

Section 8 - AGRICULTURAL ZONES

8.1 Summary of Agricultural Zone Names and Symbols

Zone Name	Symbol
Agricultural	A1
Rural Mixed Use	A2
Farm Commercial	A3
Country Residential	A4
Historic Hamlet of Grand Pré	A5

8.2 Summary of Uses Permitted within Agricultural Zones

The following summarizes the main uses permitted in the Agricultural Zones subject to all the requirements set out in this By-law. Please see the specific zone section for an exact list of permitted uses and special conditions.

Land Use	A1	A2	A3	A4	A5
RESIDENTIAL					
Mobile Homes	A1	A2		A4	
Mini-home Parks - Existing		A2			
One Unit Dwellings	A1	A2		A4	A5
Recreational Cabins		A2			
Residential Units in Commercial Buildings			A3		
Residential Uses – Existing	A1		A3		
Semi-detached Dwellings		A2		A4	A5
Two Unit Dwellings	A1	A2		A4	A5
NON-RESIDENTIAL					
Abattoirs	A1	A2			
Agricultural Equipment and Parts Sales and Services	A1	A2	A3		
Agricultural Related Industries	A1	A2	A3		
Agricultural Uses	A1	A2	A3	A4	A5
Agritainment Uses	A1	A2	A3		A5
Animal Boarding Facilities	A1	A2			
Bunkhouses	A1	A2	A3		A5

Land Use	A1	A2	A3	A4	A5
Community Facilities	A1	A2		A4	A5
Equipment Rental			A3		
Existing Uses			A3		
Farm Dwellings	A1		A3		
Farm or Vineyard Product Sampling	A1	A2	A3		A5
Farm Market Outlets	A1	A2	A3		A5
Farm Museums	A1				
Farm Supportive Uses	A1	A2	A3		
Farm Tenements	A1	A2	A3		A5
Fish Farms		A2			
Fishing Uses	A1	A2			
Fixed Roof Overnight Accommodations			A3		
Food and Drink Production			A3		
Forest Industry Uses		A2			
Forestry Uses	A1	A2		A4	
Greenhouses	A1	A2	A3	A4	A5
Indoor Recreation Uses			A3		
Livestock Operations	A1	A2	A3		A5
Places of Worship	A1	A2		A4	A5
Remote-controlled Aircraft Fields – Existing	A1				
Restaurants			A3		
Retail Stores			A3		
Storefront Recycling Uses			A3		
Tourist Commercial Uses		A2	A3		A5
Veterinary Clinics			A3		
Visitor Information Centres			A3		
Wildlife Rescue and Rehabilitation Centres	A1	A2			
Zoo – Existing		A2			

8.3 AGRICULTURAL (A1) ZONE

8.3.1 Zone Purpose

The purpose of the Agricultural (A1) Zone is to protect agricultural land for a viable and sustainable agriculture and food industry, in accordance with policy 3.4.2 (a) of the Municipal Planning Strategy. 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 agricultural use shall take priority.

8.3.2 Uses

8.3.2.1 Permitted Uses

The following uses shall be permitted in the Agricultural (A1) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

EXISTING USES	SPECIAL CONDITIONS
Agricultural Related Industries – Existing ³	
Animal Boarding Facilities – Existing	Section 14.3
Community Facilities – Existing	
Farm Museums – Existing	
Non-profit Camps – Existing	
Places of Worship – Existing	
Forest Industry Uses – Existing ¹	
Remote-controlled Aircraft Fields – Existing	
Residential Uses – Existing	
Wildlife Rescue and Rehabilitation Centres – Existing	

AGRICULTURAL USES	SPECIAL CONDITIONS
Abattoirs	
Agricultural Equipment and Parts Sales and Services	
Agricultural Uses	
Agritainment Uses	Section 14.3
Bunkhouses	Section 8.3.4.3
Farm Dwellings	Section 8.3.4.3 Permitted as an accessory use to a farming business ¹
Farm or Vineyard Product Sampling	Section 14.3
Farm Market Outlets	
Farm Supportive Uses	

A1

AGRICULTURAL USES	SPECIAL CONDITIONS
Farm Tenements	Section 8.3.4.3 Permitted as an accessory use to a farming business ²
Fishing Uses	
Forestry Uses	
Greenhouses	
Livestock Operation	Section 14.3

RESIDENTIAL USES	SPECIAL CONDITIONS
Mobile Homes	Sections 8.3.4.1 and 8.3.4.2
One Unit Dwellings	Sections 8.3.4.1 and 8.3.4.2
Two Unit Dwellings	Sections 8.3.4.1 and 8.3.4.2

1. Amended to add "Forest Industry Uses – Existing", December 6, 2022, File 22-12
2. Amended to add "Permitted as an accessory use to a farming business" for clarity, October 1, 2024, File P21-01
3. Amended to add "Agricultural Related Industry – Existing", April 7, 2026, File 25-17

8.3.3 Zone Requirements

The following requirements shall apply to all development located in the Agricultural (A1) Zone.

