

Section 11 – Agricultural Zones

11.1 A1 – Agriculture 1

11.1.1 Purpose

The purpose is to provide a zone for rural areas and agricultural uses as well as other complementary **uses** suitable in an agricultural setting. A maximum of one single **dwelling** house is permitted. In addition, a **secondary suite** may be permitted when in accordance with relevant provisions of this bylaw including subsection 6.5 and 9.5.

11.1.2 Principal Uses

The **principal uses** in this zone are:

- (a) **agriculture**
- (b) **animal clinics, major** where in existence prior to July 1st, 1998
- (c) **aquaculture**
- (d) **greenhouses and plant nurseries**
- (e) **intensive agriculture**
- (f) **single dwelling housing**
- (g) **utility services, minor impact**

11.1.3 Secondary Uses

The **secondary uses** in this zone are:

- (a) **agricultural dwelling(s) additional**
- (b) **agri-tourism**
- (c) **animal clinics, major**
- (d) **animal clinics, minor**
- (e) **bed and breakfast homes**
- (f) **child care centre, minor**
- (g) **forestry**
- (h) **group homes, minor**
- (i) **home based businesses, major**
- (j) **home based businesses, minor**
- (k) **home based businesses, rural**
- (l) **kennels and stables**
- (m) **secondary suite**
- (n) **wineries and cideries**

11.1.4 Buildings and Structures Permitted

- (a) one **single detached house** (which may contain a **secondary suite**);
- (b) one **mobile home for immediate family**;
- (c) permitted accessory buildings or structures;
- (d) only one secondary dwelling unit is permitted (e.g. secondary suite or **mobile home for immediate family, notwithstanding 11.1.4(e)**).
- (e) **TFWH** may be in one of the following structure types:
 - (i) Existing **structure** with a Building Permit that was approved at least 2 years prior to **TFWH** application, to be converted into **TFWH**, on the parcel within the **farm unit**.
 - (ii) New **TFWH** must be in temporary **structures** on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.

11.1.5 Subdivision Regulations

- (a) The minimum **lot width** is 40.0 m.
- (b) The minimum **lot area** is 4.0 ha except the minimum **lot area**.

11.1.6 Development Regulations

- (a) For **lots less than 0.4 ha**, the maximum **site coverage** is 30%, unless section 1.7.1 applies.
- (b) For **lots 0.4 ha and greater**, a maximum **residential footprint** applies. The maximum **residential footprint** is 2,000 m². The residential footprint size may be increased by up to 1,000 m² for each **mobile home for immediate family** where permitted.
- (c) The maximum **site coverage** is 35% excluding the **residential footprint**. The maximum combined **site coverage** excluding the **residential footprint** may be increased to 75% for **greenhouses and plant nurseries** with closed wastewater and storm water management systems.
- (d) The maximum **height** is the lesser of 9.5 m or 2½ **storeys**, except it is 16.0m for **agricultural structures** and 6.0m for **accessory buildings**.
- (e) The minimum **front yard** is 6.0 m.
- (f) The minimum **side yard** is 3.0 m, except it is 4.0 m from a **flanking street**.
- (g) The minimum **rear yard** is 10.0 m, except it is 3.0 m for **accessory buildings**.
- (h) Notwithstanding subsections 11.1.6(c) to (e), **confined livestock areas** and/or **buildings** housing more than 4 animals, or used for the processing of animal products or for **agricultural and garden stands**, shall not be located any closer than 15.0 m from any **lot line**, except where the

lot line borders a residential zone, in which case the area, building or stand shall not be located any closer than 30.0 m from the lot line.

11.1.7 Other Regulations

- (a) *When a **home based business, rural** involves the cutting and wrapping of wild game or any meat, the **lot** must have a minimum **lot area** greater than 0.33 ha.*
- (b) *Major animal clinics or **kennels and stables** shall not be located on parcels less than 2.0 ha.*
- (c) ***Agricultural and garden stands** selling only produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. The maximum **gross floor area** of stands selling produce that is produced off-site shall be 50.0 m². For **sites** within the **Agricultural Land Reserve**, the maximum **gross floor area** of agricultural and garden sales for produce produced off-site or off-farm products shall be the lesser of one-third of the total floor area of the agricultural and garden sales stand or 100.0 m².*
- (d) *In addition to the regulations listed above, other regulations may apply, including, but not limited to, other sections of this Zoning Bylaw, and any applicable regulations or requirements of the **Land Reserve Commission**.*
- (e) *Outside storage of recreational vehicles is not permitted, other than two (2) recreational vehicles that are registered to the property owner.*
- (f) ***Intensive Agriculture** uses shall be located only within those areas designated for Intensive Agricultural Use in accordance with Schedule "A" attached to this Bylaw.*
- (g) ***Bed and breakfast homes or group homes, minor** in combination with a **secondary suite** shall not be located on parcels less than 2.0 ha in size.*
- (h) *Mobile home for immediate family, where permitted, must be located on a non-permanent foundation without basement excavation. When no longer occupied, the mobile home must be removed from the lot within 90 days and the site must be restored to a condition suitable for agricultural use.*

11.1.8 [deleted in its entirety]

11.1.9 Site Specific Uses and Regulations

Uses and regulations apply to the A1 – Agriculture 1 zone on a site specific basis as follows:

