

Schedule C – Agriculture and Rural Residential development regulations

Section 10.4 - Subdivision Regulations					
Criteria		Zones			
		A1	A2	RR1	RR2
Lot Width		40.0 m	40.0 m	36.0 m	18.0 m except it is 20.0 m for a corner lot
Lot Depth		n/a	n/a	30.0 m	30.0 m
Lot Area	No Sewer	40,000 m ²	300,000 m ²	40,000 m ²	10,000 m ²
	Sewer	40,000 m ²	40,000 m ²	8,000 m ²	1,600 m ²

Section 10.5 – A1 Agricultural and Development Regulations							
<u>Agriculture Facilities, Building, & Structures</u>	<u>Max Site Coverage</u>	<u>Max Gross Floor Area</u>	<u>Min Front & Flanking Side Yard Setback</u>	<u>Min Side Yard Setback</u>	<u>Min Rear Yard Setback</u>	<u>Min ALR Interface Setback</u> ⁴	<u>Max Height</u> ⁸
Non-Agricultural Accessory buildings or structures (including detached Garages / Carports)	Overall Max Site Coverage of all Buildings, structures, and Impermeable Surfaces is lot size dependent. For lots less than 8,000 m ² the Max percentage is 30% For lots 8,000 m ² or greater the Max percentage is 35% ⁶	130 m ² ¹	6.0 m	3.0 m	3.0 m	n/a	6.0 m ⁸
Apiculture: Bee hive; honey house		n/a	7.5 m	7.5 m	7.5 m	n/a	n/a
Agricultural Liquid or Solid Waste Storage (field storage) ⁹		n/a	30.0 m	30.0 m	30.0 m	100.0 m	n/a
Agricultural Structures		n/a	4.5 m	3.0 m	3.0 m	n/a	16.0 m ⁸
Alcohol Production Facility including Tasting Rooms and Lounges		n/a ⁵	6.0 m	6.0 m ¹¹	10.0 m ¹¹	n/a	9.5 m ⁸
Compost Storage, on-farm composting, and Composting materials (non-manure storage)		n/a	15.0 m	15.0 m	15.0 m	100.0 m	16.0 m ⁸

Section 10.5 – A1 Agricultural and Development Regulations

<u>Agriculture Facilities, Building, & Structures</u>	<u>Max Site Coverage</u>	<u>Max Gross Floor Area</u>	<u>Min Front & Flanking Side Yard Setback</u>	<u>Min Side Yard Setback</u>	<u>Min Rear Yard Setback</u>	<u>Min ALR Interface Setback</u> <small>4</small>	<u>Max Height</u> <small>8</small>
Chemical Storage		n/a	7.5 m	7.5 m	7.5 m	n/a	16.0 m <small>8</small>
Confined livestock areas		n/a	15.0 m or 30.0m <small>3</small>	15.0 m or 30.0m <small>3</small>	15.0 m or 30.0m <small>3</small>	100.0 m <small>7</small>	16.0 m <small>8</small>
Crop Storage (output storage for the farm)		n/a	6.0 m	3.0 m	3.0 m	15.0 m	16.0 m <small>8</small>
Farm Retail Sales Stands		300 m ² <small>2</small>	7.5 m	4.5 m	4.5 m	n/a	6.0 m <small>8</small>
Feed Mill, Feed Storage, silage storage (i.e. Input storage for the farm)		n/a	6.0 m	3.0 m	3.0 m	60.0 m	16.0 m <small>8</small>
Greenhouses and Plant Nurseries <small>12</small>		n/a	6.0 m	3.0 m	3.0 m	15.0 m	16.0 m <small>8</small>
Incinerators		n/a	30.0 m	30.0 m	30.0 m	100.0 m	n/a
Kennels		500 m ² <small>10</small>	15.0 m	15.0 m	15.0 m	n/a	9.5 m <small>8</small>
Livestock and Poultry Housing		n/a	15.0 m or 30.0m <small>3</small>	15.0 m or 30.0m <small>3</small>	15.0 m or 30.0m <small>3</small>	100.0 m	16.0 m <small>8</small>
Mobile Home		300 m ² <small>1</small>	6.0 m	3.0 m	10.0 m	n/a	4.8 m <small>8</small>
Mushroom Barns and / or Mushroom Processing Facility		n/a	15.0 m	7.5 m	7.5 m	30.0 m	16.0 m <small>8</small>
On-Farm Processing		n/a	6.0 m	3.0 m	3.0 m	n/a	16.0 m <small>8</small>
On-Farm Processing of Cannabis		n/a	6.0 m	3.0 m	3.0 m	100 m	16.0 m <small>8</small>
Riparian Management Area	See setback requirements for all farming structures and farming uses from watercourses and riparian areas in Table 6.1						
Secondary Suite		90 m ²	n/a	n/a	n/a	n/a	n/a
Single detached housing on lots less than 8,000 m ²		n/a <small>5</small>	6.0 m	3.0 m	10.0 m	n/a	9.5 m <small>8</small>
Single detached housing on lots		n/a <small>1,5</small>	6.0 m	3.0 m	10.0 m	n/a	9.5 m <small>8</small>

