

Farm Commercial (A3) Zone



The purpose of the Farm Commercial (A3) Zone is to provide for the development of farm commercial and agri-tourism uses that involve, support or complement agricultural activities in Greenwich and limit commercial uses that are not related or complementary to farming business operations.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses

	NON-RESIDENTIAL USES	
Agricultural Equipment and Parts Sales and Service	Farm or Vineyard Product Sampling	Greenhouses
Agricultural Related Industries	Farm Market Outlet	Indoor Recreation Uses
Agricultural Uses	Farm Stays	Restaurants up to 2,500 sq ft. gross floor area
Agritainment Uses	Farm Supportive Uses	Retail Stores up to 2,500 sq ft. gross floor area
Existing Uses	Fixed Roof Overnight Accommodations up to 12 units	Storefront Recycling Uses
Equipment rental	Food and Drink Production	Veterinary Clinics
	Visitor Information Centres	

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Farm Dwellings	See additional requirements
Farm tenements and Bunkhouses	See additional requirements
Home-based Business – Level 1	Section 14.4
Residential Units above, behind or below ground floor commercial uses within the same building	See additional requirements

NON-RESIDENTIAL	SPECIAL CONDITIONS
Livestock Operation	Section 14.3.13

UTILITY USES	SPECIAL CONDITIONS
Medium-scale Solar Collector Systems	Section 15.3

Zone Requirements:

REQUIREMENT	ALL PERMITTED USES
Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	10,000 square feet 100,000 square feet
Minimum Lot Frontage:	100 feet
Minimum Front/Flankage Setback: (main and accessory structures)	40 feet
Minimum Side Setback: (i) Main Building (ii) Accessory structure	20 feet 10 feet
Minimum Rear Setback: (i) General (ii) Accessory structure	40 feet 10 feet
Maximum Building Height: (i) Main Building (ii) Accessory structure	55 feet 20 feet

Additional Requirements:

Residential Uses in Commercial Buildings

Residential Units above, behind or below ground floor commercial uses within the same building shall be permitted in the Farm Commercial (A3) Zone. In the event of conflict between or among uses, agricultural uses shall prevail.

Farm Dwellings, Farm Tenements and Bunkhouses

Farm dwellings, farm tenements and bunkhouses shall be permitted on a farm property subject to the following:

- (a) The general requirement of a maximum of one dwelling per lot shall be waived for farm tenements and bunkhouses;
- (b) The farm dwelling, farm tenement or bunkhouse is not the first main farm building on the lot;
- (c) A maximum of 2 residential units per dwelling is permitted;
- (d) The farm dwelling, farm tenement or bunkhouse must demonstrate it is part of a farming business operating on the farm property where it is located; and
- (e) At the time of application for a new farm dwelling, farm tenement or bunkhouse, the gross revenue of the applicant from the farming business exceeded the income from all other sources for the preceding tax year.

Green Space

A minimum of 25 percent of a lot, or the portion of a lot located in the A3-Farm Commercial Zone, shall be maintained as green space. The green space may consist of agricultural lands, amenity areas, landscaping, or natural vegetation.

Driveway Access

Driveway access for commercial units shall be approved by the appropriate road authority. Unless otherwise required by the road authority, the following requirements shall be met:

- (a) A maximum of two (2) accesses to any lot from any public road shall be permitted;
- (b) A minimum 50 foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses; and
- (c) Accesses are limited to a maximum of 36 feet.

Accessory Commercial Display and Accessory Outdoor Storage

Accessory commercial display and accessory outdoor storage shall be permitted subject to the following conditions:

- (a) Accessory commercial display shall not be located within 10 feet of any front lot line or within any required side or rear setback;
- (b) Accessory outdoor storage shall not be located within the front yard or within any required side or rear setback; and
- (c) The total area used for accessory outdoor storage shall not exceed 2,500 square feet or 50 percent of the total lot area, whichever is smaller.

Uses Considered by Development Agreement

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Farm Commercial (A3) Zone:

- (a) Larger-scale commercial and industrial developments in accordance with policy 3.4.30 of the Municipal Planning Strategy;
- (b) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.12; and
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.