

SECTION 5 **AGRICULTURAL (A1) ZONE REGULATIONS**

The General Agricultural (A1) Zone is intended to apply to all lots designated “Agricultural Resource Area” in the Official Plan.

5.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the General Agricultural (A1) Zone except for the following purposes:

Agricultural use (except sod farming);

Agricultural Greenhouses;

Animal clinic;

Animal kennel;

Bed and breakfast establishment;

Farm;

Farm produce outlet;

Farm-related occupation;

Forestry use;

Group home;

Home occupation;

Riding stable;

One (1) single-detached dwelling lawfully in existence as of the date of passing of this By-law or on lots lawfully existing as of the date of passing of this By-law;

One (1) principal farm dwelling to the farm operation;

Converted dwelling;

Accessory uses to the above permitted uses.

5.2 MINIMUM LOT AREA

40.0 ha (99 ac)

5.3 MINIMUM LOT FRONTAGE

230.0 m

5.4 MAXIMUM LOT COVERAGE

10 % (excluding the main residential unit on properties less than 2.0 ha)

5.5 MINIMUM FLOOR AREA

For a single-detached dwelling: 100.0 m²

5.6 **MINIMUM FRONT YARD DEPTH**

15.0 m

5.7 **MINIMUM SIDE YARD WIDTH**

For a single-detached dwelling:

3.0 m

All other cases (including accessory
uses):

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

5.8 **MINIMUM REAR YARD DEPTH**

7.5 m

5.9 **EXCEPTIONS - GENERAL AGRICULTURAL (A1) ZONE**

5.9.1 Defined Area

A1-1 as shown on Schedule “A”, Map 47 to this By-law

Additional Permitted Uses

Residential building - 1 unit

Buildings and Structures

Setback a minimum of 7.5 metres from all boundary lines

5.9.2 Defined Area

A1-2 as shown on Schedule “A”, Map 11 to this By-law

Additional Permitted Uses

Religious or educational institution;

Farm or market garden;

Public park;

Playground;

Recreation area;

Conservation area;

Sewage disposal facility

Prohibited Buildings or Structures

No part of a sewage facility located within 121.9 metres of a Settlement Residential (SR) Zone.

Minimum Lot Area

1,389.7 m²

5.9.3 Defined Area

A1-3 as shown on Schedule “A”, Map 40 to this By-law

Additional Permitted Uses

Livestock;

Trucking;

Garage;

Storage and office

Minimum Side Yard Width

3 metres

Outdoor Storage Regulations

All outdoor storage shall be located to the rear of all buildings and shall not be located closer than 3.0 metres to any side lot line.

5.9.4

Defined Area

A1-4 as shown on Schedule “A”, Map 35 to this By-law

Additional Permitted Uses

Welding;

Manufacturing of farm and dairy stainless steel sheet metal products

Buildings and Structures

All future buildings and structures shall be located within a radius of 38 metres distance from the closest existing farm-related building.

Maximum Floor Area

278 m²

5.9.5

Defined Area

A1-5 as shown on Schedule “A”, Map 53 to this By-law

Additional Permitted Uses

Mobile home as a second residence on the farm necessary for an accessory to the farming operation

Minimum Distance from Boundary Lines

No closer than 487 metres from Regional Road No. 14;

No closer than 76 metres from the westerly property line; and

No closer than 182 metres from the easterly property line

5.9.6

Deleted by By-law 42/2015 (ZBA 06/2015)

5.9.7

Defined Area

A1-7 as shown on Schedule “A”, Map 18 to this By-law

Additional Permitted Uses

General welding, manufacture and repair of farm equipment and machinery

Maximum Building Area

690 m² A 5/01

Amended by A 5/01

5.9.8

Defined Area

A1-8 as shown on Schedule “A”, Map 37 to this By-law

Additional Permitted Uses

Metal Fabricating;

Buildings and structures accessory to the foregoing uses

Maximum Building Area

1,281 m²

Added by By-law 55-99
Amended by By-law 13-06
Amended by By-law 39-09

Supplemental Regulations

All outdoor storage shall be located to the rear of the main building on the lot

5.9.9

Defined Area

Added by By-law 12-86

A1-9 as shown in Schedule “A”, Map 33, to this By-law

Additional Permitted Uses

Manufacturing, assembling and processing agriculture equipment including livestock watering bowls, feeders, and floats

Subject to Section 14 Regulations

Minimum Building Line

20 metres from the centreline of the Regional Road;

20 metres from the centreline of Township Road 2B;

13 metres from the centreline of road allowance between Lots 2 and 3, Concession XIV E.S.

