

Section 6
Agricultural Zone One – A1

SECTION 6 - AGRICULTURAL ZONE ONE (A1)

No **person** shall within any A1 **zone use** any **land** or **erect, alter, or use** any **building or structure** for any purpose except in accordance with the following provisions:

Amended by By-law No. Z107-2014

6.1 Permitted Uses, Buildings, and Structures

- ~~(a) — existing agricultural uses;~~
 - ~~(b) — a bed and breakfast establishment;~~
 - ~~(c) — a commercial greenhouse;~~
 - ~~(c.1) — a hiking trail;~~
 - ~~(d) — a home occupation;~~
 - ~~(e) — a kennel;~~
 - ~~(e.1) — a pet hotel~~
 - ~~(f) — a public park;~~
 - ~~(g) — a single detached dwelling;~~
 - ~~(h) — a wayside pit; and~~
 - ~~(i) — accessory uses, buildings, and structures.~~
- (a) **Agricultural Uses**
 - I. **agricultural uses;** and
 - II. **commercial greenhouse.**
 - (b) **Residential Uses**
 - I. **a bed and breakfast establishment** within an existing **single-detached dwelling;**
 - II. **a home occupation** within an existing single detached dwelling; and
 - III. **an existing single detached dwelling.**
 - (c) **Agriculture-Related Use**
 - I. **farm equipment repair shop;**
 - II. **winery**
 - III. **agricultural research and training facility;** and
 - IV. **farm stand.**
 - (d) **On-Farm Diversified Use**
 - I. **agri-tourism use;**
 - II. **agricultural animal clinic;**
 - III. **on-farm shop or café;**
 - IV. **value added agricultural use;** and
 - V. **agricultural products processing establishment.**
 - (e) **Accessory uses building, and structures.**

6.2 Requirements for existing Agricultural Uses and Commercial Greenhouses

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6.2.1	Lot Area, Minimum	5	hectares
6.2.2	Lot Frontage, Minimum	150	metres
6.2.3	Front Yard, Minimum	22.5	metres
6.2.4	Interior Side Yard, Minimum	15	metres
6.2.5	Exterior Side Yard, Minimum	22.5	metres
6.2.6	Rear Yard, Minimum	15	metres
6.2.7	Building Height, Maximum	30	metres
6.2.8	Lot Coverage, Maximum	5	per cent
6.2.9	Parking Requirements		

In accordance with the provisions of Section 5.21.

6.3 Requirements for a Bed and Breakfast Establishment

In accordance with the provisions of Section 5.3.

6.4 Requirements for a Home Occupation

In accordance with the provisions of Section 5.11.

6.5 Requirements for a Kennel

6.5.1	Lot Area, Minimum	2,000	square metres
6.5.2	Lot Frontage, Minimum	30	metres
6.5.3	Front Yard, Minimum	10	metres
6.5.4	Interior Side Yard, Minimum	7.5	metres
6.5.5	Exterior Side Yard, Minimum	7.5	metres
6.5.6	Rear Yard, Minimum	7.5	metres
6.5.7	Building Height, Maximum	10.5	metres
6.5.8	Lot Coverage, Maximum	30	per cent
6.5.9	Parking Requirements		

In accordance with the provisions of Section 5.21.

6.6 Requirements for a Public Park

In accordance with the provisions of Section 24.

6.7 Requirements for Accessory Uses, Buildings, and Structures

In accordance with the provisions of Sections 5.1 of this By-law.

6.8 Special Provisions

Amended By By-law No. Z24-2000

6.8.1 A1-1

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard)
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. Z1-1997 to the contrary, no residential **development**, including the establishment of a **single-detached dwelling** or any other **building or structure** for human habitation, shall be **permitted** on the land in the “A1-1” **zone** as shown on Key Map 3 of

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- Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z24-2001).
- (c) Notwithstanding the provisions of Section 6.2.1 of By-law No. Z1-1997 to the contrary, the **minimum lot area** for **permitted uses** located on the land in the “A1-1” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z24-2001) shall be 4.3 hectares.
 - (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z48-2004**6.8.2 A1-2-T**

