

PART 7 - AGRICULTURAL (A1) ZONE

7.1 USES PERMITTED

- 7.1.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in an Agricultural (A1) Zone, except for the following uses:
- 7.1.1.1 Agricultural Use.
 - 7.1.1.2 Agricultural produce storage facility or seasonal fruit, flower or farm produce outlet for goods grown or produced on the farm.
 - 7.1.1.3 Bed and Breakfast Establishment
 - 7.1.1.4 Existing cemeteries and expansions which increase their size to a maximum lot area equal to twice the existing area.
 - 7.1.1.5 Farm Implement Dealer
 - 7.1.1.6 Home Occupation
 - 7.1.1.7 Kennels
 - 7.1.1.8 Single Detached Dwelling
 - 7.1.1.9 Riding or Boarding Stables
 - 7.1.1.10 Wayside Pit
 - 7.1.1.11 Seasonal Farm Residential Use is subject to Section 3.21 of the General Provisions. B/L 2007-289
 - 7.1.1.12 Cannabis Production and Processing Facilities subject to Section 3.24 of the General Provisions. B/L 2021-057
- 7.1.2 A sanitary landfill site is not a permitted use in the Agricultural (A1) Zone.

7.2 ZONE PROVISIONS

- 7.2.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in an Agricultural (A1) Zone, except in conformity with the following zone provisions:
- 7.2.1.1 Lot Area (min.) 25 ha
 - 7.2.1.2 Lot Frontage (min.) 120 m
 - 7.2.1.3 Yard Requirements (min.)
 - (a) front 30 m
 - (b) interior side 9 m
 - (c) exterior side 15 m

- (d) rear 25 m
- (e) kennel setback 45 m, and in any case 150 metres from an existing dwelling on a separate lot or 145 metres from a vacant lot for which the principal permitted use is residential.
- (f) building for animal husbandry or manure storage site shall be subject to the provisions of article 3.18.5.2.
- (g) dwelling units shall be subject to the provisions of article 10.2.1.3.

7.2.1.4 Lot Coverage (max.) 5 %

7.2.1.5 Building Height (max.)

- (a) building accessory to a farm - No restriction
- (b) all others 10 m

7.2.1.6 Gross Floor Area

- (a) per dwelling (min.) 93 sq. m
- (b) first storey of dwelling (min). 65 sq. m
- (c) any other building - No restriction

7.2.1.7 Notwithstanding subsections 7.1.1 and 7.2.1, an existing lot or a lot created by consent with a lot area of 1.0 hectare or less shall only be used in accordance with Sections 10.1 and 10.2 of this By-law.

7.2.1.8 In the case of an accessory building being used for the parking or storage of school buses or commercial motor vehicles on a lot in an agricultural zone, the maximum height of such building shall be 6 metres and the total floor area for all accessory buildings on the lot shall not exceed 150 square metres.

7.2.1.9 Where an existing lot having less lot area or frontage than required is located in any agricultural zone, subsection 3.11.1 shall not apply to permit the establishment of an agricultural use, on a lot having an area of less than 2 hectares.

7.2.1.10 Where a lot is created by consent in an agricultural zone and the retained lot has less lot area or less lot frontage than required, the retained lot shall be deemed to be an existing non-complying lot and the provisions of subsections 3.4.1 and 3.4.2 shall apply.

7.2.1.11 Notwithstanding subsections 3.11.1 and 3.18.2 and articles 7.1.1.8 and 7.2.1.6, either a converted dwelling having a maximum of 2 dwelling units or a second dwelling unit may be permitted on a farm that has a lot area of 25 hectares or greater in the A1 Zone subject to the requirements of article 10.2.1.3 and the following:

- (a) gross floor area of second dwelling (min.) 40 sq. m
- (b) gross floor area of second dwelling (max.) 100 sq. m

7.3 **AGRICULTURAL EXCEPTION ZONES**

7.3.1 AGRICULTURAL EXCEPTION ONE (A1-1) ZONE

7.3.1.1 Notwithstanding articles 7.2.1.1 and 7.2.1.2, on land zoned "A1-1", the minimum lot area shall be 4 hectares and the minimum lot frontage shall be 205 metres.

