

SECTION 6 AGRICULTURAL ZONE

6.0 General Provisions

Within the Agricultural (A) Zone, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed for the respective sub-categories in Section 6.1, subject to the applicable regulations in this Section and Sections 4 (General Regulations) and 5 (Transportation Provisions) of this Zoning By-law. The range of uses permitted on a property within the Agricultural Zone depends on the parcel size as outlined in Section 6.1. To determine the minimum lot requirements in Section 6.2 the following terminology will be used:

- a) “Existing Agricultural Lot” means a lot existing prior to the approval of this Zoning By-law; and
- b) “New Agricultural Lot” means a lot created on or after the approval of this Zoning By-law.

6.1 Permitted Uses

	Permitted Uses (also see Applicable Definitions in Section 3)	Regulation Sections Other than Sections 6.2 & 6.3	35 ha or greater	4 ha to 34.99 ha	1390 m² to 3.99 ha
1	Farming which shall include sod farms existing as of November 28, 2006, but shall not permit any new sod farms established after November 28, 2006, without a site-specific amendment to this By-law and other farm-related uses noted subsection 1 a) to 1 g) below.		✓	✓	✓
a)	Any livestock barn, drive shed, building for the storage of farm equipment, livestock shelter as per Section 3 definition, vehicles or supplies or structure (e.g., silo, crib, milking station, etc.) required as part of the farm operation occurring on the property		✓	✓	✓ ²
b)	Sale of products grown or raised on the premises shall include only:				
	i) Farm Produce Stand (selling only products grown on site)	6.7	✓	✓	✓
	ii) Other products not grown or raised on the farm	6.7 b) i)	✓	✓ ²	
	iii) Non-Commercial Greenhouse (Floriculture and Horticulture Sales) Operation	6.6	✓	✓ ²	
c)	Value Added Farm Uses (washing, packaging of products grown the premise)	6.4	✓	✓ ²	
d)	Value Retention (of products grown on the premise)	3	✓	✓	✓

	Permitted Uses (also see Applicable Definitions in Section 3)	Regulation Sections Other than Sections 6.2 & 6.3	35 ha or greater	4 ha to 34.99 ha	1390 m² to 3.99 ha
e)	The raising, training, or boarding of horses, including Riding Stable or Riding Academy		✓	✓	✓
f)	Research Farming		✓	✓	✓
g)	On-Farm Diversified Uses which includes:	6.4	✓	✓ ²	
i)	Value Added Farm Uses,	6.7	✓	✓ ²	
ii)	Agri-Tourism and	6.5	✓	✓ ⁵	
iii)	Non-Commercial Greenhouse (Floriculture and Horticulture Sales) Operation	6.6	✓	✓ ²	
2	Residential Building – Single Detached which includes the following accessory uses		✓	✓	✓
i)	Private Home Child Care		✓	✓	✓
ii)	Home Occupation	4.24	✓	✓	✓
iii)	Bed and Breakfast	4.10	✓	✓	✓
iv)	Home Tradesperson	4.23		✓ ²	✓
a)	Doddy House	3	✓	✓	✓
b)	Farm Labour Residence	3 ⁴	✓	✓ ³	
c)	Dwelling – Mobile Home as per 2 d) below	3 and 4.4	✓	✓	✓
d)	Accessory Dwelling Unit(s)	3 and 4.4	✓	✓	✓
e)	Short Term Rental	4.37	✓	✓	✓
f)	Group Home	4.22	✓	✓	✓
3	Accessory Uses				
i)	Buildings and/or structures accessory to a residential use	4.1, 4.2 and 6.3 b)	✓	✓	✓
ii)	Accessory building for horse transportation	4.3	✓	✓	✓
iii)	Manure storage facility accessory farming	6.3 b)	✓	✓	✓
iv)	Accessory Bio-Storage	6.3 c)	✓	✓	
v)	Building or structures accessory to other permitted uses		✓	✓	✓ ²
Note 1: The '✓' indicates the use is permitted within the applicable property size range of a property zoned Agriculture. Note 2: Indicates that the specific regulations may have additional minimum size requirements for certain uses over and above the property size ranges noted in the columns above. Note 3: A Farm Labour Residence is only permitted within this property size range for a farm 20 hectares or greater. Note 4: A Farm Labour Residence, where permitted, shall be limited to one building on the farm and a maximum occupancy of 20 people, which may be the primary residential building and does not require an associated Residential Building – Single Detached or Doddy House. Note 5: See Section 6.4 b) for additional information related to the minimum lot size for an Agri-Tourism use.					

