

AGRICULTURAL ZONE (AG)**29.1 USES PERMITTED**

No person shall within any AG Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following AG uses:

29.1.1 Residential Uses

a converted dwelling house;
 an existing dwelling house;
 a single-detached dwelling house accessory to a farm;
 a home occupation;

29.1.2 Non-Residential Uses

an animal kennel;
 a conservation project;
 a farm as defined in Section 29 of this By-law;
 a Group Home Type 1;
 a seasonal farm produce outlet.

29.2 ZONE PROVISIONS

No person shall within any AG Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

TABLE 29.2 – ZONE PROVISIONS			
Zone Provision	Livestock Barns and Manure Storage Buildings and Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area Minimum	40.0 ha		
Lot Frontage Minimum	100 m		
Front Yard Depth Minimum Exterior Side Yard Width Minimum	Greater of 30 m or such minimum distance from the <i>front lot line</i> or <i>exterior lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i>	5.0 m	15.0 m

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TABLE 29.2 – ZONE PROVISIONS			
Zone Provision	Livestock Barns and Manure Storage Buildings and Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Rear Yard Depth Minimum Interior Side Yard Width Minimum	Greater of 10 m or such minimum distance from the <i>rear lot line</i> or <i>interior lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i>	7.5 m	
Setback Minimum distance from centreline of a <i>County Road</i>	Greater of 45 m or the sum of 16 m plus the <i>front yard</i> or <i>exterior side yard depth</i> determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i>	21.0 m	31.0 m
Landscaped Open Space Minimum	30% of the <i>lot area</i>	35% of the <i>lot area</i>	
Height Minimum	15.0 m		
Parking, Accessory Buildings, etc.	In accordance with the provisions of Section 5 herein		

29.2.1 Definitions:

29.2.1.1 For the purpose of this Section, the following definitions shall apply:

- i) "FARM" means any agricultural *use* and includes: apiaries; aviaries; berry or bush crops; breeding, raising or training horses or cattle; commercial greenhouses; *animal kennels*; farms devoted to the raising and marketing of chickens, turkeys or other fowl or game birds, animals, fish or frogs; flower, vegetable or specialty crops; field crops; research and/or breeding stations; mushroom farms; nurseries; orchards; riding stables; tree crops; wood lots; seasonal farm shows and such *accessory uses* or enterprises as are customarily carried on in the field of primary agriculture.

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- ii) “FARM, REGULATED” means a *farm* unit that is regulated under the Nutrient Management Act, 2002, as amended and its regulations or a municipal Nutrient Management By-law.
- iii) “MINIMUM DISTANCE SEPARATION FORMULAE (MDS I AND MDS II)” means formulae developed by the Ministry of Agriculture Food and Rural Affairs and the Ministry of Environment to separate *uses* so as to reduce incompatibility concerns about odour from livestock facilities.

29.2.2 Number of Nutrient Units:

The maximum number of nutrient units permitted per tillable hectare for any lot within the AG Zone that has an area 20 ha or less shall be 2.5 units per hectare.

29.2.3 Minimum Distance Separation Requirements for Livestock Barns and Structures:

In addition to the minimum *yard* and *setback* requirements contained in Table 29.2, agricultural buildings and structures hereafter *erected, altered* and/or *used* for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, in accordance with subsection 29.2.6.

29.2.5 Minimum Distance Separation Requirements for Manure Storage Facilities:

In addition to the minimum *yard* and *setback* requirements contained in Table 29.2, manure storage structures hereafter *erected* or *altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, in accordance with subsection 29.2.6

29.2.6 Minimum Distance Separation Formulae I and II (MDS I and II):

For the purpose of this Section, *Minimum Distance Separation Formulae I and II (MDS I and II)* shall be calculated based on the MDS Formulae Guidelines by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) as amended from time to time.

29.2.7 Location of an *Animal Kennel*:

Notwithstanding any provision of this By-law to the contrary, no land shall be *used* and no *building* or *structure* or part thereof shall be *used* or *erected*, renovated or remodelled for *use* as an *animal kennel* nearer than 90 metres to any *lot line*.

29.2.8 Provision for the Replacement, Reconstruction or *Alteration* of an *Existing Dwelling House*:

An *existing dwelling house* may be replaced, reconstructed or *altered* provided that any such replacement, reconstruction or *alteration* does not increase the *gross floor area* of the original *dwelling house* by more than 25%.

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29.2.9 Provision for a Seasonal Farm Produce Outlet:

A seasonal farm produce outlet shall offer for sale only that produce which is grown or otherwise produced on the *farm* on which such sales outlet is located.

29.3 SPECIAL PROVISIONS**29.3.1 AG-1 WEST SIDE OF BLANDFORD ROAD, SOUTH OF HIGHWAY 401 (KEY MAP 38)**

29.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any AG-1 Zone use any lot, or erect, alter or use any building or structure for any purpose except for the following:

all *uses* permitted in Section 29.1 of this By-law;
 a *single-detached dwelling house*;
 a *building, use or structure accessory* to a residential use, in accordance with Section 5.1.1 of this By-law.

29.3.1.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any AG-1 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

29.3.1.2.1 For the purpose of this subsection, *lot area* shall mean the total horizontal area within the *lot lines* of a *lot*, including the horizontal area of such *lot* covered by a waterbody, *watercourse* or marsh.

29.3.1.2.1.2 Lot Area

Minimum	16 hectares
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29.3.1.2.2 Notwithstanding the provisions of Section 5.1.14.1, development or site alteration, except for those uses permitted within the Environmental Protection Zone 1 (EP1), shall be setback a minimum of 24 metres from the Environmental Protection Zone 1 (EP1).

29.3.1.2.3 Notwithstanding the provisions of Section 5.1.14.2, development or site alteration, except for those uses permitted within the Environmental Protection Zone 2 (EP2), shall be setback a minimum of 22 metres from the Environmental Protection Zone 2 (EP2).

29.3.1.3 That all the provisions of the AG Zone in Section 29.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9180-18)

January/18