7.3.2 AGRICULTURAL EXCEPTION TWO (A1-2) ZONE

7.3.2.1 Notwithstanding Section 7.1, on land zoned "A1-2" no buildings or structures shall be erected.

7.3.3 AGRICULTURAL EXCEPTION THREE (A1-3) ZONE

7.3.3.1 Notwithstanding subsection 7.1.1, land zoned "A1-3" may only be used for:

- (a) agricultural or forestry uses
- (b) a golf course and/or a golf driving range

7.3.4 AGRICULTURAL EXCEPTION FOUR (A1-4) ZONE

7.3.4.1 Notwithstanding article 7.2.1.1, land zoned "A1-4" shall have a minimum lot area of 20 hectares.

7.3.5 AGRICULTURAL EXCEPTION FIVE (A1-5) ZONE

7.3.5.1 Notwithstanding subsection 7.1.1, land zoned "A1-5" may also be used for the indoor storage of trailers, tourist trailers, camper trailers, boats and motorized snow vehicles in no more than three buildings.

7.3.5.2 Notwithstanding articles 3.1.3.1 and 7.2.1.1 land zoned "A1-5" shall be subject to the following provisions:

- (a) lot area (min.) 3.8 ha
- (b) storage building g.f.a. (max.) 1400 sq. m

7.3.6 AGRICULTURAL EXCEPTION SIX (A1-6) ZONE

7.3.6.1 Notwithstanding articles 7.2.1.1 and 7.2.1.2, land zoned "A1-6" shall be subject to the following provisions:

- (a) lot area (min.) 11 ha
- (b) lot frontage (min.) 90 m

7.3.7 AGRICULTURAL EXCEPTION SEVEN (A1-7) ZONE

7.3.7.1 Notwithstanding subsections 7.1.1 and 7.2.1, and articles 3.1.3.1 and 3.14.1.2, land zoned "A1-7" may also be used for a custom woodworking shop.

7.3.7.2 Notwithstanding subsection 7.2.1 and articles 3.1.3.1 and 3.14.1.2, land zoned "A1-7" to be used for a custom woodworking shop shall be subject to the following zone provisions:

- a) Gross Floor Area (max.) 595 sq. m.
- b) Parking (min.) 6 spaces

7.3.7.3 The provisions of subsection 3.13.1 and 3.14.2.2 shall not apply.

7.3.7.4 On land zoned A1-7(H), the removal of the (H) holding symbol shall be in accordance with the following:

The owner shall apply for and obtain Site Plan Approval for the development on the A1-7 zoned portion of the subject land. (B/L2021-058)

7.3.8 AGRICULTURAL EXCEPTION EIGHT (A1-8) ZONE

7.3.8.1 Notwithstanding articles 7.2.1.1 and 7.2.1.2 and in addition to the uses permitted under subsection 7.1.1, and the other provisions of Section 7.2, on land zoned "A1-8" a sawmill and an associated open storage area shall be permitted subject to the following zone provisions:

- (a) lot area (min.) 10 ha
- (b) lot frontage (min.) 95 m
- (c) floor area for all buildings used in the sawmill operation (max.) 850 sq. m
- (d) area for outdoor storage (max.) 1.0 ha
- (e) setback between a sawmill, storage buildings or an outdoor storage area and a dwelling unit on an abutting lot (min.) 90 m
- (f) An outdoor storage area may only be located in a rear yard or side yard but shall not be closer than 140 metres to the front lot line, 5 metres to an Open Space Zone or 100 metres to the northern side lot line
- (g) Any outdoor storage area shall be enclosed by an opaque fence or a landscaped buffer as described in subsection 3.10.2.

