

SECTION 15 - AGRICULTURAL ZONE (A) REGULATIONS

15.1 GENERAL USE REGULATIONS

15.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Agricultural Zone (A) except for the following purposes:

- a) agricultural uses;
- b) agricultural use, livestock intensive;
- c) dog kennel;
- d) the raising and breeding of birds, fish or fur bearing animals;
- e) forestry uses;
- f) greenhouses;
- g) game and wildlife preserves;
- h) household occupation or agricultural household occupation;
(Refer to subsections 5.29 and 5.30 for specific regulations.)
- i) landing strip;
- j) market gardens;
- k) nurseries or tree farms;
- l) riding stable, including a horse training track;
- m) single family residential uses;
- n) wayside pit and quarry;
- o) works of a Conservation Authority;
- p) accessory buildings, structures or uses.

15.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Agricultural Zone (A) except for the following purposes:

- a) buildings and structures for the permitted uses;
- b) one (1) single family detached dwelling accessory to an agricultural use;
- c) one (1) single family detached dwelling for the owner or resident staff as supplementary housing to an agricultural use, in addition to an existing dwelling on a farm lot, such farm lot being a lot of record legally created and registered in a registry office for the County of Essex and in existence on or before February 3, 1969 and having the minimum lot area as required in subsection 15.1.3;
- d) existing single family detached dwellings;
- e) one (1) single family dwelling on a lot of record legally created and registered in a registry office for the County of Essex and in existence on or before February 3, 1969;
- f) one (1) single family detached dwelling on a lot created after February 3, 1969;
- g) accessory buildings and structures for the permitted uses.

15.1.3	<u>Minimum Lot Area</u>	19.0 hectares (<u>46.94 acres</u>)
15.1.4	<u>Minimum Lot Frontage</u>	150.0 metres (<u>492.13'</u>)
15.1.5	<u>Maximum Lot Coverage</u>	20 percent
15.1.6	<u>Maximum Building Height</u>	10.5 metres (<u>34.45'</u>)
15.1.7	<u>Minimum Floor Area</u>	
	a) single family detached dwelling	92.5 sq. metres (<u>995.69'sq.</u>)
	b) dwelling units	16.0 sq. metres (<u>172.22'sq.</u>) for one person, plus 9.0 sq. metres (<u>96.88'sq.</u>) for each additional person
15.1.8	<u>Minimum Front Yard Depth</u>	15.0 metres (<u>49.21'</u>)
15.1.9	<u>Minimum Side Yard Width</u>	6.0 metres (<u>19.69'</u>)
15.1.10	<u>Minimum Rear Yard Depth</u>	15.0 metres (<u>49.21'</u>)

15.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 15.1, the following additional regulations shall apply to certain specific uses permitted in subsection 15.1.1.

15.2.1 New Livestock Intensive Agricultural Uses

- a) This subsection shall, notwithstanding anything herein to the contrary, only apply to livestock intensive agricultural operation which are completely new, as distinguished from remodelling, replacing or expanding thereof.
- b) Notwithstanding the requirements of subsection 15.1.8 to subsection 15.1.10 inclusive, after the date of passing of this By-law the erection of any main building or accessory manure handling and storage structure for a livestock intensive agricultural use, as defined in this By-law, shall comply with the separation distances from existing, neighbouring uses derived through the application of the Minimum Distance Separation Formula II of the Agricultural Code of Practice.
- c) No building permit shall be issued for any main building or any accessory manure handling or storage structure for a livestock intensive agricultural use, as defined herein, unless the requirements of paragraph 2.5 herein are complied with and unless a certificate of compliance from the Ontario Ministry of the Environment and the Ontario Ministry of Agriculture and Food (pertaining to the adequacy of the manure handling system) is delivered to the chief building official.

15.2.2 Manure and Dead Stock Handling, Storage and Disposal

The handling, storage and disposal of manure and dead animal stock shall only be done in accordance with the requirements of The Environmental Protection Act, R.S.O. 1980, as amended from time to time.

