

SECTION 8 **RURAL MIXED USE / AGRICULTURAL CLUSTER (MAC) ZONE REGULATIONS**

The Rural Mixed Use / Agricultural Cluster (MAC) Zone applies to lots designated “Rural Mixed Use / Agricultural Cluster” in the Official Plan.

8.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Rural Mixed Use / Agricultural Cluster (MAC) Zone except for the following purposes:

Non-commercial limited agricultural uses, which do not involve the retail sale of any crops, plants, or livestock grown or raised on the property;

One (1) greenhouse accessory to a residential use;

One (1) barn for the non-commercial limited agricultural housing, breeding or raising of livestock of any kind;

Any required manure management facilities accessory to a barn;

One (1) building for a “dry industrial use” as defined in this By-law, provided that a single-detached dwelling is established on the same lot, and provided that the use does not use large volumes of water or produce large volumes of effluent;

A retail or wholesale outlet or showroom as an accessory to a dry industrial use;

One (1) single-detached dwelling on one lot, which may include an accessory dwelling unit within the dwelling;

Accessory uses to the above permitted uses, but not including portable classrooms, cabins, mobile homes, trailers, or any other residential buildings;

Accessory signs

8.2 LOT AREA

Minimum: 2.0 ha.

Maximum: 4.0 ha.

Maximum total area for Dry Industrial uses including accessory and ancillary open storage, and off-street parking: 0.4 ha.

8.3 MINIMUM LOT FRONTAGE

100.0 m

8.4 BUILDING HEIGHT REGULATIONS

Maximum Height - Barn: 10.67 m

Building for Dry Industrial Use:

Maximum height shall be 7.3 metres, and any such building shall have a gable, gambrel, hip, or ridge type roof

8.5 FLOOR AREA REGULATIONS

Minimum ground floor area for a single-detached dwelling:

100 m² for a one-storey dwelling or 70 m² for a multi-storey dwelling

Maximum floor area for accessory dwelling unit within dwelling:

36% of existing floor area of residential building converted to the accessory use

Maximum floor area of greenhouse:

11.6 m²

Maximum floor area of barn:

297 m², whereby no more than 50% of the floor area shall be permitted for the non-commercial limited agricultural housing, breeding or raising of livestock

Maximum floor area of building for dry industrial use which shall include all floor areas within basements, ground floor, upper floors and mezzanines, but shall not include the area for power generation if it is located below the ground floor:

557.6 m², of which not more than 25% may be used for the sale of goods produced on-site

8.6 MINIMUM FRONT YARD DEPTH

6.0 m (20 ft)

8.7 MINIMUM SIDE YARD WIDTH

For a single-detached dwelling:

3.0 m

All other cases:

one-half (1/2) building height, but not less than 3.0 m

8.8 MINIMUM REAR YARD DEPTH

7.5 m

8.9 SUPPLEMENTAL REGULATIONS

8.9.1 Maximum Animal Units

Seven (7) provided that there shall be a minimum of one (1) animal unit for horses used for transportation purposes; the remaining six animal units permitted on the lot may be for horses and or the following: a maximum of one animal unit for poultry (chickens,

turkeys and ducks) and rabbits; and a maximum of two animal units for cattle (dairy, beef, veal), swine (sows/boars, hogs, and weaners), sheep and goats.

8.9.2 Prohibited Uses

- a) Retail sale of produce or other agricultural products grown or raised on the premises.
- b) Uses of a building for dry industrial uses that are or may become obnoxious, offensive or dangerous by reason of the presence, emission or production of excessive noise, vibration, odour, danger of fire or explosion, radiation or the release of noxious fumes, smoke, gases or other forms of air or water borne pollutants or contaminants are prohibited unless permitted by a Certificate of Approval issued under the authority of the Environmental Protection Act.
- c) Not more than ten (10) employees shall be engaged in a dry industrial use, of which the owner/occupant of the property is also deemed to be an employee.
- d) An operation which uses large volumes of water or production of large volumes of effluent.

8.9.3 Parking / Loading Regulations

- a) Off-street parking for motor vehicles in any enclosed or open space, for any permitted use, including any residential use, except a dry industrial use and retail or wholesale outlet accessory to a dry industrial use, is not permitted or required for purposes of this By-law.
- b) A maximum of five (5) off street parking spaces are permitted for motor vehicles required for a dry industrial use and retail or wholesale outlet accessory to a dry industrial, or a maximum of one (1) off-street parking space where there is no accessory retail or wholesale outlet.
- c) One (1) off-street loading space for a dry industry for motor vehicles.

8.9.4 Minimum Distance Separation

Minimum Distance Separation I and II regulations do not apply between lots located within an MAC Zone;

Lots located within an MAC Zone are considered agricultural uses for Minimum Distance Separation II calculations for new or expanding agricultural facilities located outside (external) the MAC Zone.

8.9.5 Other Regulations

- a) Outdoor storage of goods, materials, parts, machinery, finished or unfinished products related to a dry industrial use is permitted in accordance with site plan control.
- b) Accessory signs shall be in conformity with the provisions of the sign By-law of the Township of Wellesley or the Regional Municipality of Waterloo as applicable.
- c) Buildings or structures accessory to a residential use shall be in conformity with Section 4.2 of this By-law.

- d) No building erected or used in connection with a dry industrial use shall be occupied until a Certificate of Occupancy has been issued. No change in use shall be made without the issuance of a new or revised Certificate of Occupancy. Only one Certificate of Occupancy shall be issued for the business in a building used for dry industrial uses, and shall be required to be renewed every two (2) years.
- e) With the exception of a permitted barn, all buildings used for the permitted uses shall be restricted to the defined building area.

8.10 **EXCEPTIONS – RURAL MIXED USE / AGRICULTURAL CLUSTER (MAC) ZONE**

8.10.1 Defined Area

MAC-1 as shown on Schedule “A”, Map 30 to this By-law

Maximum Number of Lots

7

Added by By-law 09-2002 and 11-2002
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