7.3.9 AGRICULTURAL EXCEPTION NINE (A1-9) ZONE

7.3.9.1 Notwithstanding subsection 7.1.1, existing buildings on land zoned "A1-9" shall not be used for the keeping of livestock or animal husbandry.

7.3.9.2 Notwithstanding article 7.2.1.3 (a), on land zoned "A1-9" the minimum lot area shall be 19.0 hectares.

7.3.10 AGRICULTURAL EXCEPTION TEN (A1-10) ZONE

7.3.10.1 Notwithstanding subsection 7.1.1, on land zoned "A1-10" a tack shop is also a permitted use.

7.3.10.2 Notwithstanding any requirements of subsection 7.2.1 to the contrary, on land zoned "A1-10" the following zone provisions shall apply:

- (a) lot area (min.) 4.0 ha
- (b) lot frontage (min.) 75 m
- (c) front yard (min.) 15 m
- (d) floor area for retail sales (max.) 90 sq. m

7.3.11 AGRICULTURAL EXCEPTION ELEVEN (A1-11) ZONE

7.3.11.1 Notwithstanding articles 7.2.1.1 and 7.2.1.2 and in addition to the other provisions of subsection 7.2.1, land zoned "A1-11" shall be subject to the following zone provisions:

- (a) lot area (min.) 15 ha

- (b) lot frontage (min.) 15 m
- (c) setback from EP zone (min.) 10 m
- (d) setback from the rear lot line of an abutting lot (min.) 10 m

7.3.12 AGRICULTURAL EXCEPTION TWELVE (A1-12) ZONE

7.3.12.1 Notwithstanding subsection 7.1.1, land zoned "A1-12" may also be used for a custom workshop for manufacturing wood carvings and wood sculptures.

7.3.12.2 Notwithstanding article 3.1.3.1 and subsection 7.2.1, land zoned "A1-12" shall also be subject to the following zone provisions:

- (a) custom workshop requirements
 - (i) gross floor area (max.) 325 sq. m
 - (ii) front yard (min.) 180 m
 - (iii) rear yard (min.) 60 m
 - (iv) side yard (min.) 60 m

7.3.13 AGRICULTURAL EXCEPTION THIRTEEN (A1-13) ZONE

7.3.13.1 Notwithstanding article 7.2.1.7, on land zoned "A1-13" a residence located on a lot created by consent shall have a minimum front yard of 30 metres.

7.3.14 AGRICULTURAL EXCEPTION FOURTEEN (A1-14) ZONE

7.3.14.1 Notwithstanding articles 7.2.1.1 and 7.2.1.2 and the definition of "front lot line" in Part 2, land zoned "A1-14" shall be subject to the following zone provisions:

- (a) number of lots (max) 2
- (b) lot area (min.)
 - (i) for one lot 4.5 ha
 - (ii) for the other lot 13.0 ha
- (c) lot frontage (min.) 160 m
- (d) the lot line abutting County Road 10 shall be the front lot line.

7.3.15 AGRICULTURAL EXCEPTION FIFTEEN (A1-15) ZONE

7.3.15.1 Notwithstanding subsection 7.2.1 on land zoned A1-15 an entrance for a gravel pit is also permitted.

7.3.16 AGRICULTURAL EXCEPTION SIXTEEN (A1-16) ZONE

7.3.16.1 Notwithstanding articles 7.2.1.1 and 7.2.1.2, land zoned "A1-16" shall be subject to the following zone provisions:

- (a) lot area (min) 15 ha
- (b) lot frontage (min) 100 m

7.3.17 AGRICULTURAL EXCEPTION SEVENTEEN (A1-17) ZONE

7.3.17.1 Notwithstanding the uses permitted pursuant to article 7.1.1, land zoned 'A1-17' may only be used for agricultural uses, a farm equipment repair shop or a motor vehicle repair shop which includes the repair of commercial vehicles.