Section 10.5 – A1 Agricultural and Development Regulations

<u>Agriculture Facilities, Building, & Structures</u>	<u>Max Site Coverage</u>	<u>Max Gross Floor Area</u>	<u>Min Front & Flanking Side Yard Setback</u>	<u>Min Side Yard Setback</u>	<u>Min Rear Yard Setback</u>	<u>Min ALR Interface Setback</u> ⁴	<u>Max Height</u> ⁸
8,000 m ² or greater							
Stables		n/a	15.0 m	15.0 m	15.0 m	n/a	16.0 m ⁸

FOOTNOTES:

- ¹ For lots 8,000 m² or greater, a residential footprint must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum residential footprint is 2,000 m². A second residential footprint up to 1,000 m² may be registered for a mobile home for immediate family where permitted.
- ² **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 300 m² and at least 50 per cent of the that retail sales area must be for the sale of farm products produced on the farm.
- ³ The 30 metre setback only applies to properties **abutting** a rural residential or urban residential zone.
- ⁴ ALR interface is the perimeter border of the ALR including all satellite areas. The ALR interface is measured from the property line on the farm side of the subject property.
- ⁵ Other legislation like the Agriculture Land Commission Act (and related regulation and policy, as amended from time to time) regulate **Gross Floor Area** and **Site Coverage**.
- ⁶ For **Greenhouses and Plant Nurseries** designed with a closed wastewater and storm water management systems then the site coverage may be increased to 75%.
- ⁷ Except horse paddocks, which can be setback 15 metres.
- ⁸ Height shall be measured from **Finished Grade**.
- ⁹ Field storage for more than two (2) weeks.
- ¹⁰ The maximum footprint for Kennels is 250 m².
- ¹¹ Outdoor crush pads must be setback fifteen (15) metres from property line.
- ¹² These setbacks apply to **Cannabis Cultivation** if grown in a Greenhouse.

Section 10.6 - Development Regulations				
Criteria		Zones		
		A2	RR1	RR2
↓ Regulations that apply to all Building, Structures, and Uses ↓				
Max. Site Coverage of all Buildings, structures, and Impermeable Surfaces on lots less than 8,000 m ²		30%	30%	30%
Max. Site Coverage of all Buildings, structures, and Impermeable Surfaces on lots 8,000 m ² or greater		35% ^{7,8}	20% except it is 50% for greenhouses & plant nurseries ⁷	30%
↓ Regulations that apply to Principal Buildings and Structures ↓				
Max. Height ⁵ for lots sloping upwards front to back		9.5 m measured from Finished Grade	9.5 m measured from Finished Grade	9.5 m measured from Finished Grade
Max. Height for flat lots and for lots sloping downwards front to back		9.5 m measured from Finished Grade and Curb Level	9.5 m measured from Finished Grade and Curb Level	9.5 m measured from Finished Grade and Curb Level
Max. Height ⁵ for Buildings with Walkout Basements ⁶	Facing Front or Flanking Side Yard	8.6 m measured from Finished Grade and Curb Level	8.6 m measured from Finished Grade and Curb Level	8.6 m measured from Finished Grade and Curb Level
	Rear Building Elevation	12.5 m measured from Finished Grade ⁶	12.5 m measured from Finished Grade ⁶	12.5 m measured from Finished Grade ⁶
Max. Height for agricultural structures		16.0 m	16.0 m	n/a
Max. Floor Area of a third (3 rd) storey relative to the second (2 nd) storey (this does not apply to homes with Walkout Basements)		70%	70%	70%
Min. Front Yard Setback for Principal Dwellings ⁴		6.0 m ⁴	6.0 m ⁴	6.0 m ⁴
Min. Flanking Yard Setback for Principal Dwellings		4.5 m	4.5 m	4.5 m
Min. Side Yard Setback for Principal Dwellings		3.0 m	3.0 m	2.1 m ¹
Min. Rear Yard Setback for Principal Dwelling		10.0m	9.0 m	7.5 m or 4.5 m on Wide Lots ¹
Min. Setbacks & Max. Gross Floor Area for any Agriculture Facility, Building, or Structure		All Setbacks for any Agriculture Facility, Building, or Structure shall follow the Minimum Setbacks and Maximum Gross Floor Area listed in Section 10.5 (except from the ALR interface)		
↓ Regulations that apply to Carriage Houses, Accessory Buildings or Structures, & Secondary Suites ↓				
Max. Height for Carriage Houses		5.4 m measured from Finished Grade ²	5.4 m measured from Finished Grade ²	5.4 m measured from Finished Grade ²