	Requirement	Existing Uses	Livestock Operations & Abattoirs	Agricultural Uses and Forest Industry Uses	Residential Uses
(a)	Minimum Lot Area:	30,000 sq ft.	200,000 sq ft.	100,000 sq ft.	30,000 sq ft.
(b)	Minimum Lot Frontage:	100 ft.	20 ft.	20 ft.	200 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	40 ft.	40 ft.	40 ft.	40 ft.
(d)	Minimum Side Setback:				
	(i) Main Buildings	20 ft.	100 ft.	40 ft.	20 ft.
	(ii) Accessory Buildings	10 ft.	40 ft.	20 ft.	10 ft.
(e)	Minimum Rear Setback:				
	(i) Main Buildings	40 ft.	100 ft.	40 ft.	40 ft.
	(ii) Accessory Buildings	20 ft.	40 ft.	20 ft.	20 ft.
(f)	Maximum Building Height:				
	(i) Main Buildings	35 ft.	55 ft.	55 ft.	35 ft.
	(ii) Accessory Buildings	20 ft.	35 ft.	35 ft.	20 ft.

1. Amended to add "Forest Industry Uses", December 6, 2022, File 22-12

8.3.4 Additional Requirements

8.3.4.1 Residential Uses

New residential uses are permitted between two dwellings in existence on the date of adoption of this By-law that are no more than 300 feet apart or between a dwelling in existence on the date of adoption of this By-law and a public road that are no more than 300 feet apart, in accordance with policy 3.4.12(d) of the Municipal Planning Strategy. For clarity, the distance shall be measured at the required front setback on a perpendicular line extending from the road to the nearest applicable point to the adjacent dwelling or public road. Additional requirements noted below shall also apply.

- (a) Existing dwellings are required to have been in existence on the date of adoption of this By-law and may include farm dwellings but shall exclude farm tenements.

- (b) Lots may be either newly created or in existence on the date of adoption of this By-law.
- (c) Notwithstanding (b) above, residential uses may be located on lots described in subsection 14.2.5 related to existing undersized lots, subject to the separation distance requirements of this subsection.

8.3.4.2 Site Plan Approval

Residential uses permitted under section 8.3.4.1, and residential uses replacing an existing residential use in a substantially different location, shall be subject to site plan approval in accordance with the criteria below and in accordance with policy 3.4.13 of the Municipal Planning Strategy. *(Amended October 1, 2024, File P21-01)*

- (a) Residential uses shall locate as close to the front lot line as possible. The dwelling and all accessory buildings shall be within 150 feet of the front lot line, measured from the rear wall of the dwelling or accessory building, unless restricted by topography or it is shown that the impact on agricultural lands is greater than if the dwelling and accessory buildings were located elsewhere.
- (b) Written acknowledgement by the property owner that the dwelling is located in an agricultural area.
- (c) The addition of a second residential unit to a one unit dwelling shall not be subject to site plan approval. *(Added for clarity, October 1, 2024, File P21-01)*

8.3.4.3 Farm Dwellings, Farm Tenements and Bunkhouses

Farm dwellings, farm tenements and bunkhouses shall be permitted on a farm property subject to the criteria below.

- (a) The farm dwelling, farm tenement or bunkhouse shall be accessory to a farming business and shall not be the first main farm building on the lot. For clarity, more than one farm tenement is permitted per lot provided all requirements of this By-law are met. *(Amended October 1, 2024, File P21-01)*
- (b) The property owner shall demonstrate that the farm dwelling, farm tenement or bunkhouse is part of a farming business operating on the farm property where it is located.
- (c) At the time of application for a new farm dwelling, farm tenement or bunkhouse, the gross revenue of the property owner from the farming business exceeded the income from all other sources for the preceding tax year.

8.3.4.4 Reuse of Existing Buildings

Notwithstanding 8.3.4.1, an existing community facility or place of worship may be converted to a one or two unit dwelling.

8.3.4.5 Topsoil Removal

Topsoil removal shall be prohibited except for removal that is incidental to a permitted use and excavation associated with the construction of buildings and infrastructure, in accordance with policy 3.4.10 of the Municipal Planning Strategy.

