

## **Section 17: Agricultural Zone (A)**

---

### **17.1 General**

- a) No person shall use any lot or erect, alter or use any building or structure in any Agricultural (A) Zone except in accordance with the applicable provisions of Sections 2, 3 and 17.
- b) In addition to Section 17.1 (a), any lot may be subject to additional regulations or restrictions by the City, upper tier government or agencies as indicated in Section 1.3.

### **17.2 Permitted Uses**

- a) Accessory Agricultural Activities;
- b) Agriculture Use;
- c) Agri-tourism and Value Added Uses;
- d) Cannabis Production Facility;
- e) Conservation Uses;
- f) Dwelling, detached existing at the date of the passing of this By-law as a principal use on a new lot;
- g) Dwelling, detached as a principal use on an existing lot of record at the date of the passing of this By-law;
- h) Kennel; and
- i) Uses, structures and buildings accessory thereto

### **17.3 Zone Requirements**

- |                               |                          |
|-------------------------------|--------------------------|
| a) Minimum Lot Frontage       | 30 metres or as existing |
| b) Minimum Lot Area           | as existing              |
| c) Minimum Front Yard         | 8 metres                 |
| d) Minimum Interior Side Yard | 5 metres                 |
| e) Minimum Corner Side Yard   | 8 metres                 |
| f) Minimum Rear Yard          | 8 metres                 |
| g) Maximum Lot Coverage       | 10 percent               |
| h) Maximum Height             | 11 metres                |

#### **17.4 Additional Zone Requirements – Accessory Structures to Dwellings**

- |    |                                  |  |
|----|----------------------------------|--|
| a) | Maximum Lot Coverage             | 1 percent, provided the lot coverage of all buildings and structures on the lot does not exceed 10 percent |
| b) | Minimum Side Yard                | 3 metres except the minimum side yard abutting a street shall be 7.5 metres                                |
| c) | Minimum Rear Yard                | 3 metres except the minimum side yard abutting a street shall be 7.5 metres                                |
| d) | Minimum Distance from a Dwelling | 3 metres   |

#### **17.5 Additional Zone Requirements – Kennels**

- |    |  |   |
|----|--|---|
| a) | Minimum Lot Area   | 1.6 hectares  |
| b) | Minimum Lot Frontage   | 75 metres   |
| c) | Minimum Front Yard   | 50 metres or behind the front building line of the main building on the lot, whichever is greater |
| d) | Minimum Side Yard  | 25 metres   |
| e) | Minimum Rear Yard  | 30 metres   |
| f) | Minimum Distance to Adjacent Dwellings   | 160 metres  |
| g) | Maximum Lot Coverage   | 20 percent  |
| h) | Kennels shall be permitted in an accessory structure and may include an enclosed outdoor exercise area or pen. |   |

#### **17.6 Additional Zone Requirements – Agri-tourism and Value Added Uses**

- |    |                    |                  |
|----|--------------------|------------------|
| a) | Maximum Floor Area | 55 square metres |
|----|--------------------|------------------|

## 17.7 Additional Zone Requirements – Cannabis Production Facility

- |    |   |   |
|----|---|---|
| a) | Minimum Lot Frontage  | 75 metres   |
| b) | Minimum Lot Area  | Permitted only on an existing lot having a minimum size of 3 hectares |
| c) | Maximum Lot Coverage  |   |
|    | i) Lots less than 5 hectares  | 30 percent  |
|    | ii) Lots 5 hectares to 10 hectares  | 10 percent  |
|    | iii) Lots greater than 10 hectares  | 5 percent   |
| d) | Minimum Front Yard  | 30 metres   |
| e) | Minimum Interior Side Yard  | 16 metres   |
| f) | Minimum Corner Side Yard  | 30 metres   |
| g) | Minimum Rear Yard   | 30 metres   |
| h) | Minimum Separation to Sensitive Land Use  | 150 metres  |
| i) | Where a lot line of a lot containing a Cannabis Production Facility abuts a sensitive land use, then that part of said lot directly adjoining such lot line shall be used for no purpose other than a landscape buffer having a minimum width of 1.5 metres, measured perpendicularly to said lot line. |   |
| j) | Outside storage of goods, materials or other supplies is not permitted.   |   |
| k) | Where a building or structure consists of more than 40% glass and where artificial lighting is required an opaque fence shall be provided and maintained adjacent to every portion of any lot line that abuts a sensitive land use.   |   |
| l) | 1 parking space shall be provided for every employee on the largest shift.  |   |
| m) | Servicing for the facility shall be designed by a Qualified Professional, identifying the source of irrigation water, water quantities required and the effects of same on the groundwater table and nearby wells.  |   |