- 7.3.17.2 Notwithstanding subsection 3.13.1 and article 7.2.1.4, land zoned 'A1-17' shall be subject to the following zone provisions:
- (a) Except for purposes of determining lot coverage, and permitted uses, land zoned 'A1-17' shall not be considered a separate lot.
 - (b) Maximum lot coverage for a repair shop 200 sq. m.
 - (c) Parking:
 - (i) maximum spaces for commercial or farm equipment 5
 - (ii) maximum spaces for unlicensed or derelict vehicles 2
 - (iii) maximum total number of spaces 15
 - (d) Vehicles shall only be stored or parked in the allotted parking spaces.
 - (e) Vehicles that are leaking gas, oils, lubricants, antifreeze or cleaning fluids by virtue of a puncture, failed seal, removed parts or a corroded container or tank shall only be stored in a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.
- 7.3.18 AGRICULTURAL EXCEPTION EIGHTEEN (A1-18) ZONE
- 7.3.18.1 Notwithstanding article 7.1.1, no building or structure shall be erected on land zoned A1-18 other than sound attenuation or visual barriers erected in conjunction with a sand and gravel pit operation.
(B/L 2003-207)
- 7.3.19 AGRICULTURAL EXCEPTION NINETEEN (A1-19) ZONE
- 7.3.19.1 Notwithstanding any provision of articles 7.1.1 and 7.2.1 to the contrary, a garden suite is also a permitted temporary use on land zoned "A1-19" subject to the following provisions:
- (a) Lot Area (min.) 40 ha.
 - (b) The provisions of subsection 3.13.1 shall not apply to land zoned "A1-19."
- (B/L 2001-62 - TO EXPIRE May 28, 2011)
(Amended B/L2021-091)
- 7.3.20 AGRICULTURAL EXCEPTION TWENTY (A1-20) ZONE
- 7.3.20.1 Notwithstanding subsection 7.1.1, existing buildings on land zoned "A1-20" shall not be used for the keeping of livestock or animal husbandry.
- 7.3.20.2 Notwithstanding 7.2.1.3 (b), on land zoned "A1-20" the minimum interior side yard requirement is 3.5 metres to the south lot line for the existing barn.
- 7.3.20.3 Notwithstanding subsections 3.21, 7.1.1.3, 7.1.1.8, 7.1.1.11 and 7.2.1.11, on land zoned "A1-20" a dwelling unit and accessory uses thereto and/or a seasonal farm residential use and accessory uses thereto are prohibited. (B/L 2019-139)
- 7.3.21 AGRICULTURAL EXCEPTION TWENTY-ONE (A1-21) ZONE
Not Used.
- 7.3.22 AGRICULTURAL EXCEPTION TWENTY-TWO (A1-22) ZONE

- 7.3.22.1 Notwithstanding article 7.1.1.8, land zoned “A1-22” a single detached dwelling is not a permitted use.
(B/L 2002-91)
- 7.3.23 AGRICULTURAL EXCEPTION TWENTY-THREE (A1-23) ZONE
- 7.3.23.1 Notwithstanding Section 7.2.1.11, on land zoned “A1-23” the maximum gross floor area of a second detached dwelling shall not exceed 125 sq. m.
(B/L 2003-09)
- 7.3.24 AGRICULTURAL EXCEPTION TWENTY-FOUR (A1-24) ZONE
- 7.3.24.1 Notwithstanding articles 7.2.1.1 and 7.2.1.2, land zoned “A1-24” shall be subject to the following zone provisions:
- | | | |
|-----|---------------------|--------|
| (a) | lot area (min.) | 44 ha. |
| (b) | lot frontage (min.) | 732 m. |
- and no land shall be severed from the land as it existed on April 14, 2003.
(B/L 2004-68)
- 7.3.25 AGRICULTURAL EXCEPTION TWENTY-FIVE (A1-25) ZONE
- Notwithstanding subsection 7.1, land zoned A1-25 may also be used for a custom woodworking shop for the manufacture of furniture and other wood products and may also include limited ancillary retail sales of products produced on the property. These activities may be conducted within a single storey building not exceeding 326 sq. m. No outdoor storage shall be permitted in association with the furniture manufacturing use.

