

SECTION 7 - LARGE LOT AGRICULTURAL (A3) ZONE REGULATIONS

7.1 GENERAL USE REGULATIONS

7.1.1 Permitted Uses

No land shall be used or no buildings or structures shall be erected altered or used in the Large Lot Agricultural (A3) Zone except for the following purposes:

Agricultural use;

Agricultural home occupation;

Animal kennel;

Commercial greenhouses;

Farm buildings and structures including one single detached dwelling on one lot;

Farm produce outlets;

Forestry use;

Grass landing strip as an accessory use;

Home occupation;

Market garden operations;

Plant nurseries;

Riding stable.

7.1.2	<u>Minimum Lot Area</u>	40 ha
7.1.3	<u>Minimum Lot Frontage</u>	150 m
7.1.4	<u>Maximum Lot Coverage</u>	20 %
7.1.5	<u>Maximum Building Height</u>	12 m
7.1.6	<u>Minimum Floor Area</u>	
	a) For a single-unit detached dwelling:	90 m ²
	b) For a mobile home	60 m ²

7.1.7	<u>Minimum Front Yard Depth</u>	18 m
7.1.8	<u>Minimum Side Yard Depth</u>	15 m
7.1.9	<u>Minimum Rear Yard Depth</u>	15 m

7.2 **SPECIAL USE REGULATIONS**

7.2.1 **Animal Kennels**

In addition to the requirements of Section 7; an animal kennel shall not be erected or used closer than:

- a) 150 metres from a dwelling located on a neighbouring lot;
- b) 300 metres from the boundary of any village or hamlet, as shown on Schedule “B”, Schedule “C”, Schedule “D”, Schedule “E”, Schedule “F”, and Schedule “G” to this By-law.

7.2.2 **Livestock Buildings and Structures**

In addition to the requirements of Section 7.1.7 to Section 7.1.9 inclusive, the following regulations shall apply to buildings and structures hereafter erected or altered for the housing of livestock:

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|----|---|--|
| a) | Minimum distance from the village growth boundary as shown on Schedule “B” & “C” to this By-law: | 450 metres or the distance determined by application of M.D.S. II, whichever is greater. |
| b) | Minimum distance from a hamlet growth boundary as shown on Schedule, “D”, “E”, “F”, and “G” to this By-law: | 300 metres or the distance determined by application of M.D.S. II, whichever is greater. |
| c) | Establishment of a new livestock operation: | The distance determined by application of M.D.S. II. |
| d) | Expansion of a livestock operation existing as of January, 2000: | The distance determined by application of M.D.S. II. |

7.2.3 **Single-Unit Detached Dwelling**

In addition to the requirements of Section 7.1.7 to Section 7.1.9 inclusive, any single-detached dwellings hereafter erected for residential purposes shall be a minimum of 100 metres from a livestock building or structure or the distance determined on application of M.D.S. I, whichever is greater.

7.2.4 **Supplementary Farm Dwelling Units**

Notwithstanding Section 7.1.1, an additional single-detached dwelling unit, one mobile home or accessory living quarters to an agricultural use shall be permitted on a lot having an area 40 hectares or greater.

7.3 **EXCEPTIONS - Large Lot Agricultural (A3) Zone**

7.3.1

7.3.1.1 **Defined Area**

A3-1 as shown on Schedule “A”, Map No. 12A

7.3.1.2 **Permitted Uses**

Wood pallet repair business in addition to all other uses permitted in the A1 Zone.

7.3.1.3 **Minimum Side Yard**

- a) Wood Pallet Repair Business – east side yard: 170 metres
- b) Wood Pallet Repair Business – west side yard: 315 metres
- c) All other permitted uses in accordance with subsection 5.1.8 of this By-law.

7.3.1.4 **Minimum Rear Yard**

- a) Wood Pallet Repair Business: 469 metres
- b) All other permitted uses in accordance with subsection 5.1.9 of this By-law