

Division (2) - Zones
Agricultural Zone (A1)

Permitted Uses

- 51** (1) The permitted uses for the A1 zone are as follows:
- Agricultural Exhibition and Fairground
 - Agriculture
 - Agricultural Storage
 - Assisted Living
 - Bed and Breakfast
 - Craft Distillery
 - Community Care Facility
 - Feedlot
 - Forestry Use
 - Fur Farm
 - Greenhouse
 - Home-based Business
 - Kennel
 - Large Animal Hospital
 - Manufactured Home
 - Mushroom Farm
 - Piggery
 - Poultry Farm
 - Riding Stable
 - Single-Family Dwelling
 - Slaughterhouse
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw) [BL3754]
 - Two-Family Dwelling. [BL3302, 3356, 3457, 3520]

Minimum Lot Size

- (2) The minimum permitted lot size for the A1 zone is 12 hectares (29.65 acres).
- (2.1) Despite subsection (2), the minimum permitted lot size for Lot 1, Section 5, Range 2, Somenos District, Plan VIP63560 on North Road (PID: 023-483-539) is 9.0 hectares (22.2 acres). [BL3515]

Minimum Frontage

- (3) The minimum permitted frontage for the A1 zone is 180.0 m (590.55').

Density

- (4) The maximum permitted density for the A1 zone is as follows:
- (a) The number of residential buildings per lot shall not exceed one.
 - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed either 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.

- (b) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
- (c) Despite section 51(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
- (d) Despite section 51(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022.
- (e) Despite section 51(4)(a) above, a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:
 - (i) 8662 8664 Trans-Canada Highway (PID 027-341-640)
[BL3876]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A1 zone is 10 % of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A1 zone are as follows:
 - (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Mobile Homes
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 12.0 m (39.37')
 - Yard, Rear, 12.0 m (39.37')
 - (c) Slaughterhouses
 - Yard, Front, 92.0 m (301.84')
 - Yard, Side, 92.0 m (301.84')
 - Yard, Rear, 92.0 m (301.84')
 - (d) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')
 - Yard, Rear, 15 m (49.21)''
 - Yard, Abutting Residentially Zoned Property, 30 m (98.42') [BL3767]
 - (e) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (f) Temporary Mobile Homes
 - To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]
 - (g) Kennel
 - Yard, Front, 46 m (150.91')
 - Yard, Side, 46 m (150.91')
 - Yard, Rear, 46 m (150.91') [BL3758]

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A1 zone is 9 m (29.53').
- (b) Despite the foregoing, the heights of other farm buildings are subject to the provisions of the Associate Committee on the National Building Code (ACNBC) Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A1 zone are as follows:
 - (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit. [BL3323]
 - (b) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
 - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
 - (v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.
 - (d) Without limiting the generality of the definition, and for clarity, agricultural exhibition and fairground may include the following activities:
 - (i) sales and auctions of livestock, farm equipment, home craft and farm products;
 - (ii) ancillary concessions;
 - (iii) ancillary indoor and outdoor recreational activities;
 - (iv) temporary outdoor concerts, midways, and amusements for up to 40 days per year; and
 - (v) temporary camping and recreational vehicle parking related to a sanctioned event up to 60 days per year.
 - (e) Craft Distillery may be permitted provided that approval from the Agricultural Land Commission is obtained where the property is located within the Agricultural Land Reserve.
 - (f) A maximum of 30 gatherings for an event with up to 150 attendees, including the use of a cookhouse and two short-term accommodations for the events, are permitted per year on 5881 Genoa Bay Road. [BL3083, BL3302, BL3323, BL3356, BL3520, BL3682]
 - (g) A kennel must not be located on a lot less than 8000 m² (1.98 acres) in area. [BL3758]