6.2 Standard Regulations

The following regulations for the respective range of property sizes within the Agricultural Zone shall apply to all permitted uses listed in Section 6.1

Standard Regulations	35 ha or greater	4 ha to 34.99 ha	1390 m ² to 3.99 ha
Minimum Lot Area of 'Existing' Agricultural Lot	35 ha	4 ha	0.139 ha
Minimum Lot Area of 'New' Agricultural Lot	40 ha	N/A	N/A
Maximum Lot Area Existing Agricultural Lot	N/A	Less than 35 ha	Less than 4 ha
Minimum Lot Width – Existing Agricultural Lot	30 m	30 m	30 m
Minimum Lot Width – New Agricultural Lot	230 m	N/A	N/A
Minimum Building Line Setback – Front Wall	7.6 metres or MDS ¹ setback, whichever is greater		
Minimum Building Line Setback – Flankage	7.6 metres or MDS ¹ setback, whichever is greater		
Minimum Side Yard Setback			
i) Residential Building	3 metres		
ii) Residential Accessory Building	1 m		
iii) Livestock Building/Barn	10 m or MDS ¹ setback, whichever is greater		
iv) Other Building	3 m		
Minimum Rear Yard Setback	7.5 m or MDS ¹ setback, whichever is greater		
Maximum Lot Coverage	20% ³		
Maximum GFA of Livestock Barn	No Max. ²	No Max. ²	No Max. ²
Maximum GFA of Other Farm Buildings and/or Accessory Farm Buildings	No Max. ²	No Max. ²	Maximum ² is: i) 112 square metres for a property between 1 hectare and 4 hectares ii) 70 square metres for a property 1 hectare or less;
Maximum GFA of Detached Accessory Building of Horses for Transportation	No Max. ²	No Max ²	Part of the permitted detached accessory building coverage in Section 4.2 ²
Maximum GFA of Detached Accessory Residential Building	112 m ² - See Sections 4.1 & 4.2 ²		
Minimum Ground Floor Area – Residential			
i) 1 Storey	100 m ²		
ii) More than 1 Storey	70 m ²		
Parking, Loading & Driveway Requirements	In accordance with Section 5		
All measurements in metric – linear measurements in metres (m) and floor/lot area measurements in square metres (m ²). Gross Floor Area – GFA. 1. MDS is Minimum Distance Separation requirements for livestock buildings or manure storage facilities as per Section 6.3 2. Buildings with no maximum GFA are still subject to Maximum Lot Coverage 3. Notwithstanding the maximum lot coverage requirement of twenty per cent (20%) in the A Zone, an Accessory Dwelling Unit shall be exempt from the calculation of lot coverage			

6.3 General Regulations

In addition to Section 6.2, the following additional regulations apply:

- a) **Building Style** - Block or concrete buildings with a flat roof for any purpose in the Agricultural zone shall be limited to a maximum ground floor area of 250 square metres.

- b) Building Location – All new buildings associated with the farming operation, all On-farm Diversified Uses, buildings and structures in Section 6.4, and all residential units and building/structures accessory thereto, shall be erected within 50 metres of the existing farm buildings/structures, integral to the farming operations including but not limited to livestock facilities, equipment storage, manure storage facilities, and feed storage to form part of the “farm cluster”, except for the following:
- i) Livestock buildings, manure storage facilities and anaerobic digestors that must comply to the Minimum Distance Separation requirement in Section 6.3 c) below;
 - ii) Buildings associated with a maple syrup farming/production;
 - iii) Livestock shelters as defined in Section 3;
 - iv) A farm produce stand outlined in Section 6.7 f); and
 - v) Barns not accessory to a residence shall be erected within 80 metres of the existing farm buildings/structures unless otherwise prescribed by a provincial agency.