Maximum Floor Area

785 m²

5.9.10

Defined Area

A1-10 as shown on Schedule “A”, Map 44 to this By-law

Additional Permitted Uses

Manufacture of wagon racks

Maximum Floor Area

186 m²

Boundary Restrictions

No farther than a radius of 38 metres distance from the closest existing farm-related building and shall be located no closer to Regional Road No. 15, than the barn existing on the property on the day of the passing of this By-law.

5.9.11

Defined Area

Added by By-law 3353-81
Amended by A 2/06

A1-11 as shown on Schedule “A”, Map 44 to this By-law

Additional Permitted Uses

Welding shop for manufacture of farm stabling equipment and farm wagons;

Metal fabricating shop for braking and shearing of farm equipment;

Ceramics (A 2/06)

Maximum Floor Area

557 m²

5.9.12

Defined Area

A1-12 as shown on Schedule “A”, Map 12 to this By-law

Additional Permitted Uses

Welding shop for the manufacture of cattle head gates and cattle stalls.

Maximum Floor Area

150 m²

Buildings and Structures

Shall be located within and no further than a radius of 38 metres distance from the closest existing farm-related building;

No closer than 120 metres of the Township road allowance

5.9.13

Defined Area

A1-13 as shown on Schedule “A”, Map 11 to this By-law

Additional Permitted Uses

Woodworking and furniture making shop

Maximum Floor Area

1723.35 m²

Buildings and Structures Restrictions

All buildings and structures used for woodworking or furniture operation shall be located within a radius of 80 metres distance from the closest existing farm related building and shall be no closer than 30 metres from the Township Road.

Any new building shall be located to the east of the existing woodworking and furniture shop located not more than 12 metres there from.

All sawdust and shavings generated from the woodworking and furniture operation shall be collected in and loaded from inside an enclosed structure.

Added by By-law 34-86
Amended by A 20/06

5.9.14

Deleted by By-law 47-2015

5.9.15

Defined Area

A1-15 as shown in Schedule “A”, Map 49 to this By-law

Minimum Lot Area

0.65 ha

Minimum Lot Frontage

92.0 metres

5.9.16

Defined Area

A1-16 as shown in Schedule “A”, Map 20 to this By-law

Minimum Lot Area

19.7 ha

- 5.9.17 Defined Area
A1-17 as shown in Schedule “A”, Map 56 to this By-law
Minimum Lot Area
15.9 ha
Minimum Lot Frontage
196 metres
- 5.9.18 Defined Area
A1-18 as shown in Schedule “A”, Map 42 to this By-law
Minimum Lot Area
10 ha
- 5.9.19 Defined Area
A1-19 as shown in Schedule “A”, Map 49 to this By-law
Minimum Lot Area
10 ha
Minimum Lot Frontage
207.0 metres
- 5.9.20 REMOVED
- 5.9.21 Defined Area
A1-21 as shown in Schedule “A”, Map 37 to this By-law
Minimum Lot Area
2.3 ha
Minimum Lot Frontage
170 metres
- 5.9.22 Defined Area
A1-22A and A1-22B as shown in Schedule “A”, Map 37 to this By-law
Minimum Lot Area
A1-22A – 0.83 ha.
A1-22B – 20 ha.
Minimum Lot Frontage
59 metres
- 5.9.23 Defined Area
A1-23 as shown in Schedule “A”, Map 14 to this By-law

Minimum Lot Area

30 ha.

5.9.24

Defined Area

A1-24 as shown in Schedule “A”, Map 43 to this By-law

Additional Permitted Uses

Oil spraying of farm implements and motorized vehicles

Maximum Building Area

168 m²

Maximum Floor Area for Additional Permitted Use

50 m²

5.9.25

Defined Area

A1-25 as shown in Schedule “A”, Map 18 to this By-law.

