

SECTION 28A

AGRICULTURAL DISTRICT 1 (AG.1)

28A.1 For the purpose of this by-law, land use district "Agricultural District 1" is hereby established and may be referred to by the symbol "AG.1".

PERMITTED USES

28A.2 No person shall within any AG.1 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an established use
- (b) agriculture
- (c) a greenhouse or nursery
- (d) a riding stable
- (e) a dog boarding kennel
- (f) an office of a veterinarian
- (g) an animal hospital
- (h) a park
- (j) a commercial dog kennel

REGULATIONS

28A.3 No person shall within any AG.1 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot area	16 hectares
b) minimum lot width	300 metres
c) minimum building setback - side lot line or rear lot line	30 metres
d) maximum building coverage	5%
e) notwithstanding the provisions of Section 6.17, no dwelling unit shall be permitted in the district	
f) a feed-lot, manure pile, lagoon, stable, barn, dog boarding kennel or commercial dog kennel shall not be located within 150 metres of a dwelling unit on an adjoining lot or of a residential district	
g) the feeding of garbage, offal or dead livestock to animals is prohibited	
28A.4AG.1 District is hereby designated as an agricultural district.	

SECTION 28B

AGRICULTURAL ZONE (A)

No person shall, within any Agricultural Zone (A), use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

28B.1 PERMITTED USES

- 28B.1.1 A farm including a farm house.
- 28B.1.2 A specialized farm including a farmhouse.
- 28B.1.3 A riding school or boarding stables, an animal hospital, a livestock salesbarn.
- 28B.1.4 Conservation and Forestry Uses.
- 28B.1.5 A maximum of two single family dwellings one of which shall be the farmhouse, or a two unit dwelling as defined herein, on one lot provided both are used to house owners or employees associated with a farm operation.
- 28B.1.6 Conversion of a single family dwelling existing on the date of the passing of this By-law, to a two unit dwelling as defined herein, on one lot.
- 28B.1.7 A home occupation.
- 28B.1.8 A home industry.
- 28B.1.9 A farm produce sales outlet as an accessory use.
- 28B.1.10 Wayside Pits and Wayside Quarries.

28B.2 REGULATIONS FOR USES PERMITTED IN SUBSECTIONS 28B.1.1, 28B.1.2, 28B.1.3, 28B.1.4 AND 28B.1.5

Minimum Lot Frontage	-	137m
Minimum Lot Area	-	10 ha
Minimum Front Yard	-	15m
Minimum Side Yard	-	7.5m
Minimum Rear Yard	-	15m
Minimum Floor Area per Dwelling Unit	-	110 sq m of which a minimum of 74 sq m shall be on the ground floor.

When a side or rear yard abuts an improved public street, it shall be deemed a front yard for the purposes of this Section.

28B.3 REGULATIONS FOR USES PERMITTED IN SUBSECTION 28B.1.6

The regulations of Subsection 28B.2 shall apply in addition to which notwithstanding the Minimum Floor Area per Dwelling Unit requirements of Subsection 28B.2 the "Minimum Floor Area per Dwelling Unit" requirement for uses permitted in Subsection 28B.1.6 shall be 93 square metres.

28B.4 REGULATIONS FOR USES PERMITTED IN SUBSECTION 28B.1.10

Minimum Lot Size	-	8 ha
Minimum Front Yard	-	30m
Minimum Side Yard	-	15m
Minimum Rear Yard	-	15m

Where any street or rear yard abuts an improved public street or a road allowance, it shall be deemed a front yard for the purposes of this Section.

Where any screening, sorting, washing, crushing, or stockpiling operation is located and such operation abuts any residential district, the minimum yard requirements shall be increased by 61.5 metres for the Front Yard and 76.5 metres for the Side and Rear Yards.

28B.5 ADDITIONAL REGULATIONS FOR THE LOCATION OF NEW SWINE OR POULTRY BUILDINGS, FEED LOTS AND WASTE STORAGE FACILITIES PERMITTED IN SUBSECTION 28B.1.1 AND 28B.1.2

- (i) Minimum of 120 metres from land presently zoned for residential use.
- (ii) Minimum of 120 metres from dwellings on adjacent property.
- (iii) Minimum of 90 metres from the centreline of any public road.
- (iv) Minimum of 60 metres from lot lines of the site on which the production unit is situated.

28B.6 A District is hereby designated as an agricultural district.

SECTION 28C

AGRICULTURAL RESTRICTIVE ZONE (AR)

No person shall, within any Agricultural Restrictive Zone (AR), use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

28C.1 PERMITTED USES

- 28C.1.1 Recreation uses of a non-intensive nature, including golf courses, parks, playgrounds, or similar uses, excepting permanent buildings and structures.
- 28C.1.2 Agricultural uses excepting permanent buildings and structures.
- 28C.1.3 Conservation uses.
- 28C.1.4 Flood Control Structures.

28C.2 REGULATIONS FOR NON-PERMANENT BUILDINGS AND STRUCTURES ACCESSORY TO THE USES PERMITTED IN SUBSECTION 28C.1.1 AND 28C.1.2

Minimum Lot Frontage	-	137m
Minimum Lot Area	-	10 ha
Minimum Front Yard	-	15m
Minimum Side Yard	-	7.5m
Minimum Rear Yard	-	15m
Maximum Lot Coverage	-	2%

Where a side yard or rear yard abuts an improved public street, it shall be deemed a front yard for the purpose of this Section. Such buildings shall be of a non-permanent nature and shall have a maximum floor area of 23 square metres each.

28C.3 AR District is hereby designated as a development district.