Notwithstanding Section 4.2 e), an accessory building to a residence within the Agricultural Zone may be permitted within the Front Yard provided that such building is within the “farm cluster” noted in the paragraph above and does not encroach into the Minimum Building Line Setback in Section 6.2.

- c) Minimum Distance Separation (MDS) - livestock buildings and residential units are subject to following MDS requirements:
- i) *MDS1* - Notwithstanding anything contained in the foregoing or any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within a zone, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) setback from a livestock facility, manure storage or anaerobic digester, calculated using the Formulas published by the Ontario Ministry of Agricultural, Food and Rural Affairs (OMAFRA), as may be amended from time to time.
 - ii) *MDS 2* - Notwithstanding anything contained in the foregoing or any other yard or setback provisions of this By-law to the contrary, no new or expanding odour sources including, livestock facilities, manure storage and anaerobic digestors shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) setback, calculated using the Formulas published by the Ontario Ministry of Agricultural, Food and Rural Affairs (OMAFRA), as may be amended from time to time.
 - iii) In accordance with the MDS guidelines, and in addition to Subsection 6.3 c) i) and ii) above, the following shall apply:
 - MDS 1 setbacks do not apply to any new or expanding industrial Agricultural Related Use, or any industrial On-Farm Diversified Use.

MDS 1 setbacks will apply to any non-industrial On-Farm Diversified Use.

- MDS 1 setbacks will not apply to any closed cemetery, any cemetery with no place of worship present, and any cemetery associated with the community relying on horse drawn transportation.
- MDS II setbacks do not apply from any existing Agricultural Related Use, or any industrial On-Farm Diversified Use.
- MDS II does not apply to a livestock shelter, as defined in Section 3 of this By-law, a trail outside of a settlement, or a barn for the shelter of horses used as a primary means of transportation.
- MDS II setbacks apply to all existing cemeteries, as Type B land uses, except for those associated with the community relying on horse drawn transportation where the MDS Type A Land Use requirements shall apply.
- MDS II setbacks apply to all churches and rural schools as Type B land uses, except those associated with the community relying on horse drawn transportation which shall meet the Type A Land Use requirements.
- MDS II setbacks apply to all existing settlement boundaries as Type B land uses except for rural employment area settlements where the MDS Type A Land Use requirements shall apply.

- d) Accessory Bio-Solid Storage - An accessory bio-solid storage facility is permitted on farm parcels 4 ha or greater, shall be used only to spread bio-solids on the farm field containing an area of the said facility and no other farms off-site and shall be constructed of solid concrete material and:
- i) Shall not be located within 300 metres of a residence on an adjacent lot, or any building used for recreational, institutional, religious or educational purposes;
 - ii) Shall not be located within 600 metres of an area zoned residential; and
 - iii) No residence shall be constructed within 300 metres of an accessory bio-solid storage facility.
- e) Notwithstanding Section 4.20 of this Zoning By-law, Existing Agricultural Lot with less than 30 metres of frontage or with no frontage, is 10 hectares or greater in size and contains an existing farm building(s), shall be permitted an addition to a farm building or a new farm building or an addition to an existing residence, in accordance with Section 6, without an amendment to this Zoning By-law, but this provision shall not permit the construction of a new residence, which shall require amendment to this Zoning By-law.
- f) Notwithstanding anything contrary, where the (F), (FF), (FW), (SE) or (RBA) suffix is applied to a property or portion thereof within the Agricultural Zone, any residential building shall only be permitted if a permit or written consent is obtained from the GRCA or in compliance with the corresponding Overlay Zone provisions in Section 15.