Additional Permitted Uses

Sawmill

Building Area for Additional Uses and Storage

72.0 metres by 53.0 metres

Maximum Floor Area

278.7 m²

5.9.26

Defined Area

A1-26A and A1-26B as shown in Schedule “A”, Map 59 to this By-law

Minimum Lot Area

A1-26A – 6 hectares

A1-26B – 5 hectares

Minimum Lot Frontage

A1-26A – nil

A1-26B – 150 metres

Maximum Floor Area for Housing of Livestock

A1-26A – 1361 m²

A1-26B – 826 m²

5.9.27

Defined Area

A1-27 as shown in Schedule “A”, Map 45 to this By-law

Minimum Lot Area

1.8 ha

Minimum Lot Frontage

200 metres

5.9.28

Defined Area

A1-28 as shown in Schedule “A”, Map 21 to this By-law

Minimum Lot Area

24 ha

5.9.29

Defined Area

A1-29 as shown in Schedule “A”, Map 12 to this By-law

Minimum Lot Area

20.2 ha

Added by By-law 2-99
Amended by By-law 30-09

Additional Permitted Uses

A blending, packaging, warehousing and distribution facility for agricultural / livestock feeds

Maximum Floor Area

4182 m²

Minimum Western Side Yard adjacent to Settlement Residential Zone

55 m

Buffer Strip / Western Side Yard adjacent to Settlement Residential Zone

In addition to the provisions of Section 4.7, the buffer strip shall include a landscaped earthen berm

5.9.30

Defined Area

A1-30 as shown in Schedule “A”, Map 8 to this By-law

Additional Permitted Uses

Woodworking shop for the manufacturing of furniture

Maximum Floor Area

93 m²

Building Location

Within 30 metres of the existing farm building

Added by By-law 33-84

5.9.31

Defined Area

A1-31 as shown in Schedule “A”, Map 25, to this By-law

Specific Permitted Uses

Excavating, trenching and general earth moving business

Maximum Floor Area

650 m²

Added by By-law 33-84

- 5.9.32 Defined Area
 A1-32A and A1-32B as shown in Schedule “A”, Map 59, to this By-law
Maximum Lot Area
 A1-32A – 2 ha. Added by By-law 33-84
 A1-32B – 5.8 ha.
- Maximum Lot Frontage
 A1-32A – 97.5 metres
 A1-32B – 48.7 metres
- 5.9.33 Defined Area
 A1-33 as shown in Schedule “A”, Map 38 to this By-law
Additional Permitted Uses
 A second dwelling unit as a separate, permanent residential unit
Maximum Building Area
 1.0 hectares provided that the access to the Building Area shall be in addition to the maximum permitted Building Area
Building Area
 To be located 206 metres from the westerly side lot line and 246.3 metres from the rear lot line
- 5.9.34 Defined Area
 A1-34 as shown in Schedule “A”, Map 16 to this By-law Added by By-law 38-85
Minimum Lot Area
 32.3 ha
- 5.9.35 Defined Area Added by By-law 61-85
 A1-35 as shown in Schedule “A”, Map 26 to this By-law
Minimum Lot Area
 0.64 ha
- 5.9.36 Defined Area Added by By-law 70-85
 A1-36 as shown in Schedule “A”, Map 41 to this By-law
Minimum Lot Area
 Part 1 25.0 ha.
- 5.9.37 Defined Area Added by By-law 78-85
 A1-37 as shown in Schedule “A”, Map 55 to this By-law

Additional Permitted Uses

Farming (except sod farming or farming activity which includes keeping or raising of animals or other livestock for commercial purposes);

Sale of produce grown or raised on premises;

One residential building which may include: private home day care; home occupation, office;

Group home;

Veterinarian clinic

Minimum Lot Area

1.1 ha.