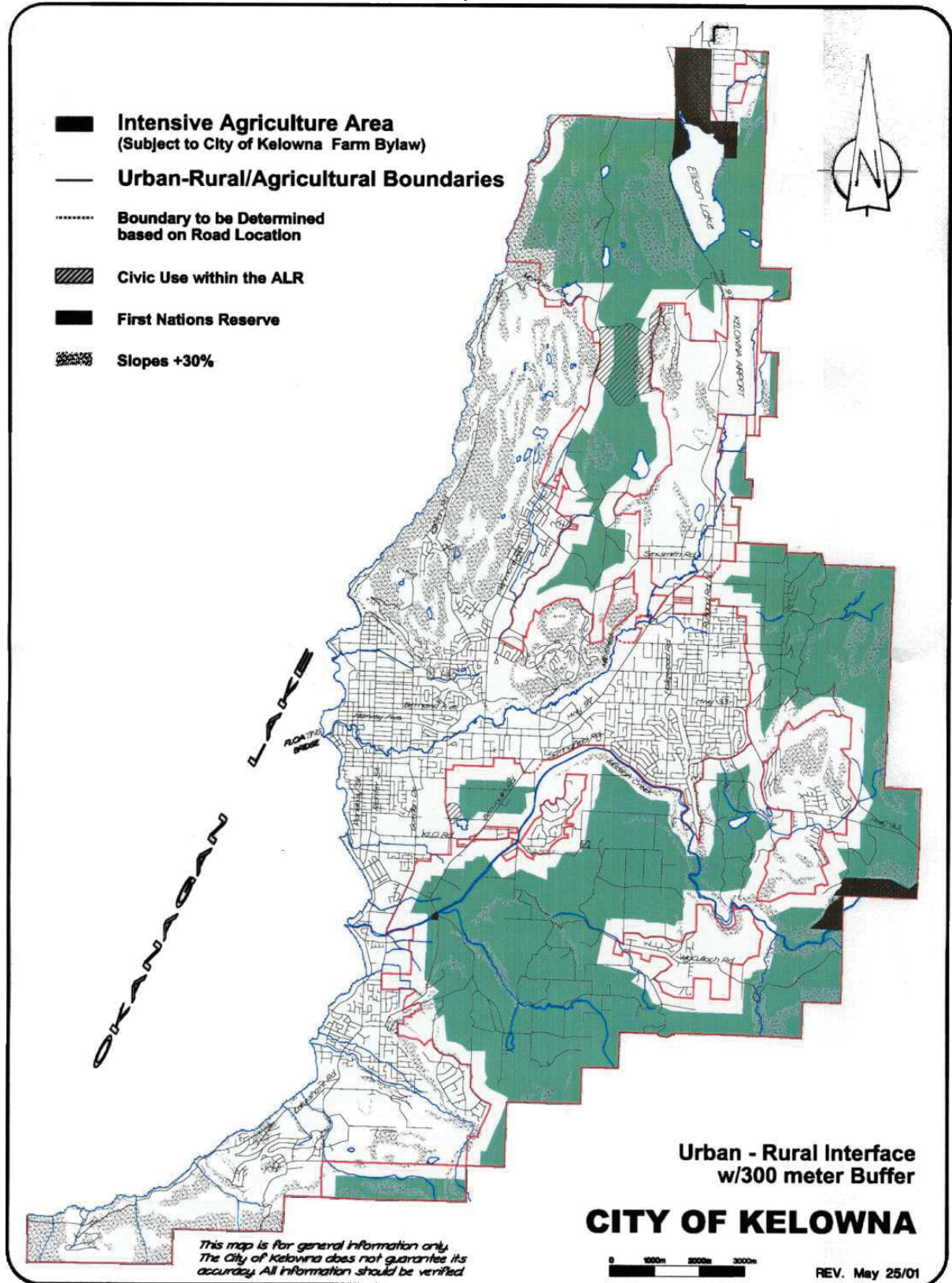
<i>Lot A, Section 24, Township 26, ODYD, Plan EPP7145 located at 700 Hwy 33 E</i>	
food primary establishment	<i>Subject to the restrictions of Agricultural Land Commission (ALC) Resolution #101/2014 for application #53542</i>

11.1.10 Prohibited Uses

The following uses are prohibited in the A1 – Agriculture 1 zone:

- (a) *agri-tourist accommodation*
- (b) *carriage house*

Schedule "A" – Note for a Clearer Image of this Map see "Section 11 – Urban Rural Interface Map"



Section 11 – Agricultural Zone amended as follows:

Section 11.1 – A1 – Agriculture 1/A1 – Agriculture 1 with Secondary Suite – BL8404, BL10269

Sub-Section 11.1.1 – Purpose – BL8760, BL9120, BL11265

Sub-Section 11.1.2 – Principal Uses – BL8760, BL9120, BL11083

Sub-Section 11.1.3 – Secondary Uses – BL8404, BL8654, BL8760, BL8881, BL9120, BL9953, BL10686, BL11440, BL11374

Sub-Section 11.1.4 – Buildings and Structures Permitted – BL9120, BL10686, BL10986, BL11374, BL11369

Sub-Section 11.1.5 – Subdivision Regulations – BL8862

Sub-Section 11.1.6 – Development Regulations – BL8760, BL9003, 8881, 8654, BL10796, BL10986, BL11369

Sub-Section 11.1.7 – Other Regulations – BL8367, BL8404, BL8760, BL10510, BL10269, BL10686, BL10986, BL11265, BL11369

Sub-Section 11.1.8 – Other Regulations – Agri-tourist accommodation – BL10269, BL11188, BL11265

Section 11.2 – A2 – Agriculture Zone – BL8760