6.4 Regulations for On-Farm Diversified Uses

- a) On-Farm Diversified Uses are limited to:
- i) Value-added Farm Uses, where the majority of the ingredients/components come from surrounding local area farms.
 - ii) Value-Retention of Farm products (where there is no regulation on where the products are from).
 - iii) Home industries being:
 - Dry Industrial operations (including farm related operations, sawmill, welding or woodworking shop, manufacturing/ fabrication, equipment repair);
 - Winery, cidery, meadery, small scale micro-brewery, distillery operations;
 - Indoor Seasonal storage (i.e., boats, trailers, and vehicles); and
 - Veterinary clinics.
 - iv) Kennel.
 - v) Agri-tourism uses as per the Sections 6.4 b) and 6.5.
 - vi) Retail uses being a Farm market, seed supplier, tack shop, maple syrup equipment, farm implement, farm related dry commercial use (not including a hardware store or general farm supply store) and Non-Commercial Greenhouse Retail operations. Non-Commercial Greenhouse Retail operations are regulated as per Section 6.6.
 - vii) Accessory restaurants being small scale, directly associated and secondary to the permitted On-Farm Diversified Use (including cidery's and brewery's etc.), whose focus is on the produce/product from the farm, are permitted at a maximum indoor capacity of 20 people. Standalone restaurants or restaurants as a primary use are not permitted.
 - viii) All of which shall be in accordance with the regulations below, or except as noted elsewhere in this By-law.
- b) On-Farm Diversified Uses are limited to the following areas:

Farm Size	Maximum Lot Coverage of the Area of Operation		
	Veterinary Clinic, Kennel	Winery, cidery, meadery, small scale micro-brewery, distillery operations, indoor seasonal storage, retail uses, ground-mounted solar facilities, dry industrial, farm-related dry industrial, farm-related dry commercial, Value Retention of farm products, Value Added and Agri-tourism	Non-Commercial Greenhouse (Floriculture/Horticulture) Sales Operation
4 to 5.9 ha.	Not permitted	Not permitted	See section 6.6
6 ha. or greater	0.50%	2%	See section 6.6

In accordance with Section 6.4 d), the total area where more than one of the uses noted above is proposed cannot exceed the maximum size noted above.

- c) For the purposes above, lot coverage of the On-Farm Diversified Use shall include all associated buildings, outdoor storage, landscaped areas, berms, well and septic systems, parking and dedicated laneways with the use (the “area of operation”) but not include existing laneways shared between agricultural uses and On-Farm Diversified Uses.
- d) The total lot coverage (the “area of operation”) of anyone, or more than one of the uses noted above combined, cannot exceed the lesser of a maximum lot coverage of 2% or 1 hectare, which includes all the associated elements noted in Section 6.4 c) above.
- e) All buildings and structures associated with an On-Farm Diversified Use shall be designed similar to a farm structure, and in accordance with the following:
 - i) a maximum height of 7.3 metres,
 - ii) must have a peaked roof, and
 - iii) be one storey, save and except a portion of the building may have a second floor which shall not exceed a maximum of 30% of the ground floor area of the building.
- f) On-Farm Diversified Uses must be operated by the resident farmer, a resident member of the farm family or non-resident owner of the farm who farms the property.
- g) All buildings/structures, outdoor storage, display, parking and loading areas used in connection with the On-Farm Diversified Use (the “area of operation”) must be separated by at least 150 metres from buildings used for residential, recreational, or institutional purposes located on an adjacent lot. New residences on an adjacent property must be a minimum of 180 metres from buildings housing an On-Farm Business for which a Zoning Compliance Certificate has been issued.
- h) Veterinary clinics shall be large animal, or mixed large and small animal operations, but shall not primarily offer services for urban or typical household pets.
- i) Kennel may include pet day care, pet care, and pet training operations. A Kennel (including any pet day care, pet care, and pet training operations), in part or any combination hereto, shall not exceed the lot coverage noted in Section 6.4 b). Such facilities may also be subject to regulations in the Animal Control By-law as applicable and where there is any conflict the more restrictive of the requirements shall apply.
- j) Accessory retailing is not permitted for any landscape or seasonal storage. For all other permitted uses, accessory retail areas are only permitted for goods produced or manufactured on-site and not exceeding 15% of the total permitted floor area. For the purposes of measuring retail area noted above the following shall be used - the measurement of the display area plus 1 metre aisle space around the display area.