Minimum Frontage

107 metres

5.9.38

Defined Area

A1-38 as shown in Schedule “A”, Map 46 to this By-law

Added by By-law 79-85

Additional Permitted Uses

Farming (except sod farming or farming activity which includes keeping or raising of animals or other livestock for commercial purposes);

One residential building;

Home occupation;

Office;

Group home;

Veterinarian clinic

Minimum Lot Area

4,290 m²

Minimum Lot Frontage

64 metres

5.9.39

Defined Area

A1-39 as shown in Schedule “A”, Map 11 to this By-law

Additional Permitted Uses

Farming (except sod farming or farming activity which includes keeping or raising of animals or other livestock for commercial purposes);

One residential building;

Home occupation;

Office

Added by By-law 2-86

Minimum Lot Area

4,738 m²

Minimum Lot Frontage

51.8 metres

5.9.40

Defined Area

Added by By-law 70-84

A1-40 as shown on Schedule “A”, Map 48 to this By-law

Minimum Lot Area

29.4 hectares

5.9.41

Defined Area

Added by By-law 36-86

A1-41 as shown in Schedule “A”, Map 3 to this By-law

Additional Permitted Uses

Retail commercial establishment;

A place for dispensing refreshments to the public;

Gas Bar.

Maximum Floor Area

140 m²

Building Line

Building shall be deemed to be the front lot line

5.9.42

Defined Area

A1-42 as shown in Schedule “A”, Map 36 to this By-law

Additional Permitted Uses

Added by By-law 46-86

Custom poultry and / or fowl processing and dressing operation.

Maximum Floor Area

232 m²

Accessory Building

Any building used in association with the additional permitted uses shall be located within a radius of 30.48 metres of the other buildings located on the subject lands.

5.9.43

Defined Area

A1-43 as shown in Schedule “A”, Map 42 to this By-law

Additional Permitted Uses

Farming (except sod farming or except any farming activity which includes the keeping or raising of animals or other livestock for commercial purposes);

Accessory building or structure required as part of the farm operation;

Sale of produce grown or raised on the premises;

One residential building;

Home occupation;

Office;

Group home;

Veterinarian clinic

Minimum Lot Area

2,045 m²

Maximum Lot Area

4,090 m²

Minimum Lot Frontage

30 metres

Added by By-law 8-87

5.9.44

Defined Area

Added by By-law 51-01

A1-44 as shown in Schedule “A”, Map 11 to this By-law.

Additional Permitted Uses

Retail sales of head, hand, and footwear as a farm related occupation to a maximum building floor area of 93 m²

5.9.45

Defined Area

Added by By-law 27-88
Amended by A 13/06

A1-45 as shown in Schedule “A”, Map 32 to this By-law

Additional Permitted Uses

Manufacturing and fabricating of agriculturally related metal products;

Storage of goods and materials.

Maximum Floor Area

764.6 m²

5.9.46

Defined Area

Added by By-law 75-87

A1-46 as shown in Schedule “A”, Map 41 to this By-law

Additional Permitted Uses

Manufacturing, painting and storage of farm related equipment;

Accessory outdoor storage.

5.9.47

Defined Area

Added by By-law 43-88

A1-47 as shown in Schedule “A”, Map 50 to this By-law

Amended by By-law 41-97

Additional Permitted Uses

Farm building and silo manufacturing, assembly and dismantling operation;

Indoor storage;

Machine shop for agriculturally related purposes, including metal shearing, metal forming and welding;

Shipping and receiving assembly, repair and storage of agriculturally related equipment and lawn maintenance equipment;

Accessory outdoor storage.

Accessory uses with respect to:

Wholesale and retail distribution of pet food and supplies;

Shipping, receiving, assembly, repair, storage, wholesale and retail of landscaping equipment and supplies and recreational equipment and supplies

Processing, micronizing, and packaging of grains.

Warehousing, storage and shipping of goods that will be / have been processed on the premises

Maximum Lot Area

1.3 ha

Added by By-law 23-2004
Amended by A 5/06

Minimum Lot Frontage

110 metres

Maximum Floor Area

1,858 m² A 5/06

Restrictions

Any uses which may become offensive through sight, noise, odour, effluent or smoke.

5.9.48

Defined Area

A1-48 as shown in Schedule “A”, Map 16 to this By-law

Permitted Uses Only

Church;

Cemetery;

Accessory uses including a horse shed for short-term stabling of horses and buggies.

Added by By-law 35-88

Maximum Lot Area

1.2 ha

Minimum Lot Frontage

30 metres

5.9.49

Defined Area

A1-49 as shown in Schedule “A”, Map 24 to this By-law

Additional Permitted Uses

Second permanent single-detached dwelling.

