

SECTION 24 – AGRICULTURAL HOBBY FARM ZONE (A3) REGULATIONS

24.1 General Use Regulations

No person shall within the A3 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

24.1.1 Permitted Uses

- a) Agricultural uses excluding all livestock intensive agricultural uses and excluding mushroom farms;
- b) dog kennels in accordance with subsection 4.26 of this By-law but not a boarding kennel;
- c) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
- d) greenhouses in accordance with subsection 24.1.4 of this By-law;
- e) hunting, game and wildlife preserves;
- f) nurseries, wholesale and retail floral shops or tree farms;
- g) horse training tracks;
- h) the exploration and extraction of petroleum, natural gas and similar materials;
- i) one single unit detached dwelling in accordance with subsection 24.1.4 of this By-law;
- j) one home occupation in accordance with subsection 4.23 of this By-law;
- k) works of a conservation authority;
- l) one bed and breakfast establishment in accordance with the provisions of subsection 4.4 of this By-law;
- m) farm help dwellings;
- n) accessory uses.

24.1.2 Permitted Buildings and Other Structures

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

24.1.3 Zone Provisions for Farm Lots in the A3 Zone

| Zone Provision | Main Building |
|----------------------------|--|
| Minimum Lot Area | 1 ha (2.48 ac) |
| Minimum Lot Frontage | 60 m (196.85 ft) |
| Maximum Lot Coverage | 25 % (includes accessory buildings and structures) |
| Maximum Building Height | 10 m (32.80 ft) |
| 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) |

24.1.4 Zone Provisions for Greenhouses in the A3 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 |

24.2 Exceptions

The special regulations contained in subsection 24.2 shall apply to the area or areas defined below.

24.2.1 Defined Area A3-1 as shown on Schedule "A", Map 9 to this By-law

- a) **Permitted Uses**
A seed and fertilizer dealership and accessory uses in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 of this By-law except that the minimum lot area shall be 4 ha (9.88 ac).
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A3-1.

24.2.2 Defined Area A3-2 as shown on Schedule "A", Map 9 to this By-law

- a) **Permitted Uses**
 - i) a trucking depot primarily related to agricultural or agricultural related products;
 - ii) a warehousing establishment primarily related to agricultural or agricultural related products;
 - iii) a commercial water supply station;
 - iv) a portable office building primarily related to agricultural or agricultural related products;
 - v) the uses permitted in the A3 Zone as indicated in subsection 24.1.1 of this By-law;
 - vi) uses accessory to the foregoing permitted uses.
- 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 24.1.3 of this By-law except that the minimum lot area shall be 2 ha (4.94 ac).
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A3-2.

24.2.3 Defined Area A3-3 as shown on Schedule "A", Map 11 to this By-law

- a) **Permitted Uses**
A contractor's yard and accessory uses in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 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 A3-3.

24.2.4 Defined Area A3-4 as shown on Schedule "A", Map 14 to this By-law

- a) **Permitted Uses**
 - i) the construction and repair of wooden pallets, fruit boxes and similar items;
 - ii) the warehousing of processed agricultural products and the processing of agricultural products, except that such processing shall specifically be limited to the processing of popcorn and related products and the processing of apple chips and related products;
 - iii) all other uses permitted in subsection 24.1.1 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 24.1.3 of this By-law.
- d) **Other Provisions**
Outside storage shall be in accordance with the corresponding site plan agreement. All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A3-4.

24.2.5 Defined Area A3-5 as shown on Schedule "A", Map 24 to this By-law

- a) **Permitted Uses**
Two dwelling units in addition to the uses permitted in subsection 24.1.1 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 24.1.3 of this By-law except that the minimum lot area shall be 5.8 ha (14.33 ac), there is no minimum lot frontage, main buildings shall be setback a minimum of 12 m (39.37 ft) from all lot lines and accessory buildings shall not be located closer than 12 m (39.37 ft) to the westerly lot line.

d) **Other Provisions**

All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A3-5.

