

PART 8 – AGRICULTURAL ZONES

8.1 AGRICULTURAL ZONE (A1)

.1 Purpose

To accommodate agricultural operations and related activities located on parcels that are typically within the Agricultural Land Reserve.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Alcohol production facility
- (d) Cannabis production facility in ALR only
- (e) Kennels, service on parcels 4 ha or greater
- (f) Greenhouse or plant nursery
- (g) Mobile home
- (h) Modular home
- (i) Riding stable
- (j) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural worker dwelling
- (c) Agricultural worker dwelling, temporary
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- (f) Bed and breakfast
- (g) Care facility, minor
- (h) Carriage house (may be subject to ALC regulations)
- (i) Home based business, major
- (j) Kennels, hobby
- (k) Portable saw mill or shake mill
- (l) Retail sales of farm products or processed farm products
- (m) Secondary suite
- (n) Short term accommodation

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 23, DL 486, Plan 761, ODYD (except Plan KAP71035) (2550 Butt Road): one additional single detached dwelling
- (b) On Lot A, DL 3796, ODYD, Plan 29609 (2880 Scharf Road): one additional single detached dwelling
- (c) On Lot 80, DL 1934, Plan KAP5381, ODYD, except Plan 16601 (1061 Ogden Road): one additional single detached dwelling
- (d) On Lot B, DL 3480, ODYD, Plan KAP77505 (3651 Glencoe Road): one agricultural worker dwelling and five agri-tourism campsites
- (e) On Lot A, DL 3480, ODYD, Plan KAP67210 (2670 Highway 97 S): outdoor storage
- (f) On a portion of DL 522, Group 1, ODYD:
 - i. Dock and temporary moorage access, including vehicular and pedestrian, is permitted as sited generally within the area indicated on Schedule 'B' attached to and forming part of Zoning Amendment Bylaw No. 0265.17.

Bylaw No.
0265.17

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4.0 ha (9.9 ac), except it is: 2.45 ha (5.73 ac) on the western portion of DL 5075, ODYD, Except Plans 9213 and 12107
(b)	Minimum parcel frontage	30 m (98.4 ft)

DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Single detached dwelling, mobile home and modular home	Only 1 single detached dwelling or 1 mobile home or 1 modular home per parcel
ii.	Agricultural worker dwelling and temporary agricultural worker dwelling	Subject to Sections 3.22 and 3.23
iii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
i.	For all uses, buildings and structures other than a greenhouse	35% and together with driveways and parking areas shall not exceed 45%
ii.	Greenhouse	75% less the parcel coverage of other uses
(e)	Maximum building height:	
i.	Single detached dwelling and modular home	12.0 m (39.4 ft)
ii.	Agricultural worker dwelling, temporary agricultural worker dwelling and mobile home	9.5 m (31.2 ft) to a maximum of 3 storeys
iii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iv.	Accessory buildings and structures	8.0 m (26.2 ft)
v.	Carriage house	7.0 m (23.0 ft)
(f)	Maximum building size (per ALC “total floor area” definition):	
i.	Single detached dwelling	500 m ² (5382 ft ²)
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iii.	Interior side parcel boundary	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) the first 9.0 m (29.5ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft)
v.	Watercourses	Subject to Section 3.27
(h)	Despite 8.1.5(g), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite the feature indicated in the middle column, from any parcel boundary:	
i.	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)
ii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone
iii.	Intensive agriculture	30.0 m (98.4 ft)

.6 Other Regulations - Reserved