Added by By-law 21-89

	<u>Minimum Lot Area</u> 38.39 ha	Amended by By-law 30-11
5.9.50	Defined Area A1-50 as shown in Schedule “A”, Map 50 to this By-law <u>Additional Permitted Uses</u> Use, storage, repair and maintenance of milk transport vehicles; Accessory uses. <u>Maximum Floor Area</u> 490 m ²	Added by By-law 22-89
5.9.51	Defined Area A1-51 as shown in Schedule “A”, Map 51 to this By-law <u>Maximum Lot Area</u> 30.5 ha	Added by By-law 23-89
5.9.52	Defined Area A1-52 as shown in Schedule “A”, Map 44 to this By-law <u>Additional Permitted Uses</u> Manufacturing, assembly and processing agricultural equipment and grazer wagons; Accessory uses. <u>Maximum Floor Area</u> 738 m ² A 9/06	Added by By-law 24-89 Amended by A 9/02 Amended by A 9/06
5.9.53	Defined Area A1-53 as shown in Schedule “A”, Map 32, to this By-law. <u>Maximum Lot Area</u> 30 ha.	Added by By-law 25-89
5.9.54	Defined Area A1-54 as shown in Schedule “A”, Map 43 to this By-law <u>Minimum Lot Area</u> 31 ha.	Added by By-law 36-89
5.9.55	Defined Area A1-55 as shown in Schedule “A”, Map 60 to this By-law <u>Additional Permitted Uses</u> Second permanent single family dwelling.	Added by By-law 38-89

- 5.9.56 Defined Area
A1-56A and A1-56B as shown in Schedule “A”, Map 53 to this By-law
- Minimum Lot Area
- A1-56A – 2.9 ha. Added by By-law 40-89
- A1-56B – 8.28 ha. Amended by By-law 2-99
- 5.9.57 Defined Area
A1-57A and A1-57B as shown in Schedule “A”, Map 59 to this By-law
- Minimum Lot Area
- A1-57A – 26 ha. Added by By-law 54-89
- A1-57B – 13 ha.
- 5.9.58 Defined Area
A1-58 as shown in Schedule “A”, Map 53 to this By-law Added by By-law 4-2002
- Additional Permitted Use
- Manufacturing and custom machining of agriculturally oriented goods including agricultural wagons and feeders.
- Maximum Building Floor Area
- 810 m²
- Restrictions
- Additional permitted use in the A1-58 Zone is restricted to the buildings currently existing on the subject property.
- A maximum of seven (7) employees including the owner / operator of the additional permitted use.
- 5.9.59 Defined Area Added by By-law 78-89
- A1-59 as shown in Schedule “A”, Map 21 to this By-law
- Minimum Lot Area
- 28 ha
- 5.9.60 Defined Area
- A1-60 as shown in Schedule “A”, Map 43 to this By-law
- Additional Permitted Uses Added by By-law 20-90
- Manufacturing of harness parts and agriculture machinery parts
- Maximum Floor Area
- 225 m²
- 5.9.61 Defined Area Added by By-law 12-2000
- A1-61 as shown in Schedule “A”, Map 14 to this By-law

Additional Permitted Uses

A second dwelling unit as a separate, permanent residential unit.

5.9.62

Defined Area

A1-62 as shown in Schedule “A”, Map 26 to this By-law

Minimum Lot Area

8.0 ha

Added by By-law 69-88

5.9.63

Defined Area

A1-63 as shown in Schedule “A”, Map 51 to this By-law

Minimum Lot Area

0.2 ha

Added by By-law 25-90

Minimum Lot Frontage

67 metres

5.9.64

Defined Area

A1-64 as shown in Schedule “A”, Map 10, to this By-law.

Additional Permitted Uses

One residential building which may include: a private home day care; or a home occupation or office.

Minimum Lot Area

1.2 ha.

Added by By-law 51-90

Minimum Lot Frontage

76.2 metres.

5.9.65

Defined Area

A1-65 as shown in Schedule “A”, Map 31 to this By-law

Permitted Uses

One residential building unit

Accessory structures

Added by By-law 18-91

Minimum Lot Area

26.8 ha.