- k) Where outdoor storage is permitted, all outdoor storage for On-Farm Diversified Uses is limited to 35% of the operation's ground floor area and must be located to the rear of the building(s) for an On-Farm Diversified Use. Notwithstanding this, the outdoor display of farm equipment/machinery for sale is permitted in front of the buildings but behind the Building Line Setback and is not subject to the 35% of floor area restriction but forms part of the area of operation and part of the lot coverage.
- l) All private water and/or sanitary services must be contained within the area of operation and shall obtain approval and/or a building permit from the Township.
- m) The recycling of animal products, a rendering plant, the recycling or refining of petroleum products, a junk, scrap, salvage or wrecking yard or a use which is or may become offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter, water carried wastes or traffic are specifically prohibited.
- n) Any building or structure erected or used in connection with an On-Farm Diversified Use shall be in close proximity to the cluster of existing farm buildings and form part of the farm cluster.
- o) Minimum parking for any On-Farm Diversified Use shall be provided at 50% of the required parking outlined in Section 5.2, but no less than 2 parking spaces.
- p) On-Farm Diversified Uses are not permitted until Site Plan Approval and Zoning Compliance Certificate has been issued by the Township. No change in use can be made without the issuance of a new Zoning Compliance Certificate. Any such Certificate must be renewed on an annual basis and verify compliance to the regulations.

6.5 Regulations for On-Farm Agri-Tourism

The following regulations shall apply to Agri-Tourism Uses:

- a) Shall be operated by the resident farmer, a resident member of the farm family or non-resident owner of the farm who farms the property.
- b) The sale of Off Farm Products is limited to a maximum floor area of 1 square metre (10 square feet) and could include books and limited novelty gifts related to the farming operation on the premises, unless it is part of Farm Produce Stand or Greenhouse Sales Operation in which it shall then form part of the floor area permitted for those areas.
- c) The sale of Off Farm Products shall not be established until the Township has issued a Zoning Compliance Certificate. No change in use can be made without the issuance of a new Zoning Compliance Certificate.
- d) Overnight tourist accommodations shall be uses such as Bed & Breakfast operations, camping/trailering, yurts, or other such opportunity for temporary guest accommodations contained in the farm cluster provided that the temporary accommodations are not permanent dwellings or rented for not more than 28 consecutive days to any one-party.

- e) Shall remain dry but the forgoing is not meant to include water and sanitary needs of the employee or patron. All private water and/or sanitary services shall be contained to the area of operation and obtain approval and/or a building permit from the Township.
- f) May include an event that is not regularly occurring or may include an event that takes place intermittently over several months but not more than a total of 6 months of the year (seasonal or temporal). Such an event shall not have permanent structures and could include the dispensing of food and drinks as a pop up “restaurant”. The area of such an event, including parking and services, shall be contained within the area of operation.
- g) Production lands which are used for the growing of crops and are simultaneously used as part of an activity area, such as a corn maze, shall not be included in the area calculations for the on-farm diversified Use. However, these activity areas shall not exceed five percent (5%) of the total lot area of the subject lands.
- h) Occasional events as permitted elsewhere in this By-law are not subject to the On-Farm Diversified Use regulations.

