

PART V – A1 - AGRICULTURE ZONE

The following provisions shall apply to the use of land and the construction of buildings in all A1 Zones subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

(1) Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes :

(a) Main Use

(i) a farm

(ii) a group home in a permitted single detached dwelling. (2460-86)

(iii) public use (2019-64)

(b) Accessory Uses, Buildings or Structures

(i) a farm produce outlet;

(ii) a rural home occupation;

(iii) a home occupation;

(iv) a dog kennel.
(3129-95)

2. ZONE REQUIREMENTS

(1) Lot Frontage (minimum): 100 metres

(2) Lot Area (minimum): 12 hectares

(3) Front Yard Depth (minimum): 7.5 metres

(4) Rear Yard Depth (minimum): 7.5 metres

(5) Side Yard Width (minimum): 7.5 metres

(6) Building Height (maximum): 10.5 metres

(7) Notwithstanding the yard provisions of Subsections (3), (4) and (5)

above, if the provisions of the Agricultural Code of Practice as stated in Part C, Section 23 of this By-Law are applicable, then the distances obtained by the application of the minimum distance separation requirements as amended from time to time shall be the minimum distances. (3129-95)

3. FOR HOME OCCUPATION PROVISIONS

See Part C, Section 8 .

4. FOR RURAL HOME OCCUPATION PROVISIONS

See Part C, Section 9.

5. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

6. SPECIAL PROVISIONS

(1) Enlarging of a Farm

Notwithstanding any provisions of this By-Law, when a farmer enlarges his farm by acquiring another farm in an A1 zone and the acquired farm has located thereon a single detached dwelling, then, where the Land Division committee permits the severance of a lot upon which such surplus dwelling is located, the severed lot shall comply with the provisions of the RR - Residential Rural Zone. Such dwelling and lot shall be deemed to be a permitted use for subsequent owners and purchasers thereof. (3129-95)

(2) Farm Retaining a Lot

Notwithstanding any provisions of this By-Law, when a farmer in an A1 Zone sells his farm, then, where the Land Division Committee permits a lot to be severed from the farm for the farmer 's own occupation, a single detached dwelling may be erected, altered or used thereon provided that such lot conforms to the provisions of the RR Residential Rural Zone. Such dwelling shall be deemed to be a permitted use for subsequent owners and purchasers thereof.

(3) Notwithstanding any provision of this By-Law, where the Land Division Committee permits a residential lot to be severed from the farm lot, such residential lot shall comply with the provisions of the RR - Residential Rural Zone and such dwelling shall be deemed to be a permitted use for subsequent owners and purchasers thereof. (3129-95)

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- (4) Notwithstanding Sections 13(3) a) and c) of Part C of this By-Law but subject to the provisions of Section 2 (2) of Part Y of this By-Law and when in association with a permitted farm, land zoned A1 and located within a setback required by the provisions of this By-Law shall be permitted to be used for farm related uses and farm related structures, but not buildings, other structures and private sewage systems. For the purposes of this Section 6(4) "farm related structures" shall mean fencing, piping, laneways, accesses, culverts, tile drainage, and other similar farm related structures.
(3246-96)
- (5) Notwithstanding the provisions of Section 1.(1) of this Part V, within the area zoned A1-1, the River Valley Air Park existing on the date of the passing of this By-Law shall be deemed to be a permitted use.
- (6) Notwithstanding the provisions of Section 1(1) of this Part V, within the area zoned A1-2, the land and building used for the operation of the Humane Society, existing on the date of the passing of this By-Law, shall be deemed to be a permitted use.
- (7) Notwithstanding the provisions of Section 1. (1) of this Part V, non farm related 'single detached dwellings' intended to be located on lots for which a consent was granted by the County of Hastings Land Division Committee, or its predecessor the Township of Sidney Committee of Adjustment, or on appeal by the Ontario Municipal Board on or before November 28, 1980, shall be deemed to be a permitted use, subject to the provisions of Part I, RR - Residential Rural Zone.
- (8) Notwithstanding the requirements of Section 2(2) of this Part V, a lot with a lot area of less than 12 hectares and located in an A1 zone, may be used as a farm provided the lot existed on the date of the passing of the By-Law.
(2153-82)
- (9) Notwithstanding Section 5 (79) and 5 (83) of Part A of this By-Law and any other section of this By-Law to the contrary, for a lot zoned A1 and E it shall be permitted to utilize the lot area and lot frontage of the E zone when calculating the lot area and lot frontage for a permitted farm.
(3246-96)
- (10) Notwithstanding the provisions of Section 2(2) of this Part V, within the area zoned A1-4 the minimum lot area shall be 4.655 hectares .
(2354-85)
- (11) Notwithstanding the provisions of Section 2 (1) of this Part V, within the area zoned A1-5, the minimum lot frontage shall be 61.22 metres.

(2354-85)

- (12) This section deleted. (3129-95)
- (13) This section deleted. (3129-95)
- (14) This section deleted. (3129-95)
- (15) Notwithstanding the provisions of Section 2 (1) of this Part V, within the area zoned A1-9, the minimum lot frontage shall be 48 metres.
(2799-90)
- (16) This section deleted. (3129-95)
- (17) Notwithstanding the provisions of Sections 2 (1) and 2(2) of this Part V, within the area zoned A1-11 the minimum lot frontage shall be 45 metres and the minimum lot area shall be 9.7 hectares.
(2840-91)
- (18) Notwithstanding the provision of Section 2 (2) of this Part V, within the area zoned A1-12 the minimum lot area shall be 3.4 hectares .
(2860-91)
- (19) Notwithstanding the provision of Section 2(1) of this Part V, within the area zoned A1-13 the minimum lot frontage shall be 69 metres.
(2868-91)
- (20) This section deleted. (3129-95)
- (20) Notwithstanding the provisions of Section 1 (1) of this Part V, a farm related equipment sales dealership and associated parts warehouse shall be permitted to locate within a 2.8 hectare area of the 13.6 hectare area zoned A1-14. The subject 2.8 hectare area shall comprise a frontage of 280 metres, a depth of 101.5 metres and abut the north eastern limit of Part 1, Plan 21R-17449 as well as the streetline of County Road 1 (Wallbridge -Loyalist Road). The boundary of this said 2.8 hectare area shall be defined by visible fencing, posts or other similar markings on the ground sufficiently spaced to clearly delineate the subject 2.8 hectare area.

The locating of a farm related equipment sales dealership and associated parts warehouse within the said 2.8 hectare area of the A1-14 zone shall be subject to the zone requirements of Section 2, Part M CH - Highway Commercial zone of Zoning By-Law 2076-80, as amended. (3239-96)