8.3.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below 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 3.4.15 of the Municipal Planning Strategy.
- (b) Farm stays accessory to a farming business in accordance with policy 3.4.16 of the Municipal Planning Strategy.
- (c) Development of a farm dwelling by a new or relocated farmer in accordance with policy 3.4.17 of the Municipal Planning Strategy.
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.

8.4 RURAL MIXED USE (A2)ZONE

8.4.1 Zone Purpose

The purpose of the Rural Mixed Use (A2) Zone is to provide for a mix of agricultural, residential and resource uses, in order to enable the expansion of the agricultural industry as well as accommodate demand for rural housing, in accordance with policy 3.4.19. In the event of a conflict between an agricultural use and a non-agricultural use, the agricultural use shall take priority.

8.4.2 Uses

8.4.2.1 Permitted Uses

The following uses shall be permitted in the Rural Mixed Use (A2) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Mobile Homes	Maximum two residential units per lot in one or two dwellings. ¹
Mini-home Parks – Existing	
One Unit Dwellings	Maximum two residential units per lot in one or two dwellings. ¹
Recreational Cabins	
Semi-detached Dwellings	Subject to the requirements applicable to Semi-detached Dwellings in 8.6.3. ¹
Two Unit Dwellings	Maximum two residential units per lot in one or two dwellings. ¹

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Abattoirs	
Agricultural Related Industries	
Animal Boarding Facilities	Section 14.3
Community Facilities – Existing	
Fish Farms	
Forest Industry Uses	
Places of Worship	
Tourist Commercial Uses	Section 14.3
Wildlife Rescue and Rehabilitation Centres	
Zoos – Existing	

AGRICULTURAL USES	SPECIAL CONDITIONS
Agricultural Equipment and Parts Sales and Services	

AGRICULTURAL USES	SPECIAL CONDITIONS
Agricultural Uses	
Agritainment Uses	Section 14.3
Bunkhouses	Section 8.4.4.1
Farm or Vineyard Product Sampling	Section 14.3
Farm Market Outlets	
Farm Supportive Uses	
Farm Tenements	Section 8.4.4.1
Fishing Uses	
Forestry Uses	
Greenhouses	
Livestock Operations	Section 14.3

1. Amended special conditions related to residential uses, May 21, 2026, File P24-01

8.4.3 Zone Requirements

The following requirements shall apply to all development located in the Rural Mixed Use (A2) Zone.

Requirement	Residential Uses, Community Facilities and Places of Worship	Agricultural Uses	Abattoir; Livestock Operations, Zoo – existing	All Other Permitted Uses
(a) Minimum Lot Area: General	30,000 sq ft. ¹	100,000 sq ft.	200,000 sq ft.	100,000 sq ft.
Semi-detached dwellings ²	30,000 sq ft./unit	N/A	N/A	N/A
(b) Minimum Lot Frontage: (i) General (ii) Semi-detached Dwellings	200 ft. 100 ft./unit	20 ft. N/A	20 ft. N/A	200 ft. N/A
(c) Minimum Front/Flankage Setback: (main and accessory buildings)	40 ft.	40 ft.	40 ft.	40 ft.
(d) Minimum Side Setback: (i) Main Buildings (ii) Accessory Buildings (iii) Common Wall	20 ft. 10 ft. 0 ft.	40 ft. 20 ft. N/A	100 ft. 40 ft. N/A	40 ft. 20 ft. N/A
(e) Minimum Rear Setback: (i) Main Buildings (ii) Accessory Buildings	40 ft. 20 ft.	40 ft. 20 ft.	100 ft. 40 ft.	40 ft. 20 ft.
(f) Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	35 ft. 20 ft.	55 ft. 35 ft.	55 ft. 35 ft.	55 ft. 20 ft.

1. Amended to remove "/unit" October 1, 2024, File P21-01

2. Amended to add requirements for semi-detached dwellings, October 1, 2024, File 21-01

8.4.4 Additional Requirements

8.4.4.1 Farm Tenements and Bunkhouses

Farm tenements and bunkhouses shall be permitted on a farm property subject to the conditions noted below.

- (a) The farm tenement or bunkhouse shall not be the first main farm building on the lot.
- (b) The property owner shall demonstrate that the farm tenement or bunkhouse is part of a farming business operating on the farm property where it is located.
- (c) At the time of application for a new 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.

8.4.4.2 Frontage on a Private Road

A development permit may be issued for a residential use on lots without frontage on a public road subject to the criteria noted below.

