

# A2

## GENERAL AGRICULTURAL ZONE

### PERMITTED USES:

Permitted uses within Agricultural zones are subject to the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Ontario Ministry of Agriculture, Food and Rural Affairs Publication 851.

#### Residential:

- Accessory dwelling unit
- Bed and breakfast
- Detached dwelling
- Group home
- Mobile home, accessory to an agricultural use, kennel or animal hospital
- Secondary dwelling unit

#### Non-Residential:

##### Agricultural Uses

- Agricultural use including a specialized farm, and/or an intensive livestock operation
- Aquaculture
- Commercial nursery and/or greenhouse
- Conservation use
- Equestrian centre
- Forestry operation
- Greenhouse
- Nursery

#### Non-Residential:

##### Agriculture-Related Uses

- Agricultural produce warehouse (local produce only)
- Farm equipment sales, rental and servicing
- Livestock sales establishment
- Farmers' market (local produce and products grown in the area)
- Food processing plant (local produce only)

#### Non-Residential:

##### On-farm Diversified Uses

- Agricultural produce warehouse
- Agri-tourism
- Animal hospital
- Farmers market
- Food processing plant
- Home-based business
- Home-based business, rural
- Home industry
- Kennel
- Wayside pit or quarry



## ZONE REQUIREMENTS:

	ZONING MECHANISM	A2 PROVISIONS			
		Agricultural Use	Forestry Operation, Conservation Use	Other Non-Residential Uses	Detached Dwelling
a)	Lot Area (minimum)	New agricultural lots (excluding lots created through lot surplus to a farm severances): 40 ha  Agricultural use, and Agricultural lots resulting from lot surplus to a farm severance: no minimum	no minimum	1 ha	0.4 ha
b)	Lot Frontage (minimum)	150 60 m	150 45 m	60 m	45 m
c)	Front Yard Setback (minimum)	13.5 m	13.5 m	15 m	13.5 m
d)	Exterior Side Yard Setback (minimum)	13.5 m	13.5 m	15 m	13.5 m
e)	Interior Side Yard Setback (minimum)	9 m	9 m	15 m	3 m
f)	Rear Yard Setback (minimum)	9 m	9 m	15 m	7.5 m
g)	Building Height (maximum)	10.5 m	10.5 m	10.5 m	10.5 m
h)	Lot Coverage (maximum)	40 20%	40-20%	20%	25%

## ADDITIONAL PROVISIONS:

	ZONING MECHANISM	A2 PROVISIONS
a)	Dwellings or Mobile Homes per Lot (maximum)	One accessory dwelling unit per lot except where a farm has more than one owner, in which case each owner may have an accessory dwelling unit on the lot, plus one accessory dwelling unit or accessory mobile home for a person engaged full-time in the agricultural operation.
	Kennel, Animal Hospital	1 dwelling or mobile home only
b)	Farm Building and Manure Storage Location	No building or structure which is used to house animals or fowl and no manure storage shall be located within: -120 m of any non-farm related residential building on another lot; and - 30 m of any lot line.
d)	Wayside Pit or Quarry	The requirements of the <i>Aggregate Resources Act</i> shall apply to any wayside pit or quarry.
e)	Intensive Livestock Operations	The expansion of any existing intensive livestock operation shall be in accordance with the provisions of Section 3.47 hereof.
f)	Open Storage	Open storage areas shall be permitted in accordance with the provisions of Section 3.37.