

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

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### **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;

On Farm Diversified Use;

Home occupation;

One (1) principal dwelling;

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 m<sup>2</sup>

Maximum for an On-Farm Diversified Use: 2% of the lot area  
or 372 m<sup>2</sup>,  
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 – ON-FARM DIVERSIFIED USE**

**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.