

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;

On Farm Diversified Use;

Forestry use;

Group home;

Home occupation;

Riding stable;

Additional Detached Dwelling Unit;

Additional Attached Dwelling Unit;

One (1) principal dwelling;

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

Setback a minimum of 2 metres from the westerly lot line

Amended by A 6/19

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

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

Maximum Building Area

1,281 m²

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

5.9.9a

REMOVED

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
Amended by A 4/23

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

Minimum Distance Set Back to Municipal Drain (A 4/23)

13.5 metres

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

Metal fabricating and welding

Maximum Floor Area

1723.35 m²

Buildings and Structures Restrictions

All buildings and structures used for metal fabricating and welding shall be located no closer than 30 metres from the Township Road.

Any new building shall be located no more than 12 metres from the existing metal fabricating and welding shop.

All sawdust and shavings generated from the woodworking and furniture operation shall be collected in and loaded from inside an enclosed structure (note: previous use was a woodworking shop).

Added by By-law 34-86 Amended by A 20/06 Amended by A 01/14 Amended by A 04/14

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

5.9.29a Defined Area

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

Minimum Lot Area

20.2 ha

Additional Permitted Uses

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

Maximum Floor Area

6021 m²

Minimum Western Side Yard adjacent to Settlement Residential Zone

55 m

Minimum Easterly Side Yard Setback

1.0 metre

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

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

Added by By-law 30-09
Amended by A 1/18

Added by By-law 33-84

Maximum Floor Area

93 m²

Building Location

Within 30 metres of the existing farm building

5.9.31

Defined Area

Added by By-law 33-84

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

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
Amended by A 7/15

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

Minimum Side Yard Width

North Side: 1 metre

Minimum Rear Yard Depth

1 metre

5.9.38

Defined Area

Added by By-law 79-85

A1-38 as shown in Schedule “A”, Map 46 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;

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

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

Minimum Lot Area

29.4 hectares

Added by By-law 70-84

5.9.41

Defined Area

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

200 m²

Minimum Front Yard Depth

10 metres

Added by By-law 36-86
Amended by A 2/18

5.9.42

Defined Area

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

Additional Permitted Uses

Custom poultry and / or fowl processing and dressing operation.

Added by By-law 46-86

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

Added by By-law 8-87

Minimum Lot Area

2,045 m²

Maximum Lot Area

4,090 m²

Minimum Lot Frontage

30 metres

5.9.44

Defined Area

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 on-farm diversified use to a maximum building floor area of 93 m²

Added by By-law 51-01

5.9.45

Defined Area

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.

Added by By-law 27-88
Amended by A 13/06
Amended by A 03/13

Maximum Floor Area

811.7 m²

Minimum Side Yard Width

East Side: 3.4 metres

Minimum Rear Yard Depth

1.5 metres

5.9.46

Defined Area

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

Added by By-law 75-87

Additional Permitted Uses

Manufacturing, painting and storage of farm related equipment;

Accessory outdoor storage.

Maximum Ground Floor Area

330m²

5.9.47

Defined Area

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

Added by By-law 43-88

Additional Permitted Uses

Amended by By-law 41-97

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.

Maximum Lot Area

1.2 ha

Minimum Lot Frontage

30 metres

Added by By-law 35-88

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.

Minimum Lot Area

38.39 ha

Added by By-law 21-89

Amended by By-law 30-11

5.9.50

Defined Area

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

Additional Permitted Uses

Use, storage, repair and maintenance of milk transport vehicles;

Accessory uses.

Maximum Floor Area

490 m²

Added by By-law 22-89

5.9.51

Defined Area

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

Maximum Lot Area

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

Added by By-law 24-89
Amended by A 9/02
Amended by A 9/06

Additional Permitted Uses

Manufacturing, assembly and processing agricultural equipment, including hay feeders and grazer wagons;

Accessory uses.

Maximum Floor Area

738 m² A 9/06

5.9.53 REMOVED

5.9.54 Defined Area

Added by By-law 36-89

A1-54 as shown in Schedule “A”, Map 43 to this By-law

Minimum Lot Area

31 ha.

5.9.55 Defined Area

Added by By-law 38-89

A1-55 as shown in Schedule “A”, Map 60 to this By-law

Additional Permitted Uses

Second permanent single family dwelling.

5.9.56 Defined Area

A1-56A and A1-56B as shown in Schedule “A”, Map 53 to this By-law

Minimum Lot Area

Added by By-law 40-89

A1-56A – 2.9 ha.

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

Added by By-law 54-89

A1-57A – 26 ha.