Section 10.6 - Development Regulations

Criteria	Zones		
	A2	RR1	RR2
Max. Height for accessory buildings or structures	4.8 m measured from Finished Grade	4.8 m measured from Finished Grade	4.8 m measured from Finished Grade
Min. Front Yard Setback for accessory buildings or structures and Carriage Houses	12.0 m	12.0 m	12.0 m
Min. Flanking Yard Setback for accessory buildings or structures and Carriage Houses	6.0 m	6.0 m	6.0 m
Min. Side Yard Setback for Carriage Houses and accessory buildings or structures	1.5 m	1.5 m	1.5 m
Min. Rear Yard Setback for Carriage Houses and accessory buildings or structures	3.0 m	3.0 m	1.5 m ³
Max. Net Floor Area for 1 storey Carriage Houses	100 m ²	100 m ²	100 m ²
Max. Net Floor Area for 2 storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. building footprint for 1 storey Carriage Houses	100 m ²	100 m ²	100 m ²
Max. building footprint for 2 storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. Upper Storey Floor Area for 2 storey carriage houses	70% of the Carriage House footprint area	70% of the Carriage House footprint area	70% of the Carriage House footprint area
Max. Floor Area for a secondary suite	90 m ²	90 m ²	90 m ²
Max. Floor Area for a secondary suite relative to the total floor area of the principal building	40%	40%	40%
Min. Private Open Space for Carriage Houses and Secondary Suites	25 m ² per dwelling unit	25 m ² per dwelling unit	25 m ² per dwelling unit
Max. building footprint for accessory buildings or structures	n/a	90 m ²	90 m ²

Section 10.6 - Development Regulations			
Criteria	Zones		
	A2	RR1	RR2
<p>FOOTNOTES:</p> <p>¹ Where the lot width exceeds the Lot Depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m.</p> <p>² The maximum height of carriage houses for properties in the hillside area or outside the Core Area is 3.0 metres or 1 storey whichever is less.</p> <p>³ When the Rear Yard is abutting a lane, the minimum Rear Yard setback is 0.9 m.</p> <p>⁴ In Hillside Areas, where access is required through, and is limited to, a lane, the yard abutting the lane may be considered the front yard.</p> <p>⁵ Height will be measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings. In Hillside Areas, the maximum Height for all Decks supporting posts or columns (measurements include the Height of any support structure or retaining wall) is 4.5 m and 1 storey.</p> <p>⁶ The height for the lowest floor or Walkout Basements at the rear elevation cannot exceed 3.6m measured from approved building grade to the top of the finished floor above the slab.</p> <p>⁷ For Greenhouses and Plant Nurseries designed with a closed wastewater and storm water management systems then the site coverage may be increased to 75%.</p> <p>⁸ For lots 8,000 m² or greater, a residential footprint must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum residential footprint is 2,000 m².</p>			

Section 10.7 - Site Specific Regulations			
Uses and regulations apply to the A1 – Agriculture 1 zone on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot A, Section 24, Township 26, ODYD, Plan EPP714	700 Hwy 33 E	<p>Food Primary Establishment This existing cafe is subject to the Agricultural Land Commission (ALC) Resolution #101/2014 for application #53542 which approved this non-farm use subject to the following condition:</p> <p>i) The Cafe facility is limited to current size being 25.3m² (272ft²) indoor and 34.6m² (372ft²) outdoor and that there be submission of notification or an application to the ALC should there be plans in the future for any significant changes or plans to expand the current footprint.</p>