

# SECTION 6 – AGRICULTURAL (A) ZONE

## 6.1 Permitted Uses

Within any Agricultural Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except one or more of the following **uses**:

- **Accessory Use** (Section 4.2)
- **Agricultural Use**
- **Agricultural-Related Business**
- **Bed and Breakfast Establishment**
- **Conservation**
- **Dwelling, Accessory Second Unit** (Section 4.4)
- **Dwelling, Detached**
- **Dwelling, Garden Suite** (Section 4.5)
- **Dwelling, Group Home**
- **Farm Home Industry** (Sections 4.13 and 6.2.9)
- **Farm Business** (Section 6.2.9)
- **Home Occupation** (Section 4.12)
- **Kennel** (Section 6.2.10)

Notwithstanding the above list, permitted **uses** may be restricted through the General Provisions (Section 4).

## 6.2 Regulations

Within any Agricultural Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except in accordance with the following requirements:

6.2.1	Minimum Lot Area	350,000 m <sup>2</sup> (35ha)
6.2.2	Minimum Lot Frontage	120 m
6.2.3	Minimum Front Yard	12.5 m (Section 4.19 & Section 4.20)
6.2.4	Minimum Rear Yard	7.5 m
6.2.5	Minimum Interior Side Yard	3 m
	Where the <b>interior side lot line</b> abuts a Residential Zone or land in <b>use</b> for residential purposes, the minimum <b>interior side yard</b> width is 7.5 m.	
6.2.6	Minimum Exterior Side Yard	12.5 m (Section 4.19 & Section 4.20)

## 6.2.7 Livestock Facilities

New **livestock facilities** will not be permitted on **lots** with a **lot area** of less than 8,000 m<sup>2</sup> (0.8 ha). (Section 4.24)

## 6.2.8 Regulations for Residential Uses

Notwithstanding the above regulations, **lots used** solely for residential purposes shall be subject to the following regulations:

6.2.8.1	Minimum Lot Area	4,000 m <sup>2</sup> (0.4ha)
6.2.8.2	Minimum Frontage	30 m
6.2.8.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
6.2.8.4	Minimum Rear Yard	7.5 m
6.2.8.5	Minimum Interior Side Yard	3 m
6.2.8.6	Minimum Exterior Side Yard	7.5 m (Section 4.19 & Section 4.20)
6.2.8.7	Maximum Lot Coverage	30%
6.2.8.8	Maximum Building Height	11 m

## 6.2.9 Limits in Area for Non-Agricultural Uses

The associated **buildings, structures**, parking and loading areas of **farm home industries, kennels**, and **farm businesses** shall not occupy a combined area exceeding 2% of the **lot area**, to a maximum of 0.4 hectares in area.

## 6.2.10 Kennels

1. A **kennel** must be located on a farm, and shall be secondary to the **agricultural use**.
2. The **kennel** must employ at least one **person** who dwells on the property and may employ two additional employees.
3. A **kennel** must be appropriate for rural servicing and be compatible with **agricultural uses**.
4. A **kennel** must comply with all applicable by-laws and regulations such as noise and parking regulations.
5. A **kennel** and all associates structures must be setback 150 m from all property lines.
6. A **kennel** is limited in area, as included in Section 6.2.9.