

SECTION 22 –AGRICULTURAL GENERAL ZONE (A1) REGULATIONS

22.1 General Use Regulations

No person shall within the A1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

22.1.1 Permitted Uses

- a) Agricultural uses including livestock intensive agricultural uses that comply with the Minimum Distance Separation Formula (MDS) I and II, but excluding mushroom farms;
- b) one farm occupation in accordance with subsection 4.15 of this By-law;
- c) one bed and breakfast establishment in accordance with the provisions of subsection 4.4 of this By-law;
- d) establishments for the storage of agricultural equipment and machinery;
- e) dog kennels in accordance with subsection 4.26 of this By-law but not a boarding kennel;
- f) forestry uses including a processing and sale of firewood but excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
- g) greenhouses in accordance with subsection 22.1.4 of this By-law;
- h) hunting, game and wildlife preserves;
- i) landing strips;
- j) nurseries, wholesale and retail floral shops or tree farms;
- k) horse training tracks;
- l) the exploration and extraction of petroleum, natural gas and similar materials;
- m) one single unit detached dwelling;
- n) one home occupation in accordance with subsection 4.23 of this By-law;
- o) the storage of automobiles, boats and other recreational vehicles within existing buildings;
- p) works of a conservation authority;

- q) farm help dwellings;
- r) accessory uses.

22.1.2 Permitted Buildings and Other Structures

- a) Buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses, in accordance with subsection 4.1 of this By-law.

22.1.3 Zone Provisions for Farm Lots in the A1 Zone

Zone Provision	Main Building
Minimum Lot Area	10 ha (24.7 ac)
Minimum Lot Frontage	60 metres (196.8 feet)
Maximum Lot Coverage	25 % (includes accessory buildings and structures)
Maximum Building Height	10 metres (32.81 feet)
Minimum Front Yard	15 m (49.21 ft)
Minimum Interior Side Yard	1.5 m (4.92 ft)
Minimum Exterior Side Yard	15 m (49.21 ft)
Minimum Rear Yard	6 m (19.68 ft)

22.1.4 Zone Provisions for Greenhouses in the A1 Zone

The construction of all new greenhouse facilities and the expansion of existing facilities are subject to site plan control and must be in accordance with the following:

Zone Provision	Greenhouses
Minimum Lot Area	2 ha (4.94 ac)
Minimum Lot Frontage	60 m (196.85 ft)
Maximum Lot Coverage	80 %
Minimum Front Yard	15 m (49.21 ft)
Minimum Side Yard	15 m (49.21 ft)
Minimum Rear Yard	15 m (49.21 ft)
Packing and Shipping Facilities	Minimum 15 m (49.21 ft) from all lot lines
Driveways	Minimum 4.5 m (14.76 ft) from side or rear lot line
Loading Areas	Minimum 15.24 m (50 ft) from all lot lines
Parking Areas	Minimum 4.5 m (14.76 ft) from all lot lines
Farm Help Dwellings	Maximum 2.5 labourers per 0.5 ha (1.23 ac) of greenhouses

Storm Water Management Ponds	Minimum 3 m (9.84 ft) from all lot lines
Outdoor Water Reservoirs	Minimum 3 m (9.84 ft) from all lot lines

22.2 Exceptions

The special regulations contained in subsection 22.2 shall apply to the area or areas defined below.

22.2.1 Defined Area A1-1 as shown on Schedule "A", Map 27 to this By-law

a) Permitted Uses

A mushroom farm and all uses accessory to a mushroom farm including an existing dwelling unit.

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

Notwithstanding any other provisions of this By-law to the contrary, on those lands zoned A1-1, the lot and building requirements shall be in accordance with the following:

- i) Minimum Lot Area 39 ha (96.36 ac);
- ii) Minimum Lot Frontage 575 m (1,886.48 ft);
- iii) Maximum Lot Coverage 25 %;
- iv) Minimum Yard Dimensions
 - Front Yard As it existed on the date of adoption of the By-law amendment that introduced this provision;
 - Rear and Side Yards for:
 - Compost Pads 15 m (49.21 ft);
 - Pasteurization tunnels 15 m (49.21 ft);
 - Growing beds 15 m (49.21 ft);
 - Packing, packaging and Shipping facility 15 m (49.21 ft);
 - Accessory buildings, Structures and uses 15 m (49.21 ft);
- v) The minimum yard requirements for all existing buildings and structures which are within 15 m (49.21 ft) of a lot line shall be as they existed on the date of adoption of the By-law amendment that introduced this provision;
- vi) All other general provisions of this By-law shall apply to lands zoned A1-1 except that the definition of lot coverage for this Zone shall be as follows:
 - Lot Coverage shall mean the percentage of the lot area of a lot that is covered by the perpendicular projections onto a horizontal plane of the area of all buildings and any structures with a height 1 m (3.28 ft) or greater above grade. The determination of lot coverage shall not apply to such things as internal roads, parking areas, ponds, concrete pads or any other similar facilities.
- vii) Site Plan Control:
 - Notwithstanding any other provision of this By-law to the contrary, all new

development related to the mushroom farm on lands zoned A1-1 shall be subject to site plan control.

d) **Other Provisions**

All other provisions of this By-law pertaining to lands zoned A1 shall also pertain to lands zoned A1-1. Minor Variance Application A/24/05 should be referred to.

22.2.2 Defined Area A1-2 as shown on Schedule "A", Map 28 to this By-law

a) **Permitted Uses**

A boiler works establishment, including the assembly, repair and storage of boilers and accessory uses in addition to the uses permitted in the A1 Zone as indicated in subsection 22.1.1 of this By-law.

b) **Permitted Buildings and Structures**

Buildings and structures for the permitted uses.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 22.1.3 of this By-law except that the minimum lot area shall be 3.7 ha (9.14 ac).

d) **Other Provisions**

The outside storage of goods and materials associated with the boiler works establishment shall be allowed to the rear and to the east of the building containing the boiler works establishment only and in accordance with the site plan agreement. All other provisions of this By-law pertaining to lands zoned A1 shall also pertain to lands zoned A1-2.

22.2.3 Defined Area A1-3 as shown on Schedule "A", Map 53 to this By-law

a) **Permitted Uses**

A track for the driving and racing of recreational vehicles which shall include but not be limited to go-carts, all terrain vehicles and motorcycles as well as associated club house facilities and accessory uses in addition to the uses permitted in the A1 Zone as indicated in subsection 22.1.1 of this By-law.

b) **Permitted Buildings and Structures**

Buildings and structures for the permitted uses.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 22.1.3 of this By-law.

d) **Other Provisions**

All other provisions of this By-law pertaining to lands zoned A1 shall also pertain to lands zoned A1-3.

22.2.4 Defined Area A1-4 as shown on Schedule "A", Map 63 to this By-law

- a) **Permitted Uses**
Radio transmission towers and accessory uses in addition to the uses permitted in the A1 Zone as indicated in subsection 22.1.1 of this By-law.
- b) **Permitted Buildings and Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 22.1.3 of this By-law.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A1 shall also pertain to lands zoned A1-4.

22.2.5 Defined Area A1-5 as shown on Schedule "A", Map 24 to this By-law

- a) **Permitted Uses**
A recreational shooting facility and accessory uses in addition to the uses permitted in the A1 Zone as indicated in subsection 22.1.1 of this By-law.
- b) **Permitted Buildings and Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 22.1.3 of this By-law.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A1 shall also pertain to lands zoned A1-5.