

8 AGRICULTURAL

8.1 A-1 General Agricultural

8.1.1 Intent

The intent of the General Agricultural (A-1) Zone is to protect the farming areas of the municipality for the production of food and goods with regulations consistent with the provisions of the ***Agricultural Land Commission Act*** and regulations.

8.1.2 Permitted Uses

Principal Uses	Accessory Uses
<ul style="list-style-type: none">▪ <i>Agriculture</i>▪ <i>Farm House</i>▪ <i>Kennel</i>	<ul style="list-style-type: none">▪ <i>Additional Farm House</i>▪ <i>Migrant Farm-Worker Housing</i>▪ <i>Secondary Suite</i>▪ <i>Home-Based Business</i>▪ <i>Agri-Tourism</i>▪ <i>Farm Retail Sales</i>▪ <i>Bed and Breakfast</i>▪ <i>Accessory Farm Residential Buildings and Structures</i>▪ <i>Accessory Agricultural Buildings and Structures</i>▪ <i>Boarding</i>

8.1.3 Permitted Density

- a) The maximum density is one *farm house* per *lot*.
- b) One *additional farm house* is permitted for *farm operations* consisting of more than 8 ha and less than 40 ha.
- c) Two *additional farm houses* are permitted for *farm operations* consisting of 40 ha or more.
- d) One *dwelling unit* for *migrant farm-worker housing* is permitted for *farm operations* consisting of more than 4.05 ha and less than 40 ha.
- e) Two *dwelling units* for *migrant farm-worker housing* are permitted for *farm operations* consisting of 40 ha or more.

8.1.4 Site Requirements

- a) Minimum *lot area* for the purposes of subdivision is 8 ha.
- b) Minimum *lot width* for the purposes of subdivision is one-quarter the least depth of the *lot*.

8.1.5 Permitted Lot Coverage

- a) The maximum *lot coverage* for *agricultural buildings and structures* is
 - i. 75% for greenhouses;
 - ii. 20% for apiculture;
 - iii. 35% for all other *agricultural buildings and structures* on the *lot*, including *kennels*.
- b) The maximum *lot coverage* for all residential *buildings and structures* is
 - i. 5% for lots less than 4 ha;
 - ii. 1% for lots 4 ha or more.

8.1.6 Permitted Height

- a) The maximum *height* for a *farm house* is the lesser of 2 ½ storeys and 10 m.
- b) The maximum *height* for an *additional farm house* is the lesser of 2 ½ storeys and 10 m.
- c) The maximum *height* for *accessory farm residential structures* is 9.0 m.
- d) The maximum *height* for *agricultural buildings and structures* is 15.0 m with the exception of grain elevators and silos, which are permitted to a maximum *height* of 35 m.
- e) The maximum *height* for *kennels* is 5.0 m.

8.1.7 Siting—Residential Buildings

- a) All residential *buildings*, excluding *migrant farm-worker housing*, shall be sited not less than
 - i. 7.5 m from front, rear, and exterior *lot lines*;
 - ii. 3.0 m from *interior lot lines*;
 - iii. 15.0 m from *watercourses* and drainage ditches.
- b) *Migrant farm-worker housing* shall be sited not less than
 - i. 9.0 m from front, rear, and exterior *lot lines*;
 - ii. 3.0 m from *interior lot lines*;
 - iii. 15.0 m from *watercourses* and drainage ditches;
 - iv. 30 m from *single-family dwellings* on adjacent parcels;
 - v. 500 m from any other *building* used from *migrant farm-worker housing*.

- c) All *accessory farm residential buildings and structures* shall have the following *building separation*:
 - i. Minimum of 1.2 m
 - ii. Maximum of 50 m

8.1.8 Siting—Agricultural Buildings and Manure Storage

Agricultural buildings and structures shall be sited not less than:

- a) For *livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, milking facilities, stables, and hatcheries*:
 - i. 30 m from front, rear, and exterior *lot lines*;
 - ii. 15 m from *interior lot lines*;
 - iii. 15 m from *watercourses* and drainage ditches;
 - iv. 30 m from residential *buildings* on adjacent *lots*.
- b) For the growing of mushrooms:
 - i. 15 m from front, rear, and exterior *lot lines*;
 - ii. 7.5 m from *interior lot lines*;
 - iii. 15 m from *watercourses* and drainage ditches.
- c) For the keeping of more than six swine and associated manure storage:
 - i. 60 m from front, rear, and exterior *lot lines*;
 - ii. 30 m from *interior lot lines*;
 - iii. 30 m from *watercourses* and drainage ditches;
 - iv. 90 m from residential *buildings* on adjacent *lots*.
- d) For *kennels*:
 - i. 30 m from all *lot lines* and *watercourses*
- e) For all other *agricultural buildings and structures*:
 - i. 9 m from front, rear, and exterior *lot lines*;
 - ii. 4.5 m from *interior lot lines*;
 - iii. 15 m from *watercourses* and drainage ditches.
- f) Unless otherwise noted, manure storage and mushroom solid-waste storage shall be located 30 metres from all *lot lines*.

8.1.9 On-Site Parking and Loading

- a) No *lot* in the A-1 zone shall be used for more than a total of 72 hours in a calendar week for
 - i. the storage or parking, other than in a garage or *carport*, of more than one unlicensed *vehicle* as defined in the **Motor Vehicle Act**, which is not a *farm vehicle* used in a *farm operation* of which the *lot* forms a part, and any such *vehicle* shall be stored or parked only to the rear of the wall nearest the *front lot line* of any *farm house* on the *lot*;
 - ii. the storage, other than in a *building*, of detached parts of motor *vehicles* except *farm* machinery and equipment used in a *farm operation* of which the *lot* forms a part.
- b) Parking and storage of *farm vehicles* and *farm* machinery and equipment referred to in subsection 8.1.3 a) and not parked or stored in *farm buildings* shall be in the *rear yard* of the principal residential *dwelling unit*.

8.1.10 Conditions of Use

- a) The use of *lots* less than 0.8 ha (2 acres) in area shall also comply with the following:
 - i. No *dwelling units* of any kind or *accessory residential buildings* or *structures* shall be constructed on *lots* created by subdivision prior to January 21st, 1992.
 - ii. The use of the land and erection, alteration, and maintenance of *residential buildings* and *structures* on *lots* on which a *dwelling unit* was in existence on January 21, 1992 shall conform with the requirements of the (RS) Large Lot Residential Zone.
- b) The area used for the outdoor storage and sales of products associated with nursery operations, excluding bulk soil material, shall not exceed the lesser of 10% of the site area and 2000 sq m.
- c) The area used for composting of *livestock* wastes shall not exceed 465 sq m per *farm operation*.
- d) *Accessory farm* residential *buildings* shall
 - i. not contain a *kitchen* or any *habitable space*;
 - ii. be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;
 - iii. if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to
 - the ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;

- the upper storey being limited to the interior of the *building*.
- e) Agricultural *buildings* shall
- i. be designed and used for agricultural purposes only
 - ii. be permitted only on a *lot* that is assessed as “farm” under the **Assessment Act**
- f) Telecommunication antenna and related equipment and *buildings* in the Agricultural Land Reserve shall not occupy more than 100 sq m of the *lot* on which they are located.
- g) *Farm retail sales* are permitted provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the retail sales occur forms a part.
- h) Processing and sales of *farm* and animal products are permitted, provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the processing and sales occur forms a part.