Building Line

Accessory buildings to be located only in rear yard, no closer than 60 metres to the front lot line and in compliance with Subsection 4.2 – Accessory Buildings and Structures.

5.9.66

Defined Area

A1-66 as shown in Schedule “A”, Map 51 to this By-law

Additional Permitted Uses

A second dwelling unit as a separate, permanent residential unit.

Building Area

To be located 167.6 metres from the front lot line and 72.5 metres from the easterly side lot line

- 5.9.67 Defined Area Added by By-law 23-91
A1-67 as shown in Schedule “A”, Map 44 to this By-law

Minimum Lot Area

31 ha

- 5.9.68 Defined Area Added by By-law 57-93
A1-68 as shown in Schedule “A”, Map 47 to this By-law

Additional Permitted Uses

Residential dwelling unit restricted to upper storey of the accessory building;
Home related office.

- 5.9.69 Defined Area Added by By-law 22-91
A1-69 as shown in Schedule “A”, Map 10 to this By-law

Additional Permitted Uses

Second permanent single-family detached dwelling.

Building Line

Shall be located within a 30 metres radius of existing farm buildings

- 5.9.70 Defined Area Added by By-law 45-91
A1-70 as shown in Schedule “A”, Map 35 to this By-law

Additional Permitted Uses

Poultry rearing operation

Agriculture building

Building Line

Agriculture building to be located a minimum of 20 metres from the top of the bank as established by the Grand River Conservation Authority.

Minimum Lot Area

0.80 ha

Maximum Floor Area

300 m²

- 5.9.71 Defined Area Added by By-law 51-91
A1-71 as shown in Schedule “A”, Map 25 to this By-law

Permitted Uses

Permitted uses as per the Agriculture (A1) Zone

Additional Permitted Uses

A second permanent single family detached dwelling.

Building Line

To be located within a 30 metre radius of the existing farm buildings.

5.9.72

Defined Area

A1-72 as shown in Schedule “A”, Map 37 to this By-law

Additional Permitted Uses

Added by By-law 2-99

A second dwelling unit as a separate, permanent residential unit;

Accessory uses.

Maximum Building Area

1.0 ha

5.9.73

Defined Area

Added by By-law 60-91

A1-73 as shown in Schedule “A”, Map 14 to this By-law

Permitted Uses

Harness repair and sales outlet.

Maximum Floor Area

125 m²

5.9.74

Defined Area

A1-74 as shown in Schedule “A”, Map 26 to this By-law

Permitted Uses

One residential building - 1 unit

Added by By-law 9-92

Minimum Lot Area

0.6 ha

Minimum Lot Frontage

48.76 metres

5.9.75

Defined Area

Added by By-law 71-91
Amended by A 10/96
Amended by A 3/99
Amended by A 5/00

A1-75 as shown in Schedule “A”, Map 7 to this By-law

Permitted Uses

Industrial fabrication operations to manufacture and retail hay feeders and other agriculturally related implements;

Outdoor storage, restricted to rear of the building line.

Maximum Floor Area

1,093 m² A 5/00

5.9.76

Defined Area

A1-76 as shown in Schedule “A”, Map 42 to this By-law

Additional Permitted Uses

Manufacturing of components for agricultural construction;
Accessory indoor and outdoor storage.

Added by By-law 12-92
Amended by A 13/98

Maximum Ground Floor Area

601 m² A 13/98

Maximum Building Area

1.2 ha.

5.9.77

Defined Area

A1-77 as shown in Schedule “A”, Map 39 to this By-law

Permitted Uses

One residential building - 1 unit which may include a private home day care, or a home occupation, or office;

Farming, except sod farming or the keeping or raising of livestock for commercial purposes;

Manufacturing of log splitters;

Manufacturing of rivets, bolts, drinker stems (A 3/93)

Maximum Floor Area

589.25 m²

Minimum Lot Area

4,249 m²

Minimum Lot Frontage.

60 metres

Minimum Rear Yard

2.4 m

Maximum Lot Coverage

15%

Added by By-law 44-92
Amended by By-law 16-09

5.9.78

Defined Area

A1-78 as shown in Schedule “A”, Map 53, to this By-law

Permitted Uses

One residential building - 1 unit with may include: a private home day care; or a home occupation or office.

