

SECTION 7 - AGRICULTURE (A1) ZONE

Within the Agriculture (A1) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

7.1 USES PERMITTED

a) Residential Uses

- single detached dwelling accessory to an agricultural use
- a single detached dwelling
- secondary dwelling unit
- a Type A group home

b) Non-Residential Uses

- agricultural uses
- bed and breakfast
- conservation uses including reforestation and other activities connected with the conservation of soil or wildlife
- equestrian centre
- forestry
- home occupation – domestic and household arts
- home occupation - farm vacation
- home occupation - professional use
- home occupation - rural business
- hunt or fishing camp
- sugar bush
- buildings, structures and uses accessory to a permitted use

7.2 ZONE PROVISIONS

<u>Provisions</u>	<u>Agricultural</u>	<u>Non-Farm Residential</u>
Minimum lot area	35 hectares (86 acres)	0.4 hectares (1 acre)
Minimum lot frontage	150 metres (492 feet)	60 metres (196.8 feet)
Minimum side yard	20 metres (65.6 feet)	6 metres (19.68 feet)
Minimum rear yard	20 metres (65.6 feet)	12 metres (39.4 feet)
Minimum front yard	20 metres (65.6 feet)	12 metres (39.4 feet)
Minimum exterior side yard	20 metres (65.6 feet)	12 metres (39.4 feet)
Maximum height of detached dwelling	11 metres (36.1feet)	11 metres (36.1 feet)
Maximum height non-residential structures	45 metres (147.6 feet)	See Section 6.1
Maximum lot coverage	5 %	15 %

7.3 GENERAL PROVISIONS

All provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Agriculture (A1) Zone.

7.4 SPECIAL PROVISIONS

7.4.1 Special Agricultural Kennel (SAK) Zone

Within the Special Agricultural Kennel (SAK) Zone, all provisions of the "A1 – Agricultural" zone shall apply save and except for the fact that a kennel, animal shelter,

vet clinic or animal care facility shall be permitted uses in accordance with the following zone regulations:

- | | |
|---------------------------------|--------------------------|
| a) Lot Area (Minimum) | 2.0 hectares (4.9 acres) |
| b) Lot Frontage (Minimum) | 120 metres (393 ft.) |
| c) Front Yard (Minimum) | 15 metres (49 ft.) |
| d) Rear Yard (Minimum) | 15 metres (49 ft.) |
| e) Interior Side Yard (Minimum) | 30 metres (98.4 ft.) |
| f) Exterior Side Yard (Minimum) | 30 metres (98.4 ft.) |
| g) Building Height (Maximum) | See Section 6.1 |

For the purposes of interpretation, the above zone requirements shall apply to the building, runs, pens and fenced-in areas used for the animals.

7.4.1.1 SAK Special Exception Zones

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being an SAK special exception zone the following provisions shall apply:

- a) **SAK-1** (1701 County Road 18)
 - i. Uses limited to the following:
 - agricultural use-conservation use
 - forestry use
 - greenhouse
 - nursery
 - kennel
 - single detached dwelling
 - accessory dwelling
- b) **SAK-2** (971 Sanderson Road)
 - i. East Interior Side Yard (Minimum) 12 m
- c) **SAK-3** (530 Jig Street)
 - i. A maximum of fifteen (15) dogs shall reside at the kennel at any given time.

- ii. A board-on-board sound attenuation fence shall be constructed parallel to the northern property line. The fence shall be constructed 8 metres in length, 1.5 metres in height and 10 metres from the kennel building.

7.4.2 Special Agricultural 1 (A1) Zone

- a) **A1-1** (Pt Lot 4, Concession 8 – 401 French Settlement Rd)

Notwithstanding the provisions of Section 6.3 hereof to the contrary, on the lands zoned A1-1, one animal unit shall be permitted.

- b) **A1-2** (550 Jig Street - Makris)

Notwithstanding the provisions of Sub-section 7.2 hereof to the contrary, on the lands zoned A1-2, the Minimum Lot Area (Agricultural) shall be reduced to 21 Hectares (51 acres).

- c) **A1-3** (2480 Taylor Road – Harradine)

Notwithstanding the provisions of Sub-section 7.1(b) hereof to the contrary, on the lands zoned A1-3 a Dog Agility Training Facility shall be an additional permitted use.

- d) **A1-4** (1454 County Road 43 – Scott)

Notwithstanding the provisions of Sub-section 6.17 and Sub-section 7.2 hereof to the contrary, on the lands zoned A1-4, a Commercial Garage, limited to a maximum gross floor area of 225 m² (2,400 ft²), shall be a permitted use.

- e) **A1-5** (3009 Taylor Road - Gaw)

Notwithstanding the provisions of Section 6.3 hereof to the contrary, on the lands zoned A1-5, one animal unit shall be permitted.