

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;
- 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 m²
- Maximum for an On-Farm Diversified Use: 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 – ON-FARM DIVERSIFIED USE

6.9.1 Zoning Amendment Required

Prior to establishing a On Farm Diversified Use 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 On Farm Diversified Use 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 On Farm Diversified 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 On Farm Diversified Use.

6.10 EXCEPTIONS – SMALL LOT AGRICULTURAL (A2) ZONE

6.10.1 Defined Area

A2-1 as shown on Schedule ‘A’ Map No. 32, to this By-law

Added by By-law 40-21

Notwithstanding any other provisions of By-law 28/2006 to the contrary, the following regulations shall apply to the lands within the A2-1 zone as shown on Schedule “A” to this by-law:

Maximum Lot Area:

16 ha

Maximum Floor Area for Farm-Related Occupation:

397 m²

6.10.2

Defined Area

A2-2 as shown on Schedule 'A' Map No. 46 to this By-law

Added by By-law 26-22

Additional Permitted Uses:

Dry Manufacturing including, but not limited to, custom metal fabrication, welding, forming, machining, and assembly of products.

Maximum Floor Area:

511 m²