

PART W - A2 - AGRICULTURE ZONE

The following provisions shall apply to the use of land and the construction of buildings in all A2 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 single detached dwelling (3129-95)

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

(iv) public use (2019-64)

(b) Accessory Uses, Buildings or Structures

(i) Any use, building or structure which is subordinate and customarily incidental to a main use; and

(ii) a dog kennel (3129-95)

2. ZONE REQUIREMENTS FOR A FARM

(1) The provisions of Part V, A1 Agriculture Zone shall apply. Notwithstanding Sections 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 A2 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)

3. ZONE REQUIREMENTS FOR A DWELLING

(1) The provisions of Part I, RR Residential Rural Zone shall apply.

4. SPECIAL PROVISIONS

(1) Notwithstanding the provisions of Section 1(1) of this Part W, within the area zoned A2-1, the Oak Hills Flying Club existing on the date of the

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passing of this By-Law, shall be deemed to be a permitted use.

- (2) Notwithstanding the lot area requirements for a farm located in an A2 zone, a lot with a lot area of less than 12 hectares and located in an A2 Zone, may be used as a farm, provided the lot existed on the date of the passing of the By-Law.
(2153-82)
- (3) 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 A2 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 4 (3) "farm related structures" shall mean fencing, piping, laneways, accesses, culverts, tile drainage, and other similar farm related structures .
(3246-96)
- (4) Notwithstanding the provisions of Section 3(1) of this Part W, within the area zoned A2-3, the minimum lot frontage shall be 20.0 metres for the existing approximately 8.7 hectare parcel of land.
(2610-88)
- (5) Notwithstanding the requirements of Section 2 and Section 3 of this Part W within the area zoned A2-4 no buildings, structures or private septic disposal systems shall be permitted to locate within 120 metres of a Provincially significant wetland (Foxboro Swamp), except as may otherwise be permitted by the Ministry of Natural Resources and the Municipality. However, no yard required by Section 2 and Section 3 of this Part W shall be reduced beyond the required yard minimum depth or width stipulated in Section 2 or Section 3 of this Part W.
(3007-93)
- (6) Notwithstanding the requirements of Section 2 and Section 3 of this Part W within the area zoned A2-5, no buildings, structures or private septic disposal systems shall be permitted to locate within 120 metres of a provincially significant wetland (Trent River Final Bend swamp) , except as may otherwise be permitted by the Ministry of Natural Resources and the Municipality. However, no yard required by Section 2 and section 3 of this Part W shall be reduced beyond the required yard minimum depth or width stipulated in Section 2 or section 3 of this Part W.
(3012-93)
- (7) Notwithstanding the requirement of Section 2(1) of this Part W, within the area zoned A2-6 the minimum lot frontage shall be 90.0 metres and the minimum lot area shall be 1.5 hectares. (3024-94)

- (8) Notwithstanding the permitted uses and accessory uses, buildings or structures of Section 1 and the provisions of Sections 2 and 3 of this Part W, within the area zoned A2-7, no person shall erect or occupy a building or structure or use any building, structure or land except in accordance with the following:

(a) PERMITTED USES

(i) Main Uses

(a) a single detached dwelling (3129-95)

(b) a mobile wash operation.

For the purposes of the A2-7 zone a "mobile wash operation" shall mean land or a building or a structure where vehicles are kept, stored and/or dispatched in association with a mobile wash business and may include an office associated with a mobile wash business.

(ii) Accessory Uses, Buildings or Structures

Any use, building or structure which is subordinate and customarily incidental to the permitted main uses shall be permitted.

(b) ZONE REQUIREMENTS

(i) Lot Frontage (minimum): 120.0 metres

(ii) Front Yard Depth (minimum): 30.0 metres

Notwithstanding the minimum front yard depth, no building or structure used for or in association with a mobile wash operation shall be located within 45.0 metres of a streetline . A strip of land with a minimum depth of 3.0 metres abutting the streetline shall be maintained as a landscaped area, except for ingress and egress.