Added by By-law 45-92

Maximum Lot Area

4.0 ha.

Minimum Lot Frontage

45.7 metres

5.9.79

Defined Area

A1-79 as shown in Schedule “A”, Map 9 to this By-law

Added by By-law 14-93
Amended by A 3/06

Additional Permitted Uses

Sales and services of agricultural equipment including, but not limited to diesel and gasoline engines;

Light manufacturing of agricultural goods and materials;

Woodworking. (A 3/06)

Maximum Floor Area

474 m²

5.9.80

Defined Area

A1-80 as shown in Schedule “A”, Map 46 to this By-law

Added by By-law 33-93
Amended by A 9/96

Additional Permitted Uses

Manufacturing of agriculture equipment including, but not limited to hog slats;

Blacksmithing.

Maximum Floor Area

511 m² A 9/96

5.9.81

Defined Area

A1-81 as shown in Schedule “A”, Maps 21 and 25 to this By-law

Added by By-law 40-93

Minimum Lot Area

5.26 ha

5.9.82

Defined Area

A1-82A, A1-82B and A1-82C as shown in Schedule “A”, Map 36 to this By-law

Additional Permitted Uses within Existing Buildings

Sawmill;

Accessory uses;

Outdoor storage.

Added by By-law 46-93
Amended by A 7/02

Minimum Lot Area

A1-82A – 0.73 ha.

A1-82B – 3.72 ha.

A1-82C – 15.9 ha.

Maximum Floor Area

1,886 m² (20,306 ft²) A 7/02

5.9.83

Defined Area

A1-83 as shown in Schedule “A”, Map 11 to this By-law

Permitted Uses

Permitted uses as per Agriculture (A1) Zone;

Metal fabrication, agriculturally oriented;

Small engine repair;

Accessory uses.

Maximum Floor Area

557.4 m²

Added by By-law 48-98

5.9.84

Defined Area

A1-84 as shown in Schedule “A”, Map 7 to this By-law

Minimum Lot Frontage

30.5 metres

Added by By-law 12-94

5.9.85

Defined Area

A1-85 as shown in Schedule “A”, Map 42, to this By-law

Additional Permitted Uses

Manufacturing of metal moulds for the use of plastic injection moulding of agricultural goods and equipment.

Maximum Floor Area

325 m² A 13/01

Added by By-law 54-93
Amended by A 13/01

5.9.86

Defined Area

A1-86 as shown in Schedule “A”, Map 33 to this By-law

Additional Permitted Uses

Sawmill;

Woodworking, including kiln drying of wood and lumber;

Assembly (including use of incidental, imported plastic and metal parts) of wood products;

Finishing, storage of wood products and materials;

Showroom and accessory retail sale limited to 25% of the floor area.

Maximum Floor Area

3,716 m²

Added by By-law 67-93

Prohibited Uses

Residential Building - One Unit;

A second dwelling unit by conversion or a trailer.

Added by By-law 12-2002

Minimum Lot Area

3.45 hectares

Minimum Lot Frontage

128 metres

5.9.87

Defined Area

A1-87 as shown in Schedule “A”, Map 32 to this By-law

Additional Permitted Uses

Harness manufacturing, repairs and retail sales.

Maximum Floor Area

1,115m²; A 11/06

Minimum Setback Distance

From the bank of the tributary of Donald Creek - 15.24 metres

Added by By-law 64-93
Amended by By-law 51-97
Amended by A 11/06

5.9.88

Defined Area

A1-88 as shown in Schedule “A”, Map 39 to this By-law

Additional Permitted Uses

Manufacturing of valve stems, rivets, bolts, stainless steel pins, hinge pins and thread rolling.

Maximum Floor Area

186 m²

Added by By-law 2-99

5.9.89

Defined Area

A1-89 as shown in Schedule “A”, Map 42 to this By-law

Additional Permitted Uses

Assembly and surface coating of wooden parts for wagons and other farm related wooden items,

Plastic molding and metal fabricating (A 2/01).

