

SECTION 6 – AGRICULTURAL (A) ZONE

6.1 PERMITTED USES

Within any Agricultural (A) 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:

- An accessory use in accordance with Section 5.2 of this By-law
- An agricultural use
- A bed and breakfast establishment
- A detached dwelling unit
- A farm produce sales outlet
- A group home in the detached dwelling house
- A home occupation
- A rural home industry
- A portable asphalt plant used by a public road authority or its agent or contractor
- A wayside pit or quarry opened up and used by a public road authority or its agent or contractor
- The mixing, sale, and distribution of fertilizer
- The rental of fertilizer related equipment
- The sale of seed and farm chemicals
- Grain drying
- Conservation

6.2 REGULATIONS

Within any Agricultural (A) 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 35 ha (86.5 ac)

Notwithstanding the above minimum area, lots in the Agricultural Zone which existed as of the date of passing of this Zoning By-Law and which have an area less than 35 ha (86.5 ac), shall have a minimum lot area equivalent to their lot area.

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6.2.2 Minimum Lot Frontage 120 m (393.7 ft)

Notwithstanding the above minimum frontage, lots in the Agricultural Zone which existed as of the date of passing of this Zoning By-Law and which have a lot frontage less than 120 m (393.7 ft), shall have a minimum lot frontage equivalent to their lot frontage.

6.2.3 Minimum Front Yard 12.5 m (41.0 ft) subject to Section 5.18

6.2.4 Minimum Rear Yard 7.5 m (24.6 ft)

6.2.5 Minimum Interior Side Yard 3.0 m (9.8 ft)

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 (24.6 ft).

6.2.6 Minimum Exterior Side Yard 12.5 m (41.0 ft) subject to Section 5.18

6.2.7 Minimum Distance Separation

The provisions of Section 5.24, Minimum Distance Separation – MDS I and MDS II shall apply to all permitted uses within the Agricultural (A) Zone.

6.2.8 Regulations For Residential Uses

Notwithstanding the above regulations, existing residential lots or a parcel of land created by a consent in conformity with the County Official Plan for residential purposes shall be subject to the following regulations:

- 6.2.8.1 Minimum Lot Area: 0.4 ha (1.0 ac)
- 6.2.8.2 Minimum Frontage: 30.0 m (98.4 ft)
- 6.2.8.3 Minimum Front Yard: 7.5 m (24.6 ft) subject to Section 5.18
- 6.2.8.4 Minimum Rear Yard: 7.5 m (24.6 ft)
- 6.2.8.5 Minimum Interior Side Yard: 3.0 m (9.8 ft)
- 6.2.8.6 Minimum Exterior Side Yard: 7.5 m (24.6 ft) subject to Section 5.18
- 6.2.8.7 Maximum Lot Coverage: 30%
- 6.2.8.8 Maximum Building Height: 11.0 m (36.1 ft)

6.2.9 Minimum Gross Floor Area for a Detached Dwelling House

140 m² (1507.0 ft²)