24.2.6 Defined Area A3-6 as shown on Schedule "A", Map 25 to this By-law

a) **Permitted Uses**

A mushroom farm and accessory uses in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 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 A3-6.

24.2.7 Defined Area A3-7 as shown on Schedule "A", Map 31 to this By-law

a) **Permitted Uses**

An automobile repair and body shop and a wrecking yard and accessory uses in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 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 A3-7.

24.2.8 Defined Area A3-8 as shown on Schedule "A", Map 49 to this By-law

- a) **Permitted Uses**
The extraction and production of oil and natural gas and an electrical generating facility in which the excess natural gas resulting from extraction operations is used to produce electricity.
- 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 24.1.3 of this By-law except that the minimum lot area is 1.7 ha (4.20 ac) and the minimum lot frontage shall be 7 m (22.96 ft).
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A3-8.

24.2.9 Defined Area A3-9 as shown on Schedule "A", Map 53 to this By-law

- a) **Permitted Uses**
 - i) a farm equipment sales and service establishment;
 - ii) an automobile repair garage;
 - iii) an automobile body repair shop;
 - iv) a contractor's yard;
 - v) an assembly and machine shop;
 - vi) a tradesman's shop;
 - vii) a repair and service shop;
 - viii) storage and warehousing facilities;
 - ix) the uses permitted in subsection 24.1.1 of this By-law;
 - x) uses accessory to the foregoing permitted uses.
- 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 24.1.3 of this By-law.
- d) **Other Provisions**
Outside storage is prohibited. All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A3-9.

24.2.10 Defined Area A3-10 as shown on Schedule "A", Map 54 to this By-law

- a) **Permitted Uses**
Television antenna towers and accessory buildings and structures including a building containing transmitter equipment in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 of this By-law except that the minimum lot area shall be 3 ha (7.41 ac) and the minimum rear yard shall be 1 m (3.28 ft).
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A3-10.

24.2.11 Defined Area A3-11 as shown on Schedule "A", Map 66 to this By-law

- a) **Permitted Uses**
An agricultural custom services establishment and accessory uses in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 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 A3-11.

24.2.12 Defined Area A3-12 as shown on Schedule "A", Map 33 to this By-law

- a) **Permitted Uses**
An establishment for the drying, storage and repair of fish nets and accessory uses in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 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 A3-12.

24.2.13 Defined Area A3-13 as shown on Schedule "A", Map 34 to this By-law

- a) **Permitted Uses**
An automobile service station and accessory uses in addition to the uses permitted in subsection 24.1.1 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 24.1.3 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 A3-13.

24.2.14 Defined Area A3-14 as shown on Schedule "A", Map 34 to this By-law

- a) **Permitted Uses**
An automobile service station and accessory uses in addition to the uses permitted in subsection 24.1.1 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 241.3 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 A3-14.

24.2.15 Defined Area A3-15 as shown on Schedule "A", Map 53 to this By-law

- a) **Permitted Uses**
Warehousing provided there is an adequate water supply for fire protection purposes and

accessory uses in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 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 A3-15.

24.2.16 Defined Area A3-16 as shown on Schedule "A", Map 53 to this By-law

a) **Permitted Uses**

An establishment for the drying, storage and repair of fish nets and accessory uses in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 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 A3-16.

24.2.17 Defined Area A3-17 as shown on Schedule "A", Map 28 to this By-law

a) **Permitted Uses**

A warehouse for agricultural produce, including vehicle parking, packing, shipping and office areas and accessory uses in addition to the uses permitted in the A3 Zone as indicated in subsection 24.1.1 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 24.1.3 of this By-law.

24.2.18 DEFINED AREA A3-18 as shown on Schedule "A", Map 34 to this By-law

a) Permitted Uses

The uses permitted in the A3 zone as indicated in subsection 24.1.1 of this by-law.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses in subsection 24.1.2 of this By-law.

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 24.1.3 of this By-law, except the minimum lot frontage for the retained lot shall be decreased from the required 60m to 53m.

d) Other

All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A3-18.