

**SECTION 7.
AGRICULTURAL SMALL
HOLDING (AG4)**

7.1. PERMITTED USES

- 7.1.1. a home industrial use;
- 7.1.2. a home occupation use;
- 7.1.3. a residential use; (Amended by By-law 44-2012)
- 7.1.4. agricultural use, limited;
- 7.1.4. uses accessory to the permitted uses.

7.2. PERMITTED STRUCTURES

- 7.2.1. one single family detached dwelling; or one converted dwelling unit; or one mobile home (single or double) (Amended by By-law 44-2012);
- 7.2.2. buildings and structures for the permitted uses;
- 7.2.3. buildings and structures accessory to the permitted uses.

7.3. ZONE REGULATIONS

- 7.3.1. Lot Area (minimum) 1850 sq. m.;
- 7.3.2. Lot Area (maximum) 4 ha;
- 7.3.3. Lot Frontage (minimum) 23 m;
- 7.3.4. Front Yard (minimum) 17 m;
- 7.3.5. Side Yard (minimum) 5.0 m;
- 7.3.6. Exterior Side Yard (minimum) 17 m;
- 7.3.7. Rear Yard (minimum) 7.6 m;
- 7.3.8. Lot Coverage (maximum) 30 %.

7.4. BUILDING REGULATIONS

- 7.4.1. Building Height (maximum) 12 m;
- 7.4.2. Dwelling unit floor area (min) 84sq. m.

7.5. REGULATIONS FOR HOME OCCUPATIONS AND INDUSTRIES

- 7.5.1. Minimum lot size when the home occupation or home industry is located in whole or in part in an accessory structure - 2023 sq. m.;
- 7.5.2 (Removed by By-law 44-2012)

7.6 SEPARATION DISTANCE (RESIDENTIAL)

Not withstanding any other provision of this By-law to the contrary, no residential building or structure, located on a separate lot shall be established unless it complies with the Minimum Distance Separation (MDS) Formulae. The proposed residence shall be treated as a "Type A" land use (Amended by By-laws 15-2007 & 09-2008)

7.6.1. Special Provisions – New and Existing Livestock Barns
Notwithstanding the provisions of Sections 7.1. and 7.2., to the contrary, an existing barn may be used or a new barn may be established subject to the following table:

Min. Lot Area (Hectares)	Max. Number of Nutrient Units Permitted	Minimum Distance Separation Requirement
0.4	1	85 metres
0.8	2	85 metres
1.2	3	85 metres
September 1, 2012	4	85 metres

7.7. STATUS ZONING

7.7.1. **AG4-1** (Amended by By-law 13-1999)
Notwithstanding the provisions of Section 7.1 to the contrary, the area zoned AG4-1 may be used for a drive-in restaurant, restaurant and tavern, subject to the following special provisions.

7.7.1.1. The existing on-site parking is deemed to comply with the provisions of By-law 12-1984.

7.7.2. **AG4-2**

Notwithstanding the provisions of Section 7.1. to the contrary, the area zoned AG4-2 may be used in conformity with Section 7.1. and 7.2. providing that the front yard minimum is 29 metres.

7.7.3. **AG4-3** (deleted by By-law 59-2012)

7.8. SPECIAL PROVISIONS

7.8.1. **AG4-4** (Amended by By-law 34-1984)
Notwithstanding the provisions of 7.3.3. and 7.3.5. to the contrary, the property zoned AG4-4 shall have the following special provisions:

- 7.8.1.1. Lot Frontage (minimum) 20 metres
- 7.8.1.2. Side yard (minimum)
 - 7.8.1.2.1. On one side 1 metre
 - 7.8.1.2.2. On the other side 5 metres

7.8.2. **AG4-4** (Amended by By-law 41 of 1987)
Notwithstanding the provisions of Section 7 of By-law Number 12-1984 to the contrary the following special provisions apply to the property zoned AG4-4.

- 7.8.2.1. Minimum Lot Area 6 hectares
- 7.8.2.2. Hobby livestock operation - an accessory building including a barn, not to include hogs, may be established subject to the following table:

Min. lot size (hectares)	Max. no. of permitted animal units	Min. required separation distance from the barn to the nearest residential, commercial, institutional bldg. or structure excl. uses within the same ownership and the same zone
1.6+	4	80 m.

All other provisions of By-law 12-1984 are complied with.