- (a) If the lot has the equivalent minimum lot frontage on an existing private road.
- (b) A residential use shall be subject to the required minimum front or flankage setback measured from the extent of the right-of-way. (*Amended May 10, 2022, File 21-02*)

8.4.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Rural Mixed Use (A2) Zone:

- (a) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (d) Proposals for the expansion of an existing mobile home park in accordance with policy 3.4.22 of the Municipal Planning Strategy.
- (e) Uses considered by Development Agreement in all zones listed in section 14.7.

8.5 FARM COMMERCIAL (A3) ZONE

8.5.1 Zone Purpose

The purpose of the Farm Commercial (A3) Zone is to provide for the development of farm commercial and agritainment uses that involve, support or complement agricultural activities in the community of Greenwich and limit commercial uses that are not related or complementary to farming business operations, in accordance with policy 3.4.24 of the Municipal Planning Strategy. In the event of conflict between or among uses, the interests of agricultural uses shall prevail.

8.5.2 Uses

8.5.2.1 Permitted Uses

The following uses shall be permitted in the Farm Commercial (A3) Zone subject to all applicable requirements of this By-law, including this in Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Residential Units in Commercial Buildings	Located above, behind or below ground floor commercial uses and subject to section 8.5.4.1
Residential Uses – Existing	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Equipment and Parts Sales and Service	
Agricultural Related Industries	
Agricultural Uses	
Agritainment Uses	Section 14.3
Bunkhouses	Section 8.5.4.1
Existing Uses	
Equipment rental	
Farm Dwellings	Section 8.5.4.1
Farm or Vineyard Product Sampling	Section 14.3
Farm Market Outlet	
Farm Supportive Uses	
Farm Tenements	Section 8.5.4.1
Fixed Roof Overnight Accommodations	Maximum 12 guest rooms
Food and Drink Production	
Greenhouses	
Indoor Recreation Uses	
Livestock Operation	Section 14.3
Restaurants	Maximum 2,500 sq ft. gross floor area

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Retail Stores	Maximum 2,500 sq ft. gross floor area
Storefront Recycling Uses	
Tourist Commercial Uses	Section 14.3
Veterinary Clinics	Section 14.3
Visitor Information Centres	

8.5.3 Zone Requirements

The following requirements shall apply to all development located in the Farm Commercial (A3) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	10,000 sq ft. 100,000 sq ft.
(b)	Minimum Lot Frontage:	100 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	40 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Accessory Buildings	20 ft. 10 ft.
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Accessory Buildings	40 ft. 10 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	55 ft. 20 ft.

8.5.4 Additional Requirements

8.5.4.1 Farm Dwellings, Farm Tenements and Bunkhouses

Farm dwellings, farm tenements and bunkhouses shall be permitted on a farm property subject to the conditions noted below.

- (a) The farm dwelling, farm tenement or bunkhouse shall not be the first main farm building on the lot.
- (b) The property owner shall demonstrate that the farm dwelling, farm tenement or bunkhouse is part of a farming business operating on the farm property where it is located.
- (c) 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.

8.5.4.2 Green Space

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

8.5.4.3 Accessory Outdoor Commercial Display and Accessory Outdoor Storage

Accessory outdoor commercial display and accessory outdoor storage shall be permitted subject to the conditions noted below.

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

8.5.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Farm Commercial (A3) Zone:

- (a) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.

8.6 COUNTRY RESIDENTIAL (A4) ZONE

8.6.1 Zone Purpose

The purpose of the Country Residential (A4) Zone is to maintain low density neighbourhoods in predominantly agricultural areas, consisting primarily of one or two unit dwellings, in accordance with policy 3.4.30 of the Municipal Planning Strategy. In the event of a conflict between an agricultural use and a non-agricultural use, the agricultural use shall take priority.

8.6.2 Uses

8.6.2.1 Permitted Uses

The following uses shall be permitted in the Country Residential (A4) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Mobile Homes	<i>Maximum two residential units per lot in one or two dwellings¹.</i>
One Unit Dwellings	
Semi-detached Dwellings	
Two Unit Dwellings	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Uses	
Community Facilities – Existing	
Forestry Uses	
Greenhouses	
Places of Worship	

1. (Amended April 17, 2026, file P23-01)

8.6.3 Zone Requirements

The following requirements shall apply to all development located in the Country Residential (A4) Zone.