(iii) Interior Side Yard Width (minimum): 15.0 metres

Notwithstanding the minimum interior side yard width, no building or structure used for or in association with a mobile wash operation shall be located within 85.0 metres of the western interior side lot line.

(iv) Floor Area (maximum)

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The gross floor area used for a mobile wash operation main building shall not exceed 325.0 square metres.

(v) Lot Coverage (maximum): 50.0 percent

(vi) Height (maximum)

(a) a single detached dwelling: 10.5 metres
(3129-95)

(b) a mobile wash operation building or structure: 15.0 metres

(vii) Special Setbacks (minimum)

No main building or use and no accessory building, structure or use shall be located within 120.0 metres of a Provincially significant wetland.

(c) FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS

In addition to the zone requirements of the A2-7 zone, see Part C, Section 7.

(d) FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

(e) FOR OFF STREET LOADING PROVISIONS

See Part C, Sections 17 and 18.

(f) SPECIAL OFF STREET PARKING AND OFF STREET LOADING PROVISIONS

Notwithstanding Sections 4(8) (d) and (e) of this Part W, no off street parking or off street loading space for a mobile wash operation shall be located within any required yard or special setback of the A2-7 zone.
(3039-94)

(9) Notwithstanding Sections 1(1)(a) and (b), 2 and 3 of this Part W, within an area zoned A2-8, the following shall apply:

(a) Main Use

(i) a farm, including only existing farm dwellings;

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(ii) an existing single detached dwelling; and (3129-95)

(iii) existing uses.

(b) Accessory Uses, Buildings or Structures

(i) Any use, building or structure which is subordinate and customarily incidental to a main use.

(c) Dwellings and Dwelling Units

(i) Notwithstanding Sections 4(7)(a) and (b) of this Part W no single detached dwelling, dwelling unit or farm dwelling shall be erected or located in that area zoned A2-8.

(d) Zone Requirements

The minimum lot area and lot frontage shall be as existing on the date of the passing of this By-Law. The minimum front yard and rear yard depth shall be 7.5 metres and the minimum interior and exterior side yard width shall be 7.5 metres . Notwithstanding the aforementioned, any existing yard having a depth or width less than 7.5 metres shall be recognized for the existing building or structure. The maximum building height shall be 10.5 metres.

(3129-95)

(10) Notwithstanding the requirements of Section 1(1)(a) of this Part W, within the area zoned A2-9 a second dwelling unit shall be permitted within the permitted single detached dwelling. (3129-95)

(11) Notwithstanding the requirement of Section 13(5) of Part C, within the area zoned A2-10 a single detached dwelling is a permitted use. (3125-95)

(12) Notwithstanding the provisions of Section 1(1) of this Part W within the area zoned A2-11 the following shall be deemed to be permitted uses in addition to those uses permitted by Section 1(1) of this Part W:

1. Permitted Uses

(a) Main Use

Commercial water taking operation having an appropriate Ministry of Environment and Energy "Permit To Take Water".

(b) Accessory Uses, Buildings or Structures

Any use, building or structure which is subordinate and customarily incidental to a permitted commercial water taking operation having an appropriate Ministry of Environment and Energy "Permit To Take Water".

(c) Water Processing Plant Building

A building for a water processing plant associated with a permitted commercial water taking operation shall be permitted on lands located in Part 1 of Plan 21R-6055 provided such a building does not exceed 290.0 square metres of gross floor area. Further, such a building shall not be located closer than 30 metres to a street line or 50 metres to a side or rear lot line.

(d) Setbacks

Notwithstanding Sections 13(3)a) and c) of Part C of this By-Law, lands in the A2-11 zone located within the required setback from the E-2 zone or a watercourse shall be permitted to be used for pipes, valves, hoses, accesses and other similar structures and improvements related to a commercial water taking operation having an appropriate Ministry of Environment and Energy "Permit To Take Water" ."

(3240-96)