(B/L 2009-100 OMB Decision)
- 7.3.26 AGRICULTURAL EXCEPTION TWENTY-SIX (A1-26) ZONE
- 7.3.26.1 Notwithstanding Section 7.1, lands zone “A1-26” may also be used for a private park with associated structures, which shall have a minimum setback of 15 metres from all property lines.
- 7.3.26.2 The Holding (H) provision shall be removed from lands zoned “A1-26” upon registration of the subdivision agreement and plan of subdivision.
- 7.3.27 AGRICULTURAL EXCEPTION TWENTY SEVEN (A1-27) ZONE
- 7.3.27.1 Notwithstanding Section 7.2.1.11, on lands zoned “A1-27” a maximum of one dwelling unit per lot is permitted.
(B/L 2011-239)

7.3.28 AGRICULTURAL EXCEPTION TWENTY EIGHT (A1-28) ZONE

7.3.28.1 Notwithstanding the provisions contained in Section 7.1 and Section 7.2, lands zoned A1-28 shall also permit a commercial firewood splitting operation to be conducted in association with an agricultural use subject to the following provisions:

- | | |
|---|--------|
| (i) Lot area (maximum) | 1.2 ha |
| (ii) Lot frontage | 0 m |
| (iii) Setbacks to zone limits | 0 m |
| (iv) Height of log and wood piles (maximum)
(B/L 2012-156) | 4 m |

7.3.29 AGRICULTURAL EXCEPTION TWENTY NINE (A1-29) ZONE

Notwithstanding Sections 7.2.1.1 and 3.13.2, lands zoned A1-29 shall have a minimum lot area of 30 hectares, which may also include lands zoned EP.
(B/L 2014-191)

7.3.30 AGRICULTURAL EXCEPTION THIRTY (A1-30) ZONE

7.3.30.1 Notwithstanding subsection 7.1.1, land zoned "A1-30" may only be used for:

- (a) Farm Implement Dealer
- (b) Farm Implement Repair and Small Engine Sales and Service Shop

7.3.30.2 Notwithstanding subsection 3.13.1 and article 7.2.1, land zoned A1-30 shall be subject to the following provisions:

- (a) except for the purposes of determining lot coverage, and permitted uses, land zoned "A1-30" shall not be considered a separate lot.
- (b) maximum lot coverage for a sales/service shop 225 m²
- (c) maximum number of parking spaces 15
- (d) equipment that is leaking gas, oils, lubricants, antifreeze or cleaning fluids by virtue of a puncture, failed seal, removed parts or a corroded container or tank shall only be stored in a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.
(B/L 2015-041)

7.3.31 AGRICULTURAL EXCEPTION THIRTY ONE (A1-31) ZONE

7.3.31.1 In addition to the permitted uses and zone provisions for the A1 Zone in Sections 7.1 and 7.2, on land zoned "A1-31", the following shall apply:

- (a) Permitted Uses
 - (i) A woodworking shop for the manufacture of furniture and other wood products.
 - (ii) Limited ancillary retail sales of the products produced on the property.
- (b) Woodworking shop building requirements:
 - (i) maximum floor area: 375 square metres
 - (ii) maximum number of storeys: 1

(iii) floodlighting is not permitted to be attached to and/or illuminate the building exterior.

- (c) Notwithstanding Section 3.14.1.2, the total number of required parking spaces for the woodworking shop use is seven (7). One (1) of the seven (7) parking spaces must be an accessible parking space. The accessible parking space and the pathway leading from the accessible parking space to the main door shall be a hard surface in the form of either asphalt or concrete.
- (d) Section 3.14.2.1 shall also apply to the woodworking shop use.

