

SECTION 6 – AGRICULTURAL (A) ZONE

6.1 Permitted Uses

Within any Agricultural Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except one or more of the following **uses**:

- **Accessory Use** (Section 4.2)
- **Agricultural Use**
- **Agricultural-Related Business**
- **Bed and Breakfast Establishment**
- **Conservation**
- **Dwelling, Additional Residential Unit** (Section 4.4)
- **Dwelling, Detached**
- **Dwelling, Garden Suite** (Section 4.5)
- **Dwelling, Group Home**
- **Farm Home Industry** (Sections 4.13 and 6.2.9)
- **Farm Business** (Section 6.2.9)
- **Home Occupation** (Section 4.12)
- **Kenel** (Section 6.2.10)

Notwithstanding the above list, permitted **uses** may be restricted through the General Provisions (Section 4).

6.2 Regulations

Within any Agricultural Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except in accordance with the following requirements:

6.2.1	Minimum Lot Area	350,000 m ² (35ha)
6.2.2	Minimum Lot Frontage	120 m
6.2.3	Minimum Front Yard	12.5 m (Section 4.19 & Section 4.20)
6.2.4	Minimum Rear Yard	7.5 m
6.2.5	Minimum Interior Side Yard	3 m
	Where the interior side lot line abuts a Residential Zone or land in use for residential purposes, the minimum interior side yard width is 7.5 m.	
6.2.6	Minimum Exterior Side Yard	12.5 m (Section 4.19 & Section 4.20)

6.2.7	<p>Livestock Facilities New and existing Livestock Facilities may be permitted on lots larger than 0.8 hectares (2 ac) subject to Minimum Distance Separation (MDS) setbacks (Section 4.24).</p> <p style="text-align: right;">[Amended by By-law 7-2022]</p>
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6.2.8 Regulations for Residential Uses

Notwithstanding the above regulations, **lots used** solely for residential purposes shall be subject to the following regulations:

6.2.8.1	Minimum Lot Area	4,000 m ² (0.4ha)
6.2.8.2	Minimum Frontage	30 m
6.2.8.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
6.2.8.4	Minimum Rear Yard	7.5 m
6.2.8.5	Minimum Interior Side Yard	3 m
6.2.8.6	Minimum Exterior Side Yard	7.5 m (Section 4.19 & Section 4.20)
6.2.8.7	Maximum Lot Coverage	30%
6.2.8.8	Maximum Building Height	11 m

6.2.9 Limits in Area for Non-Agricultural Uses

The associated **buildings, structures**, parking and loading areas of **farm home industries, kennels, and farm businesses** shall not occupy a combined area exceeding 2% of the **lot area**, to a maximum of 0.4 hectares in area.

6.2.10 Kennels

1. A **kennel** must be located on a farm, and shall be secondary to the **agricultural use**.
2. The **kennel** must employ at least one **person** who dwells on the property and may employ two additional employees.
3. A **kennel** must be appropriate for rural servicing and be compatible with **agricultural uses**.
4. A **kennel** must comply with all applicable by-laws and regulations such as noise and parking regulations.
5. A **kennel** and all associates structures must be setback 150 m from all property lines.
6. A **kennel** is limited in area, as included in Section 6.2.9.