

SECTION 5 - A Zone – Agricultural Zone

(1) SCOPE

The provisions of this Section shall apply in all Agricultural (A) Zones except as otherwise provided in the Special Provisions Subsection hereto.

(2) USES PERMITTED

No person shall, within any A Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following A uses, namely:

- (a) an agricultural use;
- (b) an intensive agricultural use;
- (c) a single detached dwelling;
- (d) a home occupation;
- (e) a retail farm sales outlet accessory to an agricultural use;
- (f) existing churches, schools, community halls and nursing homes;
- (g) a wayside pit;
- (h) forestry and woodlots;
- (i) open space and conservation areas;
- (j) a fish and wildlife management area;
- (k) a public use.

(3) ZONE REQUIREMENTS

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

- (a) LOT AREA (MINIMUM) - 4.0 ha
- (b) LOT FRONTAGE (MINIMUM) - 121.9 m
- (c) SIDE YARD (MINIMUM) EACH SIDE
 - (i) Residences - 3.0 m
 - (ii) Other Permitted Uses - Equal to one-half building height but not less than 4.5 m.
- (d) REAR YARD (MINIMUM) - 7.6 m
- (e) REDUCED LOT REQUIREMENTS

Notwithstanding anything contained in this Section, the minimum lot requirement may be reduced when:

- (i) Such lot is contained within a plan of subdivision which was registered after the 27th day of March, 1946; or

- (ii) The lot is a parcel of land created by a consent pursuant to the provisions of the Planning Act.

A lot so created may only be used for a use permitted under Section 5(2)(a), (c), (d) or (k) and shall be subject to the following provisions:

- (iii) LOT AREA (MINIMUM) - 1 394.0 m²
- (iv) LOT WIDTH (MINIMUM) - 24.3 m
- (v) SIDE YARD (MINIMUM) EACH SIDE

- 1. Residences:
 - 1 storey - 1.8 m
 - 1 1/2 or 2 storeys - 2.4 m
 - More than 2 storeys - Equal to 1/2 building height but in no case less than 3 metres.

If a garage is not provided either attached to or forming an integral part of the main building, a minimum side yard of not less than 3 metres shall be provided.

- 2. Other Permitted Uses - Equal to 1/2 building height but in no case less than 3 metres.
 - a) A lot so created may only be used for a use permitted under Section 5 (2)(a), (c), (d), or (k) and shall be subject to the following provisions.

- (vi) REAR YARD (MINIMUM) - 7.6 m

(f) LIQUID MANURE STORAGE

No facility for the storage of liquid manure in association with a permitted or existing intensive agricultural use shall hereafter be erected or altered except where such facility:

- (i) is constructed of masonry, metal, pressure-treated timber or other impervious and durable material;
- (ii) is of sufficient size to accommodate the total amount of manure generated by the intensive agricultural use in any six-month period;
- (iii) is sealed to prevent surface drainage or ground water from gaining entrance; and
- (iv) is erected not closer than 15 metres to any watercourse or lot line and is not located within a required yard.

(4) SPECIAL PROVISIONS

(a) A-1 (SHOOTING RANGE/SPORTSMEN'S CLUB)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-1 on Schedule 'A' hereto, the following special provisions shall apply:

(i) Uses Permitted

- a shooting range;
- a hall for meetings and banquets;
- a sportsmen's private club;
- 20 seasonal tourist trailers;
- any use permitted in an A Zone.

(b) A-2 (KENNEL)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-2 on Schedule 'A' hereto, the following special provisions shall apply:

(i) Uses Permitted

- a kennel;
- any use permitted in an A Zone.

(c) A-3 (NURSING HOME)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-3 on Schedule 'A' hereto, the following special provisions shall apply:

(i) Uses Permitted

- a nursing home;
- a single dwelling unit.

(d) A-4 (RESTAURANT/TRAVEL TRAILER PARK/HOME FOR THE AGED)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-4 on Schedule 'A' hereto, the following special provisions shall apply:

(i) Uses Permitted

- a restaurant;
- a hall for meetings and banquets;
- a travel trailer park containing a maximum of 75 seasonal tourist trailers;
- a home for the aged;
- a rest home;
- a shooting range.