7.3.31.2 Outdoor storage and display is prohibited within the A1-31 Zone.

7.3.32 AGRICULTURAL EXCEPTION THIRTY TWO (A1-32) ZONE

Notwithstanding subsections 3.21, 7.1.1.8, 7.1.1.11 and 7.2.1.11, on land zoned "A1-32" a maximum of one single detached dwelling is permitted and a seasonal farm residential use is not permitted. (B/L 2018-210)

7.3.33 AGRICULTURAL EXCEPTION THIRTY THREE (A1-33) ZONE

7.3.33.1 Notwithstanding Sections 7.2.1.1 and 3.13.2, the lands zoned A1-33 shall have a minimum lot area of 14 hectares and a minimum lot frontage of 60 metres, which may also include the lands zoned EP.

7.3.34 AGRICULTURAL EXCEPTION THIRTY FOUR (A1-34) ZONE (B/L2020-031)

Notwithstanding articles 7.2.1.1 and 7.2.1.2, land zoned "A1-34" shall be subject to the following zone provisions:

- a) Lot area (min.) 1.2 ha.
- b) Lot frontage (min.) 55 m.

7.3.35 AGRICULTURAL EXCEPTION THIRTY FIVE (A1-35) ZONE (B/L2020-031)

Notwithstanding articles 7.2.1.1, 7.2.1.3 (a) and 3.1.2.1, land zoned "A1-35" shall be subject to the following provisions:

- a) Lot area (min.) 6.7 ha.
- b) Front Yard Setback (min.) 26.4 m.
- c) An existing accessory building is permitted in the front yard.

All other provisions of Section 7 and this By-law shall continue to apply.

7.3.36 AGRICULTURAL EXCEPTION THIRTY SIX (A1-36) ZONE

7.3.36.1 Notwithstanding subsections 3.21, 7.1.1, 7.2.1.7, 7.2.1.9, 7.2.1.10 and 7.2.1.11, on land zoned "A1-36" the permitted uses are limited to the following:

- a) Agricultural Use;

- b) Agricultural produce storage facility or seasonal fruit, flower or farm produce outlet for goods grown or produced on the farm;
- c) Home Occupation;
- d) Bed and Breakfast Establishment; and,
- e) Single detached dwelling.

7.3.36.2 Notwithstanding 7.2.1.1, 7.2.1.7, 7.2.1.9, 7.2.1.10 and 7.2.1.11, land zoned “A1-36” shall have a minimum lot area of 4.2 hectares.(B/L2020-101)

7.3.37 AGRICULTURAL EXCEPTION THIRTY-SEVEN (A1-37) ZONE

7.3.37.1 Notwithstanding subsection 7.1.1 land zoned “A1-37” may also be used for a lumber manufacturing facility.

7.3.37.2 A lumber manufacturing facility includes the manufacturing, processing, fabrication, and warehousing of trusses.

7.3.37.3 A lumber manufacturing facility use shall be permitted in accordance with the following:

- a) The use shall be carried out by at least one member of the household residing on the property.
- b) The property on which the use is located shall be classified as a farm by MPAC.

7.3.37.4 Notwithstanding subsection 7.2.1 and articles 3.14.1.1 and 3.14.1.2, on land zoned “A1-37” a lumber manufacturing facility shall be subject to the following zone provisions:

- a) front yard (min.) 130 m
- b) exterior side yard (min.) 100 m
- c) gross floor area (max.) 600 sq. m.
- d) parking (min.) 6 spaces
- e) accessible parking (min.) 1 space

7.3.37.5 The provisions of subsection 3.13.1 shall not apply to land zoned “A1-37” and article 3.14.2.2 shall not apply to a lumber manufacturing facility.

7.3.37.6 On land zoned “A1-37(H)”, the removal of the (H) holding symbol shall be in accordance with the following:

- a) The owner shall apply for and obtain Site Plan Approval for the development on the A1-37 zoned portion of the subject land. (B/L 2021-091)