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

A1-59 as shown in Schedule “A”, Map 21 to this By-law

Added by By-law 78-89

Minimum Lot Area

28 ha

5.9.60

Defined Area

A1-60 as shown in Schedule “A”, Map 43 to this By-law

Added by By-law 20-90

Additional Permitted Uses

Manufacturing of harness parts and agriculture machinery parts

Maximum Floor Area

225 m²

5.9.61

Defined Area

A1-61 as shown in Schedule “A”, Map 14 to this By-law

Added by By-law 12-2000

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

Added by By-law 69-88

Minimum Lot Area

8.0 ha

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

Added by By-law 51-90

1.2 ha.

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

A1-67 as shown in Schedule “A”, Map 44 to this By-law

Added by By-law 23-91

Minimum Lot Area

31 ha

5.9.68

Defined Area

A1-68 as shown in Schedule “A”, Map 47 to this By-law

Added by By-law 57-93

Additional Permitted Uses

Residential dwelling unit restricted to upper storey of the accessory building;

Home related office.

5.9.69

Defined Area

A1-69 as shown in Schedule “A”, Map 10 to this By-law

Added by By-law 22-91

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

A1-70 as shown in Schedule “A”, Map 35 to this By-law

Added by By-law 45-91
Amended by A 12/12

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

Minimum Front Yard Depth

8.38 metres

5.9.71

Defined Area

A1-71 as shown in Schedule “A”, Map 25 to this By-law

Added by By-law 51-91

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

Added by By-law 2-99

Additional Permitted Uses

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

Accessory uses.

Maximum Building Area

1.0 ha

5.9.73

Defined Area

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

Added by By-law 60-91

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

Minimum Lot Area

0.6 ha

Minimum Lot Frontage

48.76 metres

Added by By-law 9-92

5.9.75

Defined Area

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

1,283 m² A 13/09

Maximum Lot Coverage

24%

Added by By-law 71-91
Amended by A 10/96
Amended by A 3/99
Amended by A 5/00
Amended by A 13/09
Amended by A 3/11

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.

Maximum Ground Floor Area

601 m² A 13/98

Added by By-law 12-92
Amended by 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

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

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%

5.9.78

Defined Area

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

Added by By-law 45-92

Permitted Uses

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

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 REMOVED

Added by By-law 40-93

5.9.81 Defined Area

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

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.

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

A1-82B – 2601m²

Minimum Side Yard Width

A1-82A, South Side – 1.82 metres

Added by By-law 46-93
Amended by A 7/02
Amended by A 8/07
Amended by A 1/11
Amended by A 7/19

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
622.45 m² ~~A-13/04~~ A5/10
- Added by By-law 54-93
Amended by A 13/01
Amended by A 5/10
- 5.9.86** REMOVED
- 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
Minimum Front Yard Set Back (A 6/22)
8 metres
Minimum Distance Separation (MDS) Setback (A 6/22)
Road Allowance: 8 metres
- Added by By-law 2-99
Amended by A 6/22
- 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 Ground Floor Area

785 m²

Minimum Lot Area

1.0 ha

Maximum Lot Coverage

11%

Minimum Frontage

90.0m

Minimum Distance Separation II (MDS II) Setbacks for Barn

Nearest lot line: 6.0 metres

Road Allowance: 14.0 metres

Crosshill Settlement Area Boundary: 35 metres

Added by By-law 17-94
Amended by A 2/01
Amended by A 1/10
Amended by By-law 49-15

5.9.90

Defined Area

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

Additional Permitted Uses

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

Accessory uses.

Maximum Floor Area devoted to additional permitted uses

3250 m²

Added by By-law 54-97
Amended by By-law 5-19

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

Maximum Lot Coverage

13.1%

Added by By-law 66-94
Amended by A 8/99
Amended by A 9/07
Amended by A 3/20
Amended by A 12/20

Minimum Rear Yard Depth

4.5 metres

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

Added by By-law 70-94
Amended by By-law 11-24

Minimum Lot Frontage

A1-93A - 20 m

Additional Permitted Uses

A1-93A - Offices for a livestock company

An additional dwelling unit located within the same building as the livestock office

Maximum Floor Area - Offices for a Livestock Company

A1-93A - 600 m²

Maximum Floor Area - Additional Dwelling Unit (Detached)

A1-93A - 125 m²

Maximum Height - Building Containing Additional Dwelling Unit (Detached)

A1-93A - 9.0 m

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.

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

Maximum Buildable Area

1.0 ha.

Maximum Floor Area

1,115 m². A 9/98

5.9.95

Defined Area

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

Additional Permitted Uses

Landscaping and paving contractor’s yard;

Associated indoor storage of good and materials;

Associated repair and servicing of equipment;

Associated accessory uses.