(e) **A-5 (RELIGIOUS RETREAT/COMMUNITY HALL/CONFERENCE CENTRE)**

Notwithstanding any provisions of By-Law 19/85 to the contrary, within any area designated A-5 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- a) a religious retreat, which may include a community hall, lodge, and conference centre, or other buildings used for the purpose of leadership training and conferences, and buildings accessory thereto;
- b) any use permitted in the A Zone.

ii) **Minimum Setback From The Northern Most Lot Line**

- a) except for any buildings which existed prior to September 20, 1989, the setback for any new buildings shall be 500 metres from the northern most lot line.
- b) notwithstanding Section 5(4) (e) (ii) (a) of this by-law, buildings used for agricultural purposes shall be permitted with a minimum setback of 350 metres from the northern most lot line, and one single detached dwelling shall be permitted on Part Lot 25, Front Concession 1 with a minimum setback of 350 metres from the northern most lot line.

iii) **Lot Coverage**

- 4,000 square metres.

(f) **A-6 (REST HOME)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-6 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- a rest home with up to 85 beds.

(g) **A-7 (SLOVENSKI)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-7 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- a hall for meetings and banquets;
- a travel trailer park containing a maximum of 60 seasonal tourist trailers;
- outdoor recreation;
- a single dwelling unit for a caretaker.

(h) **A-8 (CONSTRUCTION)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-8 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- a fencing construction business;
- a communications tower;
- any use permitted in an A Zone.

By-law
31/85

(i) **A-9 (NON-PROFIT ADMINISTRATIVE TRAINING FACILITY)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-9 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- a non-profit administrative training facility;
- any use permitted in an A Zone.

(j) **A-10 (LANDSCAPE BUSINESS)**

(i) **Uses Permitted**

- a landscape contractor's yard including a work shop, administrative office, shade house, outdoor storage, and the growing of plants, shrubs and trees for commercial purposes;
- a single detached dwelling, barn and accessory uses.

- (ii) The retail sale of goods or materials from the subject property shall not be permitted.

(k) **A-11 (SECOND RESIDENCE)**

Notwithstanding any provisions of this By-law to the contrary, the land zoned A-11 may contain a single detached dwelling for full-time farm help.

(l) **A-12 (ARKELL RESEARCH STATION)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned A-12 the following special provisions shall apply:

i) **Uses Permitted**

- agricultural uses
- intensive agricultural uses
- agricultural research, including but not limited to:
- poultry research
- beef and sheep testing
- turkey research
- equine research
- swine research
- water control management research
- agricultural waste management research
- environmental biology research plots
- plant science research
- pasture research
- soil conservation research
- administrative offices related to agricultural industry
- uses, buildings and structures accessory to the above permitted uses

ii) **Zone Requirements**

The zone requirements of Section 5.3 shall apply to the subject lands with the exception of new livestock buildings and manure storage facilities which shall require a minimum setback of 488.0 metres (1600.0 ft.) to any lot line.

added by OMB Order dated May 13, 1991.

(m) **A-13 (UNIVERSITY OF GUELPH PIT)**

Notwithstanding any provisions of this By-law to the contrary, the area zoned "A-13" on Schedule 'A' hereto may be included within a licence issued by the Minister of Natural Resources to extract sand and/or gravel provided that there shall be no aggregate extraction within the area zoned "A-13", and further provided that the following special provisions shall apply:

(i) **Uses Permitted Shall be Restricted to:**

- erection of berms;
- forestry and woodlots;
- open space and conservation;
- fish and wildlife management.

(ii) **Zone Requirements**

The provisions of Section 5(3) - A Zone - Agricultural Zone do not apply to any berm erected.

added by By-law #23/91

(n) **A-14 (Administration Centre)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned A-14 the following special provisions shall apply:

i) **Uses Permitted:**

- an administrative office building

ii) **Zone Requirements:**

LOT AREA (MINIMUM)	3700.0 metres
LOT WIDTH (MINIMUM)	30.0 metres
SIDE YARD (MINIMUM)	
north side	3.0 metres
south side	9.0 metres
FRONT YARD (MINIMUM)	15.0 metres
REAR YARD (MINIMUM)	7.0 metres
LOT COVERAGE (MAXIMUM)	20%
LANDSCAPED OPEN SPACE (MINIMUM)	15%
OFF-STREET PARKING	The greater of 30 parking spaces or 1 parking space per 40 square metres of net floor area.

added by By-law 31/90 as amended and approved by OMB Order dated August 10,1990.

