

**SECTION 6 SMALL LOT AGRICULTURAL (A2) ZONE
REGULATIONS**

6.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Small Lot Agricultural (A2) Zone except for the following purposes:

Agricultural use (except sod farming);

Animal clinic;

Bed and breakfast establishment;

Farm;

Farm produce outlet;

Farm-related occupation;

Home occupation;

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;

Converted dwelling;

Accessory uses to the above permitted uses.

6.2 LOT AREA REGULATIONS

Minimum: 0.8 ha

Maximum: 4.0 ha

6.3 MINIMUM LOT FRONTAGE

60 m

6.4 FLOOR AREA REGULATIONS

Minimum for a single-detached dwelling: 100.0 m²

Maximum for a farm-related occupation: 2% of the lot area
or 372 m²,
whichever is less

6.5 OUTDOOR STORAGE

Outdoor storage of goods, materials, parts, machinery, finished or unfinished products related to the on-farm business shall not exceed 5 percent of the lot area.

6.6 MINIMUM FRONT YARD DEPTH

15.0 m

6.7 **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

6.8 **MINIMUM REAR YARD DEPTH**

7.5 m (25 ft)

6.9 **SUPPLEMENTAL REGULATIONS – FARM RELATED OCCUPATION**

6.9.1 Zoning Amendment Required

Prior to establishing a farm-related occupation use on a lot less than 4.0 ha in area, an amendment to this Zoning By-Law will be required to place the property in the A2 zone.

6.9.2 Prohibited Uses

Uses of a building for farm-related occupation 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.

6.9.3 Other Regulations

No building erected or used in connection with a farm-related occupation 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 farm-related occupation.