- (a) Location: Part of Lots 15 and 16, Concession 18 (Key Map 3)
- (b) Notwithstanding any provision of Section 6.1 of this By-law to the contrary, a **garden suite**, in the form of a double wide **mobile home**, shall be **permitted** as supplemental housing for a period of ten years from the day of passing of By-law No. Z48-2004 (June 22, 2024) on the land in the “A1-2-T” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z48-2004).
- (c) The double-wide **mobile home** referred above shall be located within 50 metres of the **existing dwelling** located on the land in the “A1-2-T” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z48-2004).
- (d) The **gross floor area** of the double-wide **mobile home** referred above shall not exceed 140 square metres.
- (e) Upon the expiry of the time period during which the authorization of the temporary **use** described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990 does not apply so as to permit the continued **use** of the land, **buildings**, or **structures** for the **permitted** temporary use.
- (f) Upon the expiry of the time period during which the authorization of the temporary **use** described in Clause (b) above is in effect, the **zone** classification of the subject property shall be established as “Agricultural Zone One (A1)”, in this By-law and shall then be shown as “A1”, on Key Map 3 of Schedule “A” to this By-law and the applicable provisions of this By-law shall apply.
- (g) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z50-2004**6.8.3 Deleted By By-law No. Z107-2014****Amended By By-law No. Z80-2008****6.8.4 A1-4**

- (a) Location: Part of Lot 16, Thames Concession (formerly in the Township of Blanshard)
- (b) Notwithstanding the provisions of Section 6.2.1 and Section 6.2.2 of this By-law to the contrary, the **minimum lot area** and **minimum lot frontage** for the land within the “A1-4” **zone** as shown on Key Map 1 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z80-2008) shall be 2.6 hectares and 130 metres, respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

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- (a) Location: Part of 17, Thames Concession (Key Map 1)
Part of 17, Concession 15 (Key Map 1)
Part of 17, Concession 19 (Key Map 4)
Part of 22, Concession 18 (Key Map 8)
- (b) Notwithstanding the provisions of Section 6.1 of this By-law to the contrary, the following uses, **buildings** and **structures** are **permitted** for land located within the “A1-5” **zone** as shown on Key Map 1 and Key Map 4 of Schedule “A” to this By-law:
 - (i) a **bed and breakfast establishment**;
 - (ii) a **home occupation**;
 - (iii) one **single-detached dwelling** on one **lot**;
 - (iv) **accessory uses, buildings, and structures**.
- (c) Notwithstanding the provisions of Section 6.2 of this By-law to the contrary, the requirements for a **single-detached dwelling** located within the “A1-5” **zone** as shown on Key Map 1 of Schedule “A” to this By-law are as follows:

(i)	Lot area , Minimum	2,000 square metres
(ii)	Lot Frontage , Minimum	30 metres
(iii)	Front yard , Minimum	10 metres
(iv)	Interior Side Yard , Minimum	3.0 metres
(v)	Exterior Side Yard , Minimum	7.5 metres
(vi)	Rear Yard , Minimum	7.5 metres
(vii)	Building Height , Maximum	10.5 metres
(viii)	Lot Coverage , Maximum	30 per cent
(ix)	Gross floor area , Minimum	125 square metres
(x)	Landscaped open space , Minimum	30.0 per cent
(xi)	Parking Requirements	In accordance with the provisions of Section 5.21.
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z107-2014**6.8.6 A1-6 (Former A2-5)**

- (a) Location: Part of Lot 17, Concession 15
- (b) Notwithstanding the provisions of Section 6.2.2 of this By-law to the contrary, minimum **lot frontage** for a **lot** within the “A1-6” **zone** as shown on Key Map 4 of Schedule “A” to this By-law shall be 27.0 metres.
- (c) Notwithstanding the provisions of Section 6.2.3 of this By-law to the contrary, **minimum front yard** for a **single-detached dwelling** within the “A1-6” **zone** as shown on Key Map 4 of Schedule “A” to this By-law shall be 15.0 metres.
- (d) Notwithstanding the provisions of Section 6.2.6 of this By-law to the contrary, **minimum rear yard** for a **single-detached dwelling** within the “A1-6” **zone** as shown on Key Map 4 of Schedule “A” to this By-law shall be 40.0 metres.
- (e) All other provisions of By-law No. Z1-1997, as amended, shall apply.

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6.8.7 A1-7 (Former A2-6)

- (a) Location: Part of Lot 17, Concession 15
- (b) Notwithstanding any provisions of By-law No. Z1-1997 to the contrary, an **existing** 215 square metre shed, **existing** on the day of adoption of By-law No. Z40-2003, shall continue to be **permitted** on the land within the “A1-7” **zone** as shown on Key Map 4 of Schedule “A” to this By-law provided; however, that the **existing** shed shall only be used for the storage of personal belongings of the residents of the **single-detached dwelling** located on the same **lot** as the **existing** shed and within in the “A1-7” zone.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.