(o) **A-15 (Croft Holm Pit)**

Notwithstanding any provisions of this By-law to the contrary, within any area designated A-15 on Schedule 'A' hereto the following special provisions shall apply:

(i) **Uses Permitted**

- any use permitted in an "A" Zone
- a kennel
- a private haul route for a gravel pit
- landscaped berms
- a security residence for a gravel pit

(p) **A-16 (BUILDING CONTRACTORS)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned **A-16** the following special provisions shall apply:

- (i) **Uses Permitted:**
 - a building contractor's headquarters consisting of three existing buildings which may include: administrative offices, workshop, indoor storage area, aircraft hangars, and truck bays;
 - a log cabin;
 - an agricultural use; and
 - buildings, structures and uses accessory to the following permitted uses.

(ii) **Zone Requirements:**

LOT AREA (MINIMUM)	35.0 hectares
LOT FRONTAGE (MINIMUM)	235.0 metres
SIDE YARD (MINIMUM EACH SIDE)	as existing
REAR YARD (MINIMUM)	as existing

By-law
22/02

(q) **A-17 (Residential Use Prohibited)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned A-17, a residential use or an accessory residential use is not permitted.

By-law
24/94

(r) **A-18 (RESIDENTIAL BUILDING LINE SETBACKS)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned A-18 on Schedule 'A' hereto the following special provisions shall apply:

- i) The minimum setback for residential buildings shall be 198.12 metres (650 feet) from the front lot line.

By-law
27/94

(s) **A-19 (Temporary Use - Garden Suite)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned A-19, the following special provisions shall apply:

(i) **Uses Permitted**

- a single-detached dwelling
- a home occupation
- a garden suite
- an accessory use

(ii) **Zone Requirements**

The applicable regulations of Section 3 and 5 shall apply to the subject land-except that the temporary garden suite shall maintain a minimum setback distance of 61.0 metres (200.0 ft.) from the front lot line. Notwithstanding the provisions of Section 3(24)(c) of this By-law, the garden suite may contain a maximum floor area of 109.1 square metres (1,174 sq. ft.).

- (iii) This Temporary Use Zone, which was established by By-law 27/94, shall be in effect for a maximum of ten years from September 7, 1994. Upon the expiry of this time period, unless extended by further amendment to this By-law, the subject land shall revert to the original Agricultural (A) Zone.

(t) **A-20 (Second Residence - Full Time Farm Help)**

Notwithstanding any provisions of this By-law to the contrary, the land zoned A-20 on Schedule 'A' may contain a second single detached dwelling subject to the applicable regulations of this By-law and the following special provisions:

- (i) The minimum setback for the second residence shall be 120.0 metres (400 feet) from the front lot line.

(u) **A-21 (Temporary Use - Garden Suite)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned A-21 on Schedule 'A', the following special provisions shall apply:

(i) **Uses Permitted**

- a single-detached dwelling
- a home occupation
- a garden suite
- an agricultural use
- an accessory use

(ii) **Zone Requirements**

The applicable regulations of Sections 3 and 5 shall apply to the subject land. Notwithstanding the provisions of Section 3(24)(a) of this By-law, the subject land may contain a separate driveway from the street for the garden suite.

(iii) **Expiration of Garden Suite Use**

This garden suite is a temporary use, established by By-law No. 10/97, and shall be in effect for a maximum of ten years from April 2, 1997. Upon the expiry of this time period, unless extended by further amendment to this By-law, the subject land shall revert to the original Agricultural (A) Zone.

(v) **A-22 (Reid's Heritage Homes Ltd. - Heritage Lake)**

Notwithstanding any provisions of this By-law to the contrary, within the area zoned A-22 on Schedule 'A' hereto the following special provisions shall apply:

- i) The subject lands may be included within an aggregate extraction licence issued by the Minister of Natural Resources, provided that there shall be no aggregate extraction.

By-law
10/97

By-law
14/97

- ii) The following temporary ancillary uses may be permitted: stockpiling of aggregate products, topsoil and/or subsoil berm construction, internal haul routes, weigh scales and scale house. Temporary shall mean until such time as the aggregate extraction being carried out within any area zoned EXI-12 is completed.

By-law
16/97

(w) **A-23 (Second Residence - Full Time Farm Help)**

Notwithstanding any provisions of this By-law to the contrary, the land zoned A-23 on Schedule 'A' may contain a second residential unit subject to the applicable regulations of this By-law and the following special provision:

- i) The second residence shall be located to the rear of the existing main residence on the property.

