law 83-2006 passed November 28, 2006 (General Amendment))	In conformity with sub-section 6.13
7.4.7	<u>Accessory Uses:</u>	
(a)	Buildings or structures accessory to a residential use	In conformity with the provisions of sub-section 6.4

(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. (By-law 83-2006 passed November 28, 2006 (General Amendment))	
(c)	Buildings or structures accessory to other permitted uses	
(d)	Deleted by Sign By-law 80-92	

7.5 Existing Lots - 4 Hectares to 35 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 35 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.

<u>Sub-Section</u>	<u>COLUMN 1</u>	<u>COLUMN 2</u>
	<u>Permitted Uses</u>	<u>Additional Regulations</u>
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. (By-law 83-2006 passed November 28, 2006 (General Amendment))	
(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 ii) Other products grown or raised on the farm By-law 35-2007 passed April 24, 2007	In conformity with the provisions in Section 6.41 and the definition.
(c)	On-Farm Business By-law 93-97 passed November 11, 1997	On properties 10 ha. and greater and in conformity with sub-section 6.22
(d)	Research Farming (By-law 83-2006 passed November 28, 2006 (General Amendment))	
(e)	Value Added Farm Uses (By-law 35-2007 passed April 24, 2007)	In conformity with the provisions in sub-section 6.40 and the definition in sub-section 2.214a

(f)	Agri-Tourism (By-law 35-2007 passed April 24, 2007)	In conformity with the provisions in sub-section 6.42 and the definition in sub-section 2.1b
7.5.2	Residential Building - One Unit, which may include:	
(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 By-law 99-96 passed November 12, 1996	In conformity with the provisions of sub-section 6.32
7.5.3	A Group Home - Type "A" By-law 108-89 passed October 10, 1989	In conformity with the provisions of sub-section 6.26
7.5.4	A Veterinary Clinic	
7.5.5	A Dog Kennel	
7.5.6	The raising, training or boarding of horses, including Riding Stable or Riding Academy	
7.5.7	Accessory Uses:	
(a)	Buildings or structures accessory to a residential use	In conformity with the provisions of sub-section 6.4
(b)	Buildings or structures accessory to other permitted uses	
(c)	Deleted by Sign By-law 80-92	

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.