Maximum Floor Area

449.6 m²

Added by By-law 17-94
Amended by A 2/01

5.9.90

Defined Area

A1-90 as shown in Schedule “A”, Map 55 to this By-law

Added by By-law 54-97

Additional Permitted Uses

Processing, mixing, packaging, warehousing, distributing and marketing (wholesale and retail) of biological / natural agricultural feed products and supplements;

Accessory uses.

Maximum Building Area

1.0 ha

Maximum Floor Area

930 m²

5.9.91 REMOVED

5.9.92 Defined Area

A1-92 as shown in Schedule “A”, Map 43 to this By-law

Additional Permitted Uses

Welding shop for agriculturally related parts;

Manufacturing of log splitters.

Maximum Floor Area

781 m² A 9/07

Added by By-law 66-94
Amended by A 8/99
Amended by A 9/07

5.9.93 Defined Area

A1-93A and A1-93B as shown in Schedule “A”, Map 8 to this By-law

Minimum Lot Area

A1-93A – 20 ha

A1-93B – 27 ha

Minimum Lot Frontage

A1-93A - 20 m

Added by By-law 70-94

5.9.94 Defined Area

A1-94 as shown in Schedule “A”, Map 8 to this By-law

Additional Permitted Uses

Second dwelling,

Buggy manufacturing operation.

Maximum Buildable Area

1.0 ha.

Maximum Floor Area

1,115 m². A 9/98

Added by By-law 17-98
Amended by A 9/98

5.9.95 Defined Area

A1-95 as shown in Schedule “A”, Map 41 to this By-law

Additional Permitted Uses

Added by By-law 55-89

Landscaping and paving contractor's yard;
Associated indoor storage of good and materials;
Associated repair and servicing of equipment;
Associated accessory uses.

Maximum Floor Area

215 m²

5.9.96

Defined Area

A1-96 as shown on Schedule "A", Map 27, to this By-law

Additional Permitted Uses

General manufacture and assembly of farm automation equipment such as cattle feeders, gutter cleaners, silo unloaders, conveyors and similar farm equipment;
Sale of farm automation equipment and general repair services of the same equipment
Subject to Section 14 Regulations

5.9.97

Defined Area

A1-97 as shown on Schedule "A", Map 53, to this By-law

Additional Permitted Uses

Added by By-law 43-06

A second, separate, single-detached, permanent residential unit

5.9.98

Defined Area

A1-98 as shown on Schedule "A", Map 9, to this By-law

Additional Permitted Uses

Added by By-law 09-07

A second, separate, single-detached, permanent residential unit

5.9.99

Defined Area

A1-99a and A1-99b as shown on Schedule "A", Map 43, to this By-law

Minimum Lot Area

Added by By-law 33-10

A1-99a: 0.43 ha

A1-99b: 33.36 ha

5.9.100

Defined Area

A1-100 as shown on Schedule "A", Map 2, to this By-law

Added by By-law 48-12

	<u>Minimum Lot Area</u>	
	10 ha	
5.9.101	Defined Area	
	A1-101 as shown on Schedule “A”, Map 56, to this by-law	
		Added by By-law 22-13
	<u>Minimum Lot Area</u>	
	23.35 ha	
5.9.101b	Defined Area	
	A1-101b as shown on Schedule “A”, Map 49 and Schedule “K”	
	Minimum Lot Area – 4.3 ha	
	Minimum Lot Frontage -20.0 metres	
5.9.102	Defined Area	
	A1-102 as shown on Schedule “A”, Map 52, to this By-law	
		Added by By-law 34-15
	<u>Minimum Lot Area</u>	
	0.7 ha (within the A1-102 zone)	
	<u>Minimum Lot Frontage</u>	
	60.0 m	
5.9.103	Defined Area	
	A1-103 as shown on Schedule “A”, Map 10, to this By-law	
		Added by By-law 42-15
	<u>Minimum Lot Area</u>	
	33.5 ha	
	<u>Minimum Lot Frontage</u>	
	95 m	
5.9.104	Defined Area	
	A1-104 as shown on Schedule “A”, Map 10, to this By-law	
		Added by By-law 42-15
	<u>Minimum Lot Area</u>	
	20 ha (in conjunction with the adjoining EC and EC-2 zones)	