By-law
2/06

(x) **A-24 (Building Contractor's Office)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned **A-24** on Schedule 'A', the following special provisions shall apply:

(i) **Uses Permitted**

- a building contractor's office building

(ii) **Zone Requirements**

The applicable zone provisions of this By-law shall apply to the subject land together with the following special regulations:

LOT AREA (MINIMUM)	0.6 hectares
LOT FRONTAGE (MINIMUM)	90.0 metres
SIDE YARD (MINIMUM) EACH SIDE	Equal to one-half building height but not less than 4.5 metres
REAR YARD (MINIMUM)	7.6 metres
MAXIMUM FLOOR AREA	The gross floor area for the building contractor's office building shall not exceed 233 sq. metres (2,500 sq. ft.)
OUTDOOR STORAGE	Outdoor storage shall not be permitted.

By-law
23/97

(y) **A-25 (Temporary Use - Garden Suite)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned **A-25** on Schedule 'A', the following special provisions shall apply:

(i) **Uses Permitted**

- a single-detached dwelling
- a home occupation
- a garden suite
- an accessory use

(ii) **Zone Requirements**

The applicable regulations of Sections 3 and 5 shall apply to the subject land. Notwithstanding any provisions of this By-law to the contrary, the minimum setback for the garden suite shall be 35 metres (115 ft.) from the front lot line.

(iii) **Expiration of Garden Suite Use**

This garden suite is a temporary use, established by By-law No. 23/97 and shall be in effect for a maximum of ten years from August 20, 1997. Upon the expiry of this time period, unless extended by further amendment to this By-law, the subject land shall revert to the original Agricultural (A) Zone whereby a garden suite is not a permitted use.

By-law
36/98

(z) **A-26 (Kennel and Private Haul Route)**

Notwithstanding any provisions of this By-law to the contrary, the area zoned A-26 on Schedule 'A' may also be used for an existing kennel as defined by this By-law. This land may also be included within an aggregate extraction licence issued by the Ministry of Natural Resources to permit a temporary haul route and landscape berms. However, no extraction shall be permitted within this **A-26 Zone**. Temporary shall mean until such time as the extraction use being carried out within the area zoned **EXI-14** and **EXI-15** is completed.

By-law
28/98

(aa) **A-27 (VETERINARIAN'S CLINIC)**

In addition to the uses permitted under subsection 5(2) and notwithstanding the requirements of subsection 5(3)(b) or any other provisions of this By-law to the contrary, the land zoned A-27 on Schedule 'A' may also be used for a veterinarian's clinic within an existing building on the property subject to the applicable provisions of this By-law.

By-law
10/99

(bb) **A-28 (REDUCED LOT FRONTAGE)**

Notwithstanding the requirements of subsection 5(3)(e)(iv) or any other provisions of this By-law to the contrary, the land zoned **A-28** on Schedule 'A' may be used for a single detached dwelling and home

occupation subject to a minimum lot frontage of 6 metres and all other applicable provisions of this By-law.

By-law
18/99

(cc) **A-29 (OFFICE - SOFTWARE RESEARCH/DEVELOPMENT)**

In addition to the uses permitted under subsection 5(2) and notwithstanding the requirements of subsection 5(3)(b) or any other provisions of this By-law to the contrary, the land zoned **A-29** on Schedule 'A' may also be used for an office for the purposes of conducting computer software research and development subject to the following special provisions:

(i) **Zone Requirements**

- The total floor area devoted to the permitted office use shall not exceed 185.8 square metres (2000 sq. ft.);
- The total number of employees on the subject land shall not exceed 12 persons excluding the residents of the property;
- The driveway on the subject property shall be a minimum width of 6 metres; and
- All other applicable regulations of the Zoning By-law, as amended, shall apply to the subject property.

By-law
26/99

(dd) **A-30 (Second Residence – (Farm Help))**

Notwithstanding any provisions of this By-law to the contrary, the land zoned **A-30** on Schedule 'A' may permit the occupation of the existing farm house as a second residence for farm help which is to remain part of the farm, subject to the applicable regulations of this By-law.

(ee) (Pending By-law)

By-law
32/01

(ff) **A-32 (Recognition of a Canning/Preserving Operation)**

Notwithstanding any provisions of this By-law to the contrary, the canning/preserving operation on the lands zoned A-32 on Schedule 'A' is recognized as a home occupation subject to the applicable regulations of this by-law and the following special provisions:

Zone Requirements

- The total floor area of the accessory building shall not exceed 444 m² (4,800 sq. ft.);
- 5 part-time employees who are not residents of the property shall be permitted.