15.2.3 Dog Kennels

Notwithstanding the requirements of subsection 15.1.8 to subsection 15.1.10 inclusive, any other provision of this By-law to the contrary, any buildings or structures used for a dog kennel, save and except for an existing dog kennel located in Part of Lot 300, South Talbot Road Concession, shall:

- (i) be prohibited within 91.4 metres (300') measured horizontally, or a residential zone or of an existing dwelling located on a lot that is under different ownership; and
- (ii) not be used for human habitation.

15.2.4 Residential Dwellings on Lots Legally Created After the Date of By-law Adoption and on Lots of Record with a Total lot area not exceeding .5 hectare in size.

- a) Minimum Lot Area 1860 square metres
(20,021.5'sq.)
- b) Maximum Lot Area .5 hectare
(1.24 acres)
- c) Minimum Lot Frontage 30.0 metres (98.43')
- d) Maximum Lot Coverage 25 percent
- e) Minimum Front Yard Depth 15 metres (49.21')
- f) Minimum Side Yard Width 3 metres (9.84')
- g) Minimum Rear Yard Depth 15.24 metres (50.0')

15.3 EXCEPTIONS

The specific regulations contained in this subsection 15.3 shall apply to the area or areas defined below:

15.3.1 Defined Area A-1 as shown on Schedule "A", Map 4 to this By-law.

a) Other Permitted Uses:

A church, and a church-related school, in addition to all other uses permitted in the Agricultural (A) Zone.

b) Other Permitted Buildings and Structures:

- i) Buildings and structures for the uses permitted in subsection 15.3.1 (a);
- ii) Accessory buildings and structures for the uses permitted in subsection 15.3.1 (a).

c) Minimum Lot Area - 0.4 hectares (43,054.1'sq.)

d) Minimum Lot Frontage - 50 metres (164.04)'

15.3.2 Defined Area A-2 as shown on Schedule "A", Maps 4 and 5 to this By-law.

a) Other Permitted Uses

A trucking and excavating business in addition to all other uses permitted in the Agricultural Zone (A).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 15.3.2 a);

ii) accessory buildings and structures for the uses permitted in subsection 15.3.2 a).

15.3.3 Defined Area A-3 as shown on Schedule "A", Map 11 to this By-law.

a) Other Permitted Uses

An abattoir, meat cutting, packing and sales establishment in addition to all other uses permitted in the Agricultural Zone (A).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 15.3.3 a);

ii) accessory buildings and structures for the uses permitted in subsection 15.3.3 a).

15.3.4 Defined Area A-4 as shown on Schedule "A", Map 5 to this By-law.

a) Other Permitted Uses

A meat cutting, packing and sales establishment in addition to all other uses permitted in the Agricultural Zone (A).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 15.3.4 a);

ii) accessory buildings and structures for the uses permitted in subsection 15.3.4 a).

15.3.5 Defined Area A-5 as shown on Schedule "A", Map 5 to this By-law.

a) Permitted Uses

A construction company.

b) Other Permitted Buildings and Structures

The existing buildings and structures only.

15.3.6 Defined Area A-6 as shown on Schedule "A", Map 10 to this By-law.

a) Other Permitted Uses

A grain and feed merchant business in addition to all other uses permitted in the Agricultural Zone (A).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 15.3.6 a);

ii) accessory buildings and structures for the uses permitted in subsection 15.3.6 a).

15.3.7 Defined Area A-7 as shown on Schedule "A", Map 17 to this By-law.

a) Other Permitted Uses

A private school in addition to all other uses permitted in the Agricultural Zone (A).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 15.3.7 a);

ii) accessory buildings and structures for the uses permitted in subsection 15.3.7 a).

15.3.8 Defined Area A-8 as shown on Schedule "A", Map 17 to this By-law.

a) Permitted Use

A truck or transport terminal.

b) Permitted Buildings and Other Structures

The existing buildings and structures only.

15.3.9 Defined Area A-9 as shown on Schedule "A", Map 2 to this By-law.

a) Notwithstanding their A Zoning designation, where lands are delineated as A-9 on Map 2, Schedule "A" to this By-law, the provisions of subsections 15.1.8 and 15.1.10 shall not apply, and the minimum front and rear yards shall be as they lawfully existed on the effective date of the passing of this By-law.

