

8.4

AGRICULTURAL 4

AG-4

Intent

The Agricultural 4 (AG-4) zone is for *Farm Use* and *Residential Use* on lots at least 16.0 ha in lot area.

8.4.1 Permitted Uses

The following principal uses are permitted:

Farm;

Residential;

Intensive Agriculture;

Kennel;

Micro Cannabis Production Facility (excluding Electoral Area F). [Byl#1723, 2023]

The following accessory uses are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Home Occupation;

Cottage Industry;

Agricultural Market;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

8.4.2 Site-Specific Uses

None.

8.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum <i>Density - Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> per lot
Maximum <i>Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite</i>	One (1) <i>dwelling unit</i> per lot [Byl#1692, 2023]
Maximum <i>Density – Accessory Employee Residential</i>	One (1) <i>dwelling unit</i> in a <i>single detached dwelling</i> on a lot with a lot area greater than 7.5 ha; or Two (2) <i>dwelling units</i> in <i>single detached dwellings</i> on a lot with a lot area greater than 15.0 ha
Minimum <i>Setback – Front</i>	6.0 m
Minimum <i>Setback – Exterior-Side</i>	6.0 m
Minimum <i>Setback – Interior-Side</i>	1.5 m
Minimum <i>Setback – Rear</i>	6.0 m
Maximum <i>Lot Coverage</i>	40% (excluding greenhouses) 60% (including greenhouses)
Maximum <i>Height</i>	11.0 m 9.0 m – <i>Accessory Dwelling Unit</i> [Byl#1692, 2023]

8.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum <i>Lot Area</i>	16.0 ha

8.4.5 Conditions of Use

None.