

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) **aquaculture**
- (c) **greenhouses and plant nurseries**
- (d) **intensive agriculture**
- (e) **single dwelling housing**
- (f) **stables**
- (g) **utility services, minor impact**

11.1.3 Secondary Uses

The **secondary uses** in this zone for lots within the **Agriculture Land Reserve** are:

- (a) **agri-tourism**
- (b) **bed and breakfast homes**
- (c) **breweries and distilleries, major**
- (d) **breweries and distilleries, minor**
- (e) **child care centre, minor**
- (f) **farm retail sales stands**
- (g) **forestry**
- (h) **group homes, minor**
- (i) **home based businesses, major**
- (j) **home based businesses, minor**
- (k) **home based businesses, rural**
- (l) **kennels**
- (m) **meadery**
- (n) **mobile home for immediate family**
- (o) **on-farm processing**
- (p) **secondary suite**
- (q) **temporary farm worker housing**
- (r) **wineries and cideries**

The **secondary uses** in this zone for lots outside of the **Agriculture Land Reserve** are:

- (a) **agri-tourism**
- (b) **animal clinics, major**
- (c) **animal clinics, minor**
- (d) **bed and breakfast homes**
- (f) **child care centre, minor**
- (g) **group homes, minor**
- (h) **home based businesses, major**
- (i) **home based businesses, minor**
- (j) **home based businesses, rural**
- (k) **kennels**
- (l) **secondary suite**
- (m) **temporary farm worker housing**

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) *Development regulations vary depending upon the use as indicated in Table 11.1.*
- (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) *Notwithstanding subsections 11.1.6(a), **confined livestock areas** and/or **buildings** housing more than 4 animals, or used for the processing of animal products, 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 it shall not be located any closer than 30.0 m from the **lot line**.*

APPENDIX C: TA18-00xx DRAFT PACKAGE 2

Amendments to Zoning Bylaw No. 8000 (*Housekeeping and Agriculture Plan Investigate*)

(Note: several of the proposed amendments assume TA18-00xx Draft Package 1 is approved)

Table 11.1 to accompany section 11.1.6 Development Regulations

Use	Gross Floor Area	Front Yard and Flanking Street	Side Yard	Rear Yard	Site Coverage	Height
Single detached housing on lots less than 0.4 ha, unless section 1.7.1 applies	N/A	6.0 m	3.0 m	10.0 m	30%	9.5 m
Single detached housing on lots 0.4 ha or greater ^a	500 m ²	6.0 m	3.0 m	10.0 m	Must be included in Farm Residential Footprint	9.5 m
Accessory Buildings or Structures (including Garage / Carport)	130 m ²	6.0 m	3.0 m	3.0 m	Must be included in Farm Residential Footprint	6.0 m
Mobile Home for Immediate Family, where permitted (ALR only)	300 m ² , maximum 9 m wide	6.0 m	3.0 m	10.0 m	Must be included in Farm Residential Footprint	4.8 m
Agricultural Structures	N/A	4.5 m	3.0 m	3.0 m	35%	16.0 m
Greenhouses and Plant Nurseries, with closed wastewater and storm water management systems	N/A	6.0 m	3.0 m	3.0 m	75%	16.0 m
Farm Retail Sales Stands ^b	300 m ² ^d	6.0 m ^f	3.0 m	3.0 m	35%	6.0 m
Kennel	500 m ²	6.0 m	6.0 m	10.0 m	Building Footprint not to exceed 250m ²	16.0 m
Stables ^b	N/A	15.0 m	15.0 m	15.0 m	35%	16.0 m
Wineries and Cideries, Breweries and Distilleries, and Meaderies processing facility, ^b	b	6.0 m	3.0 m	3.0 m	35%	9.5 m
Wineries and Cideries, Breweries and Distilleries, and Meaderies, tasting facility or lounge, ^b	b	6.0 m	6.0 m	10.0 m	35%	9.5 m

- a) The maximum **gross floor area** for a **single detached housing** is 500 sq. m. For the purpose of calculating **gross floor area** in the A1 (A1c/A1t) zone(s), **basements** less than 1.95 in height and attached carports/garages less than 42m² shall be excluded as per the Ministry of Agriculture Guide for Bylaw Development in Farming Areas.¹
- b) 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 **Agricultural Land Commission**.
- c) Maximum combined **site coverage** not to exceed 35% excluding the **residential footprint**. The maximum combined **site coverage** may be increased to 75% for **greenhouses and plant nurseries** with closed wastewater and storm water management systems.
- d) **Farm Retail Sales Stands**, selling only produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. If non-farm products are being sold, then the total area, both indoors and outdoors, used for retail sales of all products must not exceed 300m² and at least 50 per cent of the that retail sales area must be for the sale of farm products produced on the farm.

