

SECTION 23 - AGRICULTURAL RESTRICTED ZONE (A2) REGULATIONS

23.1 General Use Regulations

No person shall within the A2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

23.1.1 Permitted Uses

- a) Agricultural uses excluding all livestock intensive agricultural uses and excluding mushroom farms;
- b) one farm occupation in accordance with subsection 4.15 of this By-law;
- c) establishments for the storage of agricultural equipment and machinery;
- d) one bed and breakfast establishment in accordance with the provisions of subsection 4.4 of this By-law;
- e) dog kennels in accordance with subsection 4.26 of this By-law but not a boarding kennel;
- f) forestry uses including 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 23.1.4 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) works of a conservation authority;
- p) farm help dwellings;

- q) the storage of automobiles, boats and other recreational vehicles in existing buildings;
- r) accessory uses.

23.1.2 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.

23.1.3 Zone Provisions for Farm Lots in the A2 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)

23.1.4 Zone Provisions for Greenhouses in the A2 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	Minimum 3 m (9.84 ft) from all lot lines

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

23.2 Exceptions

The special regulations contained in subsection 23.2 shall apply to the area or areas defined below.

23.2.1 Defined Area A2-1 as shown on Schedule "A", Map 28 to this By-law

- a) **Permitted Uses**
An agricultural produce packaging, shipping and wholesale sales establishment and accessory uses in addition to the uses permitted in the A2 Zone as indicated in subsection 23.1.1 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 23.1.3 of this By-law.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A2 shall also pertain to lands zoned A2-1.

23.2.2 Defined Area A2-2 as shown on Schedule "A", Map 29 to this By-law

- a) **Permitted Uses**
A poultry farm and accessory uses in addition to the uses permitted in the A2 Zone as indicated in subsection 23.1.1 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 23.1.3 of this By-law except that the minimum lot area shall be 12.5 ha (30.88 ac), there is no minimum lot frontage requirement and no building shall be closer than 6 m (19.68 ft) to any lot line. The maximum lot coverage shall be 25 %. The maximum building and structure height is 10 m (32.80 ft).
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A2 shall also pertain to lands zoned A2-2.

23.2.3 Defined Area A2-3 as shown on Schedule "A", Map 29 to this By-law

- a) **Permitted Uses**
A poultry farm and accessory uses in addition to the uses permitted in the A2 Zone as indicated in subsection 23.1.1 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 23.1.3 of this By-law.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A2-3.

23.2.4 Defined Area A2-4 as shown on Schedule "A", Map 57 to this By-law

- a) **Permitted Uses**
A restaurant, gas bar, a sales and service establishment for new and used automobiles, trucks, boats and recreational vehicles, a limousine service, a variety store and accessory uses in addition to the uses permitted in subsection 23.1.1 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 23.1.3 of this By-law.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A2 shall also pertain to lands zoned A2-4.

23.2.5 **DEFINED AREA A2-5** as shown on Map 28, Schedule "A" of this By-law.

ZBA #41 (By-law #148-11 enacted on August 2, 2011) for Amico Farms greenhouse relief.

a) **Permitted Uses**

The uses permitted in the A2 zone as indicated in subsection 23.1.1 of this by-law.

b) **Permitted Buildings and Other Structures**

Buildings and structures for the permitted uses in subsection 23.1.2 of this By-law.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 23.1.3 of this By-law, except the required minimum rear yard is decreased from 15 m to 13.72 m and the minimum interior west side yard is decreased from 15 m to 5.9 m to permit a greenhouse development (Phase 3).

d) **Other**

All other provisions of this By-law pertaining to lands zoned A2 shall also pertain to lands zoned A2-5.