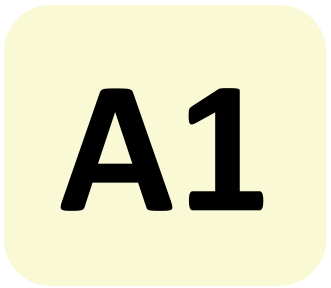


Agricultural (A1) Zone



The purpose of the Agricultural (A1) Zone is to agricultural land for a viable and sustainable agriculture and food industry. This zone will provide maximum flexibility for agricultural and complementary uses and limit non-farm development, including housing. In the event of a conflict between an agricultural use and a non-agricultural use, the interests of the agricultural use shall take priority.

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.

EXISTING USES	
Existing Animal Boarding Facilities	Existing Non-profit Camps
Existing Community Facilities	Existing Places of Worship
Existing Farm Museums	Existing Residential Uses
Existing Mini-home Parks	Existing Wildlife Rescue and Rehabilitation Centres

AGRICULTURAL USES	
Abattoirs	Farm Stays
Agricultural Uses	Farm Supportive Uses
Agritainment Uses	Fishing Uses
Farm or Vineyard Product Sampling	Forestry Uses
Farm Market Outlets	Greenhouses

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.

AGRICULTURAL USES	SPECIAL CONDITIONS
Farm Dwellings	See additional requirements
Farm Tenements and Bunkhouses	See additional requirements
Home-based Business – Level 1	Section 14.4
Home-based Business – Level 2	Section 14.4
Home-based Business – Level 3	Section 14.4
Livestock Operation	Section 14.3

NON-FARM DWELLINGS	SPECIAL CONDITIONS
Home-based Business – Level 1	Section 14.4
Home-based Business – Level 2	Section 14.4
Home-based Business – Level 3	Section 14.4
Mobile Homes	See additional requirements
One Unit Dwellings	See additional requirements
Two Unit Dwellings	See additional requirements

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

Zone Requirements:

REQUIREMENT	EXISTING USES	LIVESTOCK OPERATIONS & ABATTOIRS	AGRICULTURAL USES	NON-FARM DWELLINGS
Minimum Lot Area:	30,000 sq ft.	2 acres	30,000 sq ft.	30,000 sq ft.
Maximum Lot Area:	N/A	N/A	N/A	Section 8.3.4.1, if applicable
Minimum Lot Frontage:	100 feet	N/A	N/A	Section 8.3.4.1
Minimum Front/Flankage Setback: (main and accessory structures)	40 feet	40 feet	40 feet	40 feet
Maximum Front Setback to Rear of Main Building	150 feet	N/A	N/A	150 feet
Minimum Side Setback: (i) Main Building (ii) Accessory structure	20 feet 10 feet	100 feet 40 feet	40 feet 20 feet	20 feet 10 feet
Minimum Rear Setback: (i) General (ii) Accessory structure	40 feet 20 feet	100 feet 20 feet	40 feet 20 feet	40 feet. 20 feet
Maximum Building Height: (i) Main Building (ii) Accessory structure	35 feet 20 feet	55 feet 20 feet	55 feet 20 feet	35 feet 20 feet

Additional Requirements:

Non-Farm Dwellings

A new non-farm dwelling shall be permitted under one of the following circumstances:

- (a) on a newly created lot with a minimum frontage of 1,000 feet and a lot area no greater than 5 acres;
- (b) on a lot in existence on the date of adoption of this By-law with a minimum frontage of 1,000 feet; or
- (c) between two dwellings in existence on the date of adoption of this By-law or between a dwelling in existence on the date of adoption of this By-law and a public road that are no more than 500 feet apart measured at the required front setback and subject to the following:
 - (i) existing dwellings shall include a farm dwellings and non-farm dwellings existing on the date of passage of this By-law but excludes farm tenements;
 - (ii) lots either newly created or in existence on the date of adoption of this By-law shall have a minimum frontage of 100 feet; and
 - (iii) dwellings may be located on lots described in subsection 14.2.9 related to existing undersized lots, subject to the separation distance requirements of this subsection

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.

Reuse of Existing Structures

Notwithstanding 8.3.4.1, residential use is also permitted in this zone where the residential use reuses a building originally built and designed as a community facility or place of worship.

Topsoil Removal

Topsoil removal for commercial sale shall be prohibited except for removal that is incidental to sod farming, the sale of plants by nurseries and greenhouses, peat moss extraction, and excavation associated with the construction of buildings and infrastructure such as roads

Uses Considered by Development Agreement

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Agricultural (A1) Zone:

- (a) Event venues and restaurants accessory to an operating farming business in accordance with policy 3.4.14 of the Municipal Planning Strategy;
- (b) Proposals for large-scale solar collector systems in accordance with policy 2.8.16 of the Municipal Planning Strategy; and
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.