

SECTION 13 - AGRICULTURAL DISTRICTS (A1.)

Subsection 13.1 Agricultural District 1.1 (A1.1)

General agriculture and farm production support activities	
a) Permitted Uses	
i. Main use	<p>Agricultural Operation Agricultural Operation – Livestock Intensive Bed and Breakfast Dwelling (one) or Single Detached Dwelling (one) Brewery in combination with an agricultural operation Farm Production Support Use Farm Equipment Sales and Service Establishment</p> <p>Forestry Use Kennel Landing Strip Livestock Intensive Horse Farm Nursery Petroleum and Natural Gas Extraction Facilities Riding Stable Veterinary Clinic Wayside Pit and Quarry Winery in combination with a Vineyard</p>
ii. Lawfully existing main use	<p>Campground Contractor’s office Light or heavy repair shop Light manufacturing facility Second dwelling</p>
iii. Accessory use	<p>Any use accessory to the main use, including a Roadside Stand</p>

b) Regulations	
i. Lot Width – Minimum	The lesser of 60m (200f) or as existing, unless otherwise specifically provided
ii. Lot Area – Minimum	The lesser of 40h (100a) or as existing, unless otherwise specifically provided
iii. Lot Coverage – Maximum	25% of lot area
iv. Building Height – Maximum	10m (32f) for a dwelling 15m (49f) for all other buildings
v. Front Yard Depth – Minimum	15m (50f)
vi. Rear Yard Depth – Minimum	15m
vii. Side Yard Width – Minimum	3m (10f) for an interior side yard 15m for an exterior side yard
<p>viii. A bed and breakfast dwelling shall have a minimum lot area of 1850m² (20,000f²).</p> <p>ix. A farm equipment sales and service establishment shall only be on a lot having a minimum lot area of 1ha (2.5a) and lot width of 30m (100f).</p> <p>x. A farm production support use, if not ancillary to an agricultural operation on the same lot, shall only be permitted on a lot having a minimum lot area of 1ha (2.5a) and lot width of 30m (100f).</p> <p>xi. A kennel, which is not entirely within a dwelling, shall be a minimum of 60m (200f) from a dwelling not on the same lot as the kennel.</p> <p>xii. A mushroom farm shall not be permitted within 350m (1150f) of a Residential District. A facility used for the growing, storage, packaging, or distribution of marijuana and or hemp shall be licensed by the licensing authority having jurisdiction and shall be a minimum of 300 m (985f) from a dwelling and a Green District and 500 m (1640f) from a Resident District.</p> <p>xiii. A nursery shall have a minimum lot area of 2ha (5a) the lesser of 2ha (5a).</p> <p>xiv. A riding stable shall only be permitted on a lot having a minimum lot area of 2ha (5a) and lot width of 30m (100f).</p>	

- xv. A **roadside stand** shall have a maximum gross floor area of 75m² (800f²) and a minimum setback of 9m (30f) from the highway.

- xvi. A **vineyard** shall have a minimum lot area of 2ha (5ac) or as existing.

- xvii. A combination **winery and vineyard** or **brewery and agricultural operation** shall have a minimum lot area of 4ha (10ac).

- xviii. For a lot having a lot area of less than 1850m² (20,000f²) and a lot width of less than 30m (98f):
 - 1. maximum lot coverage - 35%
 - 2. maximum building height - 10m (32f)
 - 3. minimum front yard depth - 7.5m (25f)
 - 4. minimum interior side yard width - 2m (6.6f)
 - 5. A tertiary treatment septic system shall be required for any new dwelling or when the replacement of an existing septic system is mandated by the Ontario Building Code. For a lot on an existing registered plan of subdivision, the minimum lot area for a dwelling shall be 925m² (10,000f²)."

otherwise the regulations of this subsection apply.

- xix. Provisions of the following subsections shall apply in whole or in part to lands situated within any of the following restricted areas shown on the Zoning District Maps:
 - 1. Floodplain Development Control Area – see subsection 10.6
 - 2. Lake Erie Flood Prone Area – see subsection 10.6

- xx. For an acquired lot created by consent after October 6, 2014, that formed part of an agricultural operation at the time the consent was granted and on which no dwelling is situated, a dwelling is not a permitted use on the acquired lot.

c) Supplementary Regulations: See Sections

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| 7: Definitions | 10: Supplementary Building Regulations |
| 8: Supplementary Use Regulations | 11: Parking Space Regulations |
| 9: Supplementary Lot Regulations | 12: Parking Area Regulations. |