15.3.10 Defined Area A-10 as shown on Schedule "A", Map 6 to this By-law.

a) Other Permitted Uses

A church in addition to all other uses permitted in the Agricultural Zone (A).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 15.3.10 a);

ii) accessory buildings and structures for the uses permitted in subsection 15.3.10 a).

c) Special Regulations

i) The provisions of subsection 5.3 shall not apply to the lands delineated as A-10 on Map 6, Schedule "A" to this By-law;

ii) no building or structure shall be erected closer than 30 metres (98.43') to the right-of-way limit of a railway.

15.3.11 Defined Area A-11 as shown on Schedule "A", Map 11 to this By-law.

a) Other Permitted Uses

An agricultural market in addition to all other uses permitted in the Agricultural Zone (A).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 15.3.11 a);

ii) accessory buildings and structures for the uses permitted in subsection 15.3.11 a).

c) Other Requirements

The maximum retail floor area for the agricultural market use permitted in subsection 15.3.11 a) shall be 250 square metres (2,691.1'sq).

15.3.12

Defined Area A-12 as shown on Schedule “A”, Map 3 to the By-law.

a) Permitted Uses

- i) Residential uses;
- ii) Accessory uses, in accordance with Subsection 15.3.12 d) of this by-law, including the storage and restoration of vintage vehicles for non-commercial, personal purposes, in accordance with Subsection 15.3.12 e) of this By-law.

b) Permitted Buildings and Other Structures

- i) One single unit detached dwelling with attached garage. The permitted attached garage shall have a floor area not greater than 94 square metres;
- ii) accessory buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for lands zoned A-12 shall be in accordance with subsections 15.1.3 to 15.2, inclusive, of this By-law, except that the minimum lot area shall be 1.9 hectares and the minimum lot frontage shall be 145 metres.

d) Accessory Uses Provisions

All accessory uses, buildings and structures on lands zoned A-12 shall be subject to Section 5.27 of this By-law, entitled Accessory Uses, except that the combined total floor area of accessory buildings and structures shall not exceed 1,230 square metres.

e) Additional Regulations for the Storage and Restoration of Vintage Vehicles for Non-commercial, Personal Purposes

Notwithstanding any other provisions of this By-law to the contrary, the following additional provisions shall apply to the storage and restoration of vintage vehicles for non-commercial, personal purposes on lands zoned A-12:

- i) No greater than 173 vintage vehicles for non-commercial, personal purposes shall be stored on lands zoned A-12;
- ii) Outside storage shall only be permitted for vintage vehicles for non-commercial, personal purposes and the

area used for outside storage of such vehicles shall not exceed a maximum area of 1832 square metres;

- iii) A maximum of one existing storage building with a floor area of 278 square metres and one additional building to be constructed after the adoption of the by-law introducing this provision with a floor area not greater than 892 square metres shall be permitted for the indoor storage and restoration of vintage vehicles for non-commercial, personal purposes and such new building shall be set back from all lot lines a minimum of 40 metres;
- iv) The storage and restoration of vintage vehicles shall be for personal use only and shall not be for commercial use.

15.3.13 Defined Area A-13 as shown on Schedule “A”, Map 9 to the By-law.

a) Permitted Uses

- i) Uses permitted in the Agricultural Zone (A);
- ii) a nursery and garden centre, a landscaping establishment, including top soil use;
- iii) accessory uses, including trucking exclusively associated with the permitted uses.

b) Permitted Buildings and Other Structures

- i) One single unit detached dwelling;
- ii) buildings and structures for the permitted uses;
- iii) accessory buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 15.3.13 of this by-law shall be in accordance with subsections 15.1.3 to 15.2, inclusive, except for the following:

- i) Minimum Lot Area 4.5 hectares
- ii) Minimum Lot Frontage 225 metres

d) Other Provisions

Notwithstanding subsection 3.45 of this By-law, the term “existing” as it applies to lands zoned A-13 shall mean legally existing as of the date of

passing (November 18, 2003) of the By-law incorporating subsection 15.3.13 into the Zoning By-law. In additions, outside storage on lands zoned A-13 shall be in accordance with subsection 8.1.14 of this By-law, except that the maximum height established in subsection 8.1.14e) shall be 10 metres.