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**, where permitted, **kennels** and **stables** shall not be located on parcels less than 2.0 ha.
- (c) 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 **Agriculture Land Commission**.
- (e) Outside storage of recreational vehicles is not permitted, other than two (2) recreational vehicles that are registered to the property owner.
- (g) **Intensive Agriculture** uses shall be located only within those areas designated for Intensive Agricultural Use in accordance with Schedule "A" attached to this Bylaw.
- (j) **Bed and breakfast homes, minor 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.
- (i) **Greenhouses and Plant Nurseries** may include the accessory sale of landscaping and gardening products and materials such as tools, soil, and fertilizers, provided that this accessory use is limited to 150 m² on the **lot**.

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:

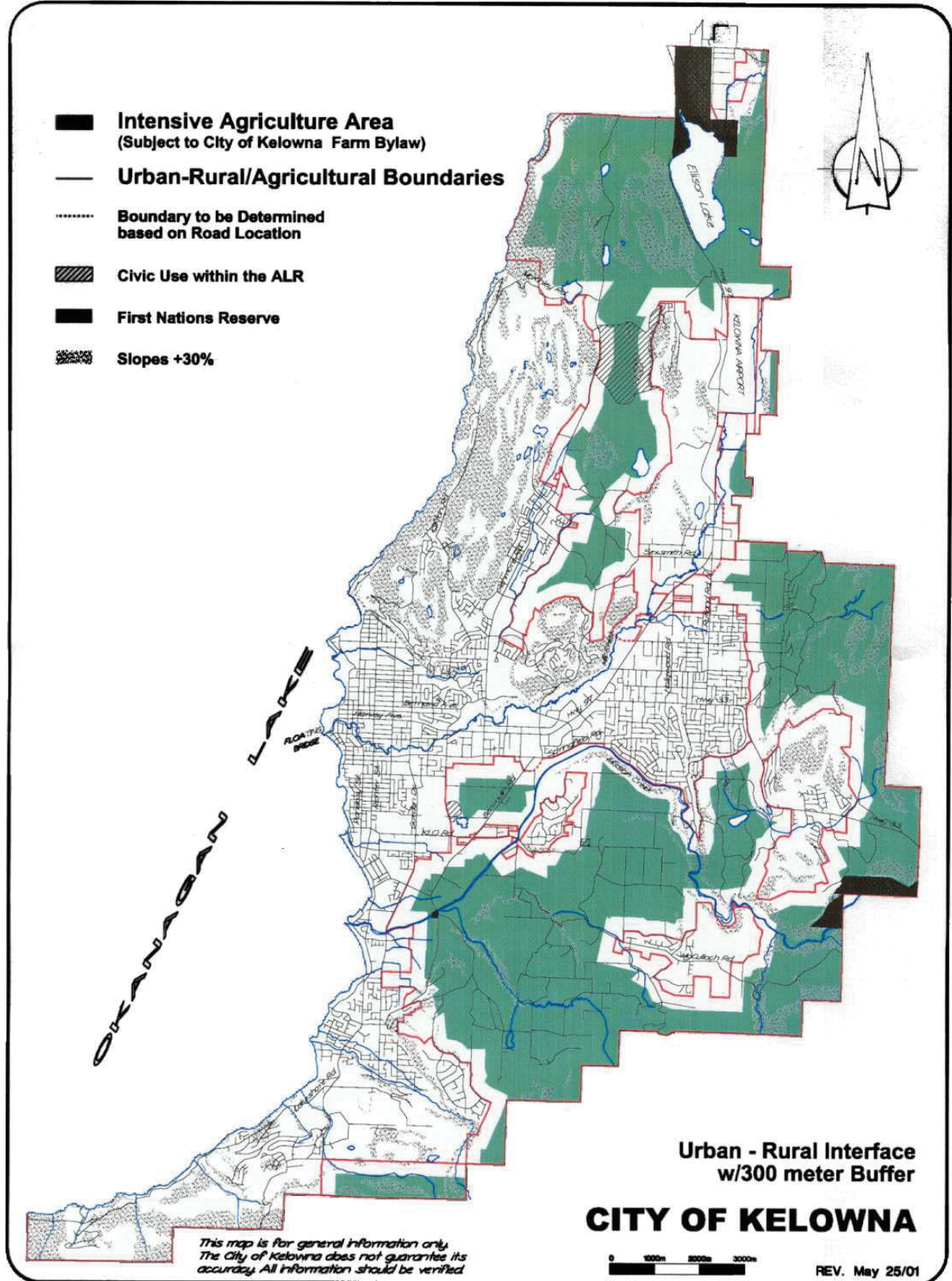
<i>Lot A, Section 24, Township 26, ODYD, Plan EPP7145 located at 700 Hwy 33 E</i>	
food primary establishment	<i>Subject to the restrictions of Agricultural Land Commission (ALC) Resolution #101/2014 for application #53542</i>

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