7.8.3. **AG4-5** (Amended by By-law 44-1987)
Notwithstanding the provisions of Section 7 of By-law 12-1984 as amended, the following special provisions pertain to the property zoned AG4-5:

- 7.8.3.1. Maximum lot area 10.5 hectares
- 7.8.3.2. An accessory building including a barn, may be established subject to the following:

Maximum number of nutrient units 5;
The establishment of such structure shall conform with the provisions of Section 33 of By-law 12-1984.

for storage purposes only in conformity with the provisions of Section 7 of By-law 12-1984.

7.8.4. **AG4-6** (Amended by By-law 50 of 1987)
Notwithstanding the provisions of Section 7 of By-law 12-1984 to the contrary, the following special provisions apply to the property zoned AG4-6:

7.8.8. **AG4-7** (Amended by By-law 27-1988)
Notwithstanding the provisions of Section 7 of By-law 12-1984 as amended, the following special provisions pertain to the property zoned AG4-7: Maximum lot area 20 hectares; Minimum lot area - the area of the subject lot at the date of the adoption of this by-law.

7.8.4.1. Hobby Livestock Operation - an accessory building including a barn may be established subject to the following table:

7.8.9. **AG4-7** (Amended by By-law 18-1997)
Notwithstanding the provisions of By-law 12-1984 to the contrary, the following additional uses are permitted on the property zoned AG4-7:

Min. Lot Size	Max. No. of animal units permitted	Min. required separation distance from barn to the nearest residential, commercial, institutional building or structure
1.6+ ha	5	80 m. excluding uses within the same ownership and the same zone

7.8.9.1 an existing business consisting of assembly, distribution and retail of furniture and related products;
7.8.9.2 the total area of non-residential buildings shall not exceed 3000 square metres.

7.8.4.2. The AG4-6 zone permits the indoor storage of feeds and concentrates in existing buildings and the accessory mixing of a vitamin mineral premix in conformity with the home industry provisions.
7.8.4.3. All other provisions of By-law 12-1984 are complied with.

7.10. SPECIAL PROVISIONS

(Amended by By-law 31-1989)
Notwithstanding the provisions of Section 7 of By-law 12-1984 as amended to the contrary, the following special provisions apply to the property zoned AG4-8:

7.10.1. Maximum lot area - 50 acres, including the area zoned "Natural Environment" (NE1)
7.10.2. Minimum lot area - 50 acres, including the area zoned "Natural Environment" (NE1).

7.8.5. (Amended by By-law 51-1987)
Part Lot 21, Concession 8, as identified in By-law 51-1987 (**Temporary Use By-law**). The following temporary use is authorized for a period of 3 years: (from Dec. 15, 1987)
Notwithstanding the provisions of Section 7.1. and 7.2. of By-law 12-1984 to the contrary, the lands to which this temporary use by-law applies may be used for one mobile home on a temporary basis in addition to the existing permanent residence. Such mobile home is subject to the provisions of Section 7.3. of By-law 12-1984.

7.11. **AG4-8** (See By-law 13-1990)

7.12. **AG4-9** (Amended by By-law 32-1992)
Notwithstanding the provisions of Section 7.3.1 and 7.3.2 to the contrary the following special provisions apply to the property zoned "AG4-9":

7.12.1. Maximum lot area - 20.23 ha (50 ac) including the area zoned "Natural Environment" (NE1)
7.12.2. Minimum lot area - 20.23 ha (50 ac) including the area zoned "Natural Environment" (NE1)

7.8.6. **AG4-6** (Amended by By-law 10-1988)
Notwithstanding the provisions of Section 7 of By-law 12-1984 as amended, the following special provisions pertain to the property zoned AG4-6:

7.13. **AG4-10** (Amended by By-law 11-1993)
Notwithstanding the provisions of Section 7 to the contrary, the following special provisions apply to the property zoned "AG4-10":

7.13.1 Maximum lot area - 10.05 hectares (25 acres)

7.8.6.1. Maximum lot area 4.9 hectares
7.8.6.2. An accessory building including a barn, may be established subject to the following:
- maximum number of nutrient units 5;
- the establishment of such structure shall conform with the provisions of Section 5.5. of By-law 12-1984.

7.14 **AG4-11** (Amended by By-law 27-1994)
The provisions of Section 3.4 shall apply except that the operative date shall be the date of passing that establishes the AG4-11 zone.

7.8.7. **AG4-7** (Amended by By-law 12-1988)
Further to the provisions of Section 7 of By-law 12-1984 as amended, the housing of livestock on the property zoned AG4-7 is not permitted. The existing barn shall be retained

7.15 **AG4-12** (Amended by By-law 45-1995)
7.15.1. Notwithstanding the provisions of By-law 12-1984 to the contrary, a farm produce sales outlet is a permitted use subject to the zone regulations of the AG4 (Section 7) zone.