	Requirement	One Unit Dwellings, Two Unit Dwellings & Mobile Homes	Semi-detached dwellings	All Other Permitted Uses
(a)	Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	10,000 sq ft. 30,000 sq ft.	5000 sq ft./unit 30,000 sq ft./unit	100,000 sq ft. 100,000 sq ft.
(b)	Minimum Lot Frontage: (i) Central Sewer (ii) On-site Sewer	80 ft. 100 ft.	40 ft./unit 50 ft./unit	100 ft. 100 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	25 ft.	25 ft.	40 ft.
(d)	Minimum Side Setback: (i) Main Buildings a. Central Sewer b. On-site Sewer (ii) Accessory Buildings (iii) Common Wall	4 ft. 20 ft. 4 ft. N/A	4 ft. 20 ft. 4 ft. 0 ft	40 ft. 40 ft. 20 ft. N/A
(e)	Minimum Rear Setback: (i) Main Buildings a. Central Sewer b. On-site Sewer (ii) Accessory Buildings	20 ft. 40 ft. 10 ft.	20 ft. 40 ft. 10 ft.	40 ft. 40 ft. 20 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	35 ft. 20 ft.	35 ft. 20 ft.	55 ft. 20 ft.

1. Amended February 6, 2024 to modify requirements for semi-detached dwellings, File 23-13

8.6.4 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Country Residential (A4) Zone:

- (a) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.

- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (d) Clustered housing developments consisting of grouped dwellings or low-rise dwellings in accordance with policy 3.4.33 of the Municipal Planning Strategy.
- (e) Uses considered by Development Agreement in all zones listed in section 14.7.

8.7 HISTORIC HAMLET OF GRAND PRÉ (A5) ZONE

8.7.1 Zone Purpose

The purpose of the Historic Hamlet of Grand Pré (A5) Zone is to retain the historic character of the Heritage Conservation District of Grand Pré, in accordance with policy 4.6.3 of the Municipal Planning Strategy.

8.7.2 Uses

8.7.2.1 Permitted Uses

The following uses shall be permitted in the Historic Hamlet of Grand Pré (A5) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
One Unit Dwellings	
Semi-detached Dwellings	
Two Unit Dwellings	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Uses	
Agritainment Uses	Section 14.3
Bunkhouses	Section 8.7.4.1
Community Facilities	
Farm or Vineyard Product Sampling	Section 14.3
Farm Market Outlets	
Farm Supportive Uses	
Farm Tenements	Section 8.7.4.1
Greenhouses	
Livestock Operation	Section 14.3
Places of Worship	
Tourist Commercial Uses	Section 14.3

1. Amended to add "Farm Supportive Uses" April 4, 2023, File 22-21

8.7.3 Zone Requirements

The following requirements shall apply to all development located in the Historic Hamlet of Grand Pré (A5) Zone.

	Requirement	Residential Uses, Community Facilities and Places of Worship	Livestock Operations	All Other Permitted Uses
(a)	Minimum Lot Area: (i) General (ii) Semi-detached Dwellings	50,000 sq ft. 25,000 sq ft./unit	200,000 sq ft. N/A	50,000 sq ft. N/A
(b)	Minimum Lot Frontage: (i) General (ii) Semi-detached Dwellings	200 ft. 100 ft/unit	20 ft. N/A	20 ft. N/A
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.	40 ft.	40 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Accessory Buildings (iii) Common Wall	20 ft. 10 ft. 0 ft.	100 ft. 40 ft. N/A	40 ft. 20 ft. N/A
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Accessory Buildings	20 ft. 10 ft.	100 ft. 40 ft.	40 ft. 20 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	35 ft. 20 ft.	55 ft. 35 ft.	55 ft. 20 ft.

8.7.4 Additional Requirements

8.7.4.1 Farm Tenements and Bunkhouses

Farm tenements and bunkhouses shall be permitted on a farm property subject to the conditions noted below.

- (a) The farm tenement or bunkhouse shall not be the first main farm building on the lot.
- (b) The property owner shall demonstrate that the farm tenement or bunkhouse is part of a farming business operating on the farm property where it is located.
- (c) At the time of application for a new 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.

8.7.4.2 Grand Pré Heritage Conservation District By-law

In addition to the requirements of this By-law, development in the Historic Hamlet of Grand Pré shall also comply with the requirements of the Grand Pré Heritage Conservation District By-law.

8.7.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Historic Hamlet of Grand Pré (A5) Zone:

- (a) Visitor-oriented proposals not permitted as-of-right in accordance with policy 4.6.8 of the Municipal Planning Strategy.
- (aa) Proposals for multi-unit dwellings containing up to 8 residential units in accordance with policy 4.6.7 of the Municipal Planning Strategy. *(Added October 1, 2024, File P21-01)*
- (ab) A proposal for a visitor centre within the Grand Pré Community Plan boundary in accordance with policy 4.6.15 of the Municipal Planning Strategy. *(Added October 1, 2024, File P21-01)*
- (b) Uses considered by Development Agreement in all zones listed in section 14.7