15.3.14 Defined Area A-14 as shown on Schedule “A”, Map 9 to the By-law.

a) Permitted Uses

Uses permitted in the Agricultural Zone (A).

b) Permitted Buildings and Other Structures

Buildings and Structures permitted in the Agricultural Zone (A).

c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 15.3.14 of this by-law shall be in accordance with subsections 15.1.3 to 15.2, inclusive, except for the following:

- i) Minimum Lot Area 14 hectares

15.3.15 Defined Area A-15 as shown on Schedule “A”, Map 16 to this By-Law.

a) Permitted Uses

Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1, with the exception of the following uses which shall be prohibited:

- i) single family residential uses;
ii) household occupation or agricultural household occupation.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 15.3.15 a);
ii) Accessory buildings and structures for the uses permitted in subsection 15.3.15 a).

15.3.16 Defined Area A-16 as shown on Schedule “A”, Map 14 to this By-Law.

a) Permitted Uses

Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1, with the exception of the following uses which shall be prohibited:

- i) single family residential uses;
 - ii) household occupation or agricultural household occupation.
- b) Permitted Building and Structures
- i) Buildings and structures for the uses permitted in subsection 15.3.16 a);
 - ii) Accessory buildings and structures for the uses permitted in subsection 15.3.16 a).
- c) Zone Provisions
All lot and building requirements shall be in accordance with subsection 15.1.3 to 15.2, respectively, of this By-law, with the exception of the following site specific regulation:
- i) Minimum Yard Setback
for Existing Accessory Structure 1.52 metres

15.3.17 Defined Area A-17 as shown on Schedule “A”, Map 14 to this By-Law.

- a) Permitted Uses
- Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1.
- b) Permitted Building and Structures
- i) Buildings and structures for the uses permitted in subsection 15.3.17 a);
 - ii) Accessory buildings and structures for the uses permitted in subsection 15.3.17 a).
- c) Zone Provisions
All lot and building requirements shall be in accordance with subsection 15.2.4 to 15.3, respectively, of this By-law, with the exception of the following site specific regulation:
- i) Minimum Yard Setback
for Existing Accessory Structure 1.52 metres

15.3.18 Defined Area A-18 as shown on Schedule “A”, Map 12 to this By-Law.

- a) Permitted Uses
- Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1 of this By-law, with the exception of the following uses which shall be prohibited:
- i) single family residential uses;
 - ii) household occupation or agricultural household occupation.

- b) Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection 15.3.18 a) of this By-law;
 - ii) Accessory buildings and structures for the uses permitted in subsection 15.3.18 a) of this By-law.

- c) Zone Provisions

All lot and building requirements shall be in accordance with subsection 15.1.3 to 15.2, inclusive, of this By-law.

15.3.19 Defined Area A-19 as shown on Schedule “A”, Map 15 to this By-Law.

- a) Permitted Uses

Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1 of this By-law, with the exception of the following uses which shall be prohibited:

 - i) single family residential uses;
 - ii) household occupation or agricultural household occupation.

- b) Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection 15.3.19 a) of this By-law;
 - ii) Accessory buildings and structures for the uses permitted in subsection 15.3.19 a) of this By-law.

- c) Zone Provisions

All lot and building requirements shall be in accordance with subsection 15.1.3 to 15.2, inclusive, of this By-law.

15.3.20 Defined Area A-20 as shown on Schedule “A”, Map 7 to this By-Law.

- a) Permitted Uses

Uses permitted in the Agricultural Zone (A) as established in subsection 15.1.1 of this By-law, with the exception of the following uses which shall be prohibited:

 - i) single family residential uses;
 - ii) household occupation or agricultural household occupation.

- b) Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection

15.3.20 a) of this By-law;
ii) Accessory buildings and structures for the uses permitted in subsection 15.3.20 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 15.1.3 to 15.2.3, inclusive, of this By-law.