By-law
27/05

(gg) **A-33 (Accessory Dwelling Unit for Farm Help and Veterinary Clinic)**

In addition to the permitted uses of the A - Agricultural Zone Section 5(2), for the lands zoned **A-33** on Schedule 'A' hereto, the following special provisions shall apply:

- i) Additional Uses Permitted
 - An accessory dwelling unit for farm help in the existing farm building, subject to the applicable regulations of this by-law;
 - A veterinary clinic limited to a premises where horses are given on-site medical or surgical treatment. Accessory office use, pharmacy, laboratory and/or mobile veterinary operation are also permitted.
- ii) Zone Requirements
 - The total floor area devoted to the veterinary clinic use listed above shall not exceed 300 m² (3,229 sq. ft.).
- iii) All other applicable regulations of this By-law shall apply.

By-law
26/03

(hh) **A-34 (Veterinarian Clinic, Blacksmith Shop and Tack Shop)**

In addition to the permitted uses of the A-Agriculture Zone Section 5(2), for the lands zoned A-34 on Schedule 'A' hereto, the following special provisions shall apply:

- i) Additional Uses Permitted:
 - Veterinarian clinic;
 - Blacksmith shop;
 - Tack shop.
- ii) Zone Requirements
 - The total floor area devoted to the additional permitted uses listed above shall not exceed 279 m² (3,000 sq. ft.).
- iii) All other applicable regulations of this By-law shall apply.

By-law 35/05
Approved by
OMB

(ii) **A-35 (KENNEL)**

Notwithstanding the uses permitted under Section 5(2) and any provisions in this By-law to the contrary, the land zoned **A-35** may be used for a kennel and accessory uses subject to the applicable provisions of this By-law and the following special provisions:

- i) Minimum Front Yard Depth - 20 metres
- ii) Minimum Exterior Side Yard - 15 metres

- iii) Maximum Floor Area - 480 metres square
- iv) Maximum Outdoor Common Play Area - 400 metres square
- v) Maximum Outdoor Pen Area (aggregate) - 450 metres square
- vi) All outdoor play areas shall be enclosed by chain link fencing. Outdoor pens shall be provided with roofing, walls, and solid wood fencing to provide noise attenuation.
- vii) Dogs shall not be permitted within any outdoor pens or play areas overnight.
- viii) Off-street Parking shall be provided in accordance with provisions of Section 3(16).
- ix) The required kennel building setback from the NE Zone is a minimum of 15 metres.
- x) The land zoned **A-35** is subject to all applicable regulations of Zoning By-law 19/85, as amended.

By-law
46/05

(jj) **A-36 (Accessory Dwelling Unit for Farm Help)**

In addition to the uses permitted under subsection 5(2) and notwithstanding the subsection 5(2)(c) or any provisions of this By-law to the contrary, the land zoned A-36 on Schedule 'A' may be used for the following residential uses:

- A single detached dwelling
- A dwelling unit for farm help in the existing farm house accessory to an agricultural use

The above uses are subject to the applicable regulations of this By-law and the following special provisions:

i) **Zone Requirements**

A single detached dwelling shall share an entrance with the existing farm house and no part of the dwelling shall be located further than a 61.0 m (200.0 ft) radius of the existing farm house.

By-law
60/05

(kk) **A-37 (Kennel)**

Notwithstanding the uses permitted under Section 5(2) and any provisions in this By-law to the contrary, the land zoned **A-37** may be used for a kennel and accessory uses subject to the applicable provisions of this By-law and the following special provisions:

- i) Minimum Front Yard Depth - 75 metres
- ii) Maximum Kennel Floor Area - 143 metres square
- iii) Maximum Outdoor Common Play Area - 2,200 metres square
- iv) Maximum Outdoor Pen Area (aggregate) - 72 metres square
- v) All outdoor play areas and pens shall be enclosed by chain link fencing.
- vi) Dogs shall not be permitted within outdoor play areas or pens between the hours of 8:00 p.m. and 7:00 a.m.
- vii) Off-street Parking shall be provided in accordance with provisions of Section 3(16).
- viii) Accessory uses such as an office for therapeutic procedures and indoor training facilities are subject to the provisions of Section 3(1). An accessory office for therapeutic procedures shall not include surgical procedures or services requiring overnight stay.
- ix) The land zoned **A-37** is subject to all applicable regulations of Zoning By-law 19/85, as amended.