Added by By-law 55-89

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 17 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

Minimum Lot Area

Added by By-law 48-12

10 ha

5.9.101

Defined Area

A1-101 as shown on Schedule “A”, Map 56, to this by-law

Minimum Lot Area

Added by By-law 22-13

23.35 ha

5.9.101b

Defined Area

Added by By-law 18-15

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

Minimum Lot Area

0.7 ha (within the A1-102 zone)

Minimum Lot Frontage

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

Minimum Lot Area

33.5 ha

Minimum Lot Frontage

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

Minimum Lot Area

20 ha (in conjunction with the adjoining EC and EC-2 zones)

5.9.105

Defined Area

A1-105-T as shown on Schedule “A”, Map 10, to this By-law

Additional Permitted Uses

Notwithstanding any provisions of this by-law to the contrary, a garden suite with a maximum floor area of 113 m², in the form of a modular home, shall be permitted as secondary housing for a period of twenty years from the day of the passing of the passing of this by-law, on lands shown in the A1-105-T Zone as shown on Schedule A to this by-law.

5.9.106

Defined Areas

A-106-T as shown on Schedule “A”, Map No. 45, to this By-law

Added by By-law 07-18
Amended by A 11/22

Additional Permitted Uses

Notwithstanding any provisions of this by-law to the contrary, a garden suite with a maximum floor area of 105 m², in the form of a modular home, shall be permitted as secondary housing for a period of twenty years from the day of the passing of this by-law, on lands shown in the A1-106-T Zone as shown on Schedule A to this by-law.

Minimum Distance Setback (MDS) from Cemeteries (A 11/12)

3210 Boomer Line: 93 metres

3200 Boomer Line: 150 metres

5.9.107

Defined Area

Added by By-law 22-18

A1-107 as shown on Schedule “A”, Map No. 33, to this By-law

Additional Permitted Uses

The storage, composting, screening, processing of solid manure for landscaping purposes;

Retail sale of composted manure;

Uses accessory to the processing and sale of manure, including but not limited to associated offices and vehicle storage associated with the use;

Maximum Building Floor Area for all buildings

5500 m²

Maximum Building Setback from easterly lot line

100 m

Minimum Building Setback from any dwelling

5500 m²

Additional Regulations

Material for the operation must be limited to solid manure/bedding storage generated from livestock farm operations (manure)

5.9.108

Defined Area

Added by By-law 39-18

A1-108 as shown on Schedule “A” Map No. 9, to this By-law

Additional Permitted Uses:

Abattoir

Accessory uses to the abattoir

Prohibited Uses

Rendering, disposal or composting of animal parts, or the boiling of blood, tripe or bones

Maximum Building Floor Area

465 m²

Minimum Front Yard Setback

15.0 metres

5.9.109

Defined Area

A1-109 as shown on Schedule “A” Map No. 56, to this By-law

Added by By-law 42-18

Additional Permitted Uses:

A second accessory dwelling unit located within a detached garage

Minimum Side Yard setback

1.8 metres on the easterly side

5.9.110

Defined Area

A1-110-T as shown on Schedule “A” Map No. 53, to this By-law

Added by By-law 22-19

Additional Permitted Uses

Notwithstanding any provisions of this by-law to the contrary, two precast concrete plants with a maximum floor area of 557 m² each, shall be permitted on this site for a period ending October 30, 2020, on lands shown in the A1-110-T Zone as shown on Schedule A to this by-law.

5.9.111

Defined Area

A1-111 as shown on Schedule “A” Map No. 47, to this By-law

Added by By-law 25-19
Amended by A 21/24

Additional Permitted Uses:

livestock assembly and livestock trucking
accessory office

Minimum Lot Area:

A 21/24 - 2 hectares

Minimum Lot Frontage:

A 21/24 – 167 metres

5.9.112

Defined Area

A1-112 as shown on Schedule “A” Map No. 54, to this By-law

Added by By-law 27-19

Additional Permitted Uses:

A semi-detached dwelling

5.9.113**Defined Area**

A1-113-T as shown on Schedule “A” Map No. 8, to this By-law

Added by By-law 34-19
Amended by By-law 18-22

Additional Permitted Uses:

A portable band sawmill shall be allowed within the area zoned A1-113 for a period not to exceed three years.

Storage of logs and milled lumber within the area zoned A1-113 for a period not to exceed three years.