7.15.2. Notwithstanding the provisions of Section 7.6 to the contrary, the minimum separation between the proposed residence and the nearest livestock barn shall be 350 metres.

7.16. AG4-13 (Amended by By-law 49-1995)

Notwithstanding the provisions of Section 7.9 of By-law 12-1984 as amended to the contrary, the maximum number of nutrient units permitted on lands zoned AG4-13 shall not exceed two (2). The provisions of Section 3.4 (non-complying uses) shall apply except that the operative date for the purpose of Section 3.4 shall be the date of passing of the amending by-law which establishes the AG4-13 zone. All other applicable sections shall apply.

7.17. AG4-14 (Amended by By-law 40-1996)

All existing structures located on the property zoned AG4-14 are deemed to comply with the zone regulations of By-law 12-1984. This includes existing accessory buildings used for the purposes of a home industry which are deemed to comply with the home industry provisions of By-law 12-1984.

7.18. AG4-15 (Amended by By-law 30-1997)

Notwithstanding the provisions of Sections 7.9 of By-law 12-1984 as amended to the contrary, the maximum number of nutrient units permitted on lands zoned AG4-15 shall not exceed five (5).

Notwithstanding the provisions of Section 7 to the contrary, two single family detached dwellings are permitted on the property zoned AG4-15. One of these may be used as a group home. The provisions of Section 3.4 (non-complying uses) shall apply as of the date of passing of this amending by-law. All other applicable sections shall apply.

AG4-16, AG4-17, AG4-18, AG4-19 WERE NOT ADOPTED BY COUNCIL.

7.19. AG4-20 (Amended by By-law 66-2003)

Notwithstanding section 7 to the contrary, the area zoned AG4-20 may, in addition to the permitted home industrial uses, be used for a trucking business, provided that:

- (a) Not more than 4 persons, other than the owner, are employed therein on a full-time basis;
- (b) The area used for the trucking business shall be no greater than 40% of the 557 sq. m. (6000 sq. ft.) accessory structure;
- (c) Trucks may be parked outside in a designated parking area that is visually screened from the rear lot line of the property legally-described as S. Pt. Lot 3, Concession 1;
- (d) The lot shall not have an area less than 1.8 hectares in size;
- (e) All other provisions of this by-law that regulate a home industry shall apply.

7.20. AG4-21 (Amended by By-law 50-2006)

Notwithstanding section 7.5.2, an animal boarding kennel may be operated on the property zoned AG4-21 as a home industry

in an accessory structure with a total floor area of 155 square metres. All other provisions of by-law 12-1984 shall apply.

7.21. AG4-22 (Amended by By-law 29-2010)

7.21.1. Notwithstanding the provision of Section 7.3 to the contrary, an accessory structure is permitted on the property zoned AG4-22 with the following provisions:

7.21.1.1 Front Yard (Minimum) 57m

7.21.2 Notwithstanding the provisions of Section 3.11.2 to the contrary, an accessory structure can be built in the front yard, provided that a structure is not directly in front of any part of the existing dwelling.

7.22. AG4-23 (Amended by By-law 98-2010)

Notwithstanding the provisions of Section 7.6 to the contrary, the minimum required separation distance on the lands zoned AG4-23 from the residence to the nearest livestock operation is 243 m. All other provisions of By-law 12-1984 shall apply.

7.23 AG4-24 (Amended by By-law 19-2012)

Notwithstanding section 7 to the contrary, the area zoned AG4-24 may, in addition to the permitted home industry uses, be used for a trucking business, provided that:

- (a) Not more than 4 persons, other than the owner, are employed therein on a full-time basis;
- (b) Not more than 8 trucks be operated from and parked on the property at one time;
- (c) Trucks must be parked in an accessory building or in a designated parking area at the rear of the property zoned AG4-24
- (d) The designated parking area shall be visually screened by a structure, planting strip or a fence in such a way that parked trucks or employee vehicles are visually screened from the road and neighbouring properties;
- (e) The lot shall not have an area less than 1.85 hectares;
- (f) All other provisions of this by-law shall apply.

7.24 AG4-25 (Amended by By-law 59-2012)

Notwithstanding the provisions of Section 3.11.2 to the contrary, one accessory structure with a maximum floor area of 223 sq.m. is permitted to be built in the front yard, provided that the structure is not directly in front of any part of the dwelling. All other provisions of this by-law shall apply.

SECTION 7A.

AGRICULTURE – COMMERCIAL WIND ENERGY FACILITY ZONE (AG5)

(Amended by by-law 3-2007).