Area for Additional Uses and Storage:

1388.2 m²

5.9.114**Defined Area**

A1-114-T as shown on Schedule “A” Map No. 41, to this By-law

Added by By-law 50-19

Additional Permitted Uses:

Notwithstanding any provisions of this by-law to the contrary, a garden suite with a maximum floor area of 122 m², and a minimum distance separation setback of 210 metres from the barn at 3276 Kressler Road in the form of a temporary dwelling, shall be permitted as secondary housing for a period of twenty years from the day of the passing of the passing of this by-law, on lands shown in the A1-114-T Zone as shown on Schedule A to this by-law.

5.9.115**Defined Area**

Added by By-law 16-20

A1-115 as shown on Schedule “A” Map No. 52, to this By-law

Additional Permitted Uses

A second permanent residential dwelling in the form of the existing residence existing at the date of the passing of this by-law [June 2, 2020].

The existing residence may not be altered to increase the number of bedrooms, increase the building footprint, or increase the total floor area of the residence as existed at the date of the passing of this by-law [June 2, 2020].

5.9.116**Defined Area**

Added by By-law 29-20

A1-116 as shown on Schedule “A” Map No. 2, to this By-law

Additional Permitted Uses

The distribution and wholesale of items related to the operation of a kennel, including, but not limited to, dog toys, doors, supplements, cleaning supplies, grooming supplies, food carts and related items.

Maximum Gross Floor Area for Additional Permitted Use

70m²

Supplemental Regulations

The sale of kennel supplies shall be permitted only so long as the business is engaged in wholesale and distribution to local kennel owners and retail to the general public shall not be permitted;

The sale of kennel supplies shall be permitted only so long as a licensed kennel continues to operate on the property;

The sale of kennel supplies shall only be conducted by the property owners and their family residing on the property.

5.9.117

Defined Area

Added by By-law 06-22

A1-117-T as shown on Schedule 'A' Map No. 26, to this By-law

Additional Permitted Uses:

Notwithstanding any provisions of this by-law to the contrary, a garden suite with a maximum floor area of 119 m², located no farther than 29 m from the main residence, in the form of a temporary dwelling, shall be permitted as secondary housing for a period of twenty years from the day of the passing of this by-law, on the lands shown in the A1-117-T Zone as shown on Schedule 'A' to this by-law.

5.9.118

Defined Area

Added by By-law 13-22

A1-118-T as shown on Schedule 'A' Map No. 3, to this By-law

Additional Permitted Uses:

Notwithstanding any provisions of this by-law to the contrary, a garden suite in the form of a temporary dwelling, shall be permitted as secondary housing for a period of twenty years from the day of the passing of this by-law, on lands shown in the A1-118-T Zone as shown on Schedule A to this by-law.

5.9.119

Defined Area

Added by By-law 17-22

A1-119-T as shown on Schedule 'A' Map No. 1, to this By-law

Additional Permitted Uses:

Notwithstanding any provisions of this by-law to the contrary, a garden suite in the form of a temporary dwelling, shall be permitted as secondary housing for a period of twenty years from the day of the passing of this by-law, on lands shown in the A1-119-T Zone as shown on Schedule A to this by-law

5.9.120

Defined Area

Added by By-law 11-23

A1-120-T as shown on Schedule 'A' Map No. 16, to this By-law

Additional Permitted Uses:

Notwithstanding any provisions of this by-law to the contrary, a garden suite in the form of a temporary dwelling, with a minimum distance separation setback of 270 metres from the livestock barn and 240 metres from the manure storage at 5015 William Hastings Line, shall be permitted as secondary housing for a period of twenty years from the day of the

passing of this by-law, on lands shown in the A1-120-T Zone as shown on Schedule A to this by-law.

5.9.121

Defined Area

A1-121 as shown on Schedule 'A' Map No. 32, to this By-law

Added by By-law 26-23

Front Yard Setback:

Any buildings associated with the on-farm diversified use shall be setback from the front lot line a minimum of 12.0 metres.

5.9.122

Defined Area

A1-122 as shown on Schedule 'A' Map No. 33, to this By-law

Added by By-law 05-24
Amended by By-law 09-25

Additional Permitted Uses:

Manufacturing of light duty industrial/farm equipment;

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

Minimum Lot Area:

3.45 hectares

Minimum Lot Frontage:

128 metres

5.9.123

Defined Area

A1-123-T as shown on Schedule 'A' Map No. 49, to this By-law

Added by By-law 10-24

Additional Permitted Uses:

Notwithstanding any provisions of this by-law to the contrary, a garden suite in the form of a temporary dwelling, may be located in the required front yard with a front yard setback of 80 metres and separated from the main dwelling a minimum of 1.0 meters at 3124 Lobsinger Line, shall be permitted as secondary housing for a period of twenty years from the day of the passing of this by-law, on lands shown in the A1-123-T Zone as shown on Schedule A to this by-law.