6.6 Regulations for On-Farm Non-Commercial Greenhouses (Floriculture/Horticulture) Sales Operation

The following regulations shall apply to Non-Commercial (Floriculture/Horticultural) Greenhouse Sales Operations:

- a) Shall permit the sale of Floriculture and Horticultural products grown on the premises in conformity with the definition of greenhouse-floriculture/horticultural (non-commercial) and products grown and/or raised on Site.
- b) On a farm having a minimum of 2000 square meters of covered greenhouse production ground floor area and being a minimum of 4 hectares in area, shall be permitted the sale of products grown on site in conformity with the definition of products grown and/or raised on site; in addition to which the following shall be permitted:
 - i) The sale of only bagged or packaged topsoil, fertilizers, peat moss, mulch, mulches, compost, insecticides, bark, bone meal, and blood meal not exceeding a total retail floor area of 650 square metres (indoor or outdoors, or a combination there of), of which 50 square metres can be used for the selling of flowerpots; and
 - ii) The sale of other horticultural produces grown on farms elsewhere in the Township or purchased at the Produce Auction within a floor area not exceeding 150 square metres.

For the purposes of measuring retail floor area for i) and ii) above, it is measured by the area of the display areas plus a 1 metre aisle depth space around the display area.

- c) Non-Commercial Greenhouse Sales Operations in accordance with Subsection 6.6 b) shall not be permitted until a Zoning Compliance Certificate has been issued by the Township. No change in use can be made without the issuance of a new Zoning Compliance Certificate.
- d) Non-Commercial Greenhouse Sales Operations are prohibited to retail other non-farm products including, but not limited to books, garden tools, hoses, garden ornaments/accents, garden furniture, pond liners, pumps, fencing, decking, food, and drinks.
- e) The retail area accessible to the public permitted in Subsection 6.6 b) i) and ii) shall be a minimum of 100 metres away from a neighbouring dwelling.
- f) Non-Commercial Greenhouse Sales Operations shall be operated by the resident farmer, a resident member of the farm family of non-resident owner of the farm who farms the property.
- g) The permitted retail area for products not grown on site, as permitted Section 6.6 b), cannot be in addition to the retail area permitted for a Farm Produce Stand.
- h) Shall provide parking is in accordance with Section 5, based on 1 (1) space for each 18.5 square metres of total retail floor area. Notwithstanding Section 5 the off-street parking shall be set back a minimum of 5 metres to a lot line adjacent to a public road.

6.7 Regulations for Farm Produce Stand

The following regulations shall apply to a Farm Produce Stand:

- a) The total retail floor area for farm produce grown on site shall not exceed 100 square metres.
- b) For farms being 10 hectares or greater the following additional regulations shall apply:
 - i) A maximum of 50% or 37.5 square metres, whichever is the lesser, of the Farm Produce Stand may be devoted to the sale of products not grown or raised on the premises which is limited to the following only:
 - produce (being fruit and vegetables only);
 - baking and preserves both made from products grown on site; and
 - potted and cut flowers purchased from Woolwich farms or the Produce Auction, which:
 - shall not exceed a maximum of 10% of the gross floor area or 7 square metres whichever is the lesser, and
 - is contained within and part of the 50% or 37.5 square metres of other off-site products.
 - ii) The Farm Produce Stand must provide a minimum 6-metre-wide driveway throat (throat being the first 9 metres) with an appropriate area to turn the vehicle around on the premise to access the road in a forward motion.
 - iii) The Farm Produce Stand shall not be permitted until a Zoning Compliance Certificate has been issued by the Township. No change in use can be made without the issuance of a Zoning Compliance Certificate.

- iv) Shall not be in addition to any retail floor area permitted for a Greenhouse operation or Value-Added operation.
- c) All Outdoor sales of products grown on site may be permitted in addition to the maximum floor area but shall not include the additional items which may be permitted in Section 6.7 b) (produce not grown on site, bakery, preserves) which shall be contained within the building and no outdoor sales of these items shall be permitted.
- d) The Farm Produce Stand shall not be located within 30 metres of an adjacent residence.
- e) The Farm Produce Stand shall be operated by the resident farmer, a resident member of the farm family or non-resident owner of the farm who farms the property.
- f) The Farm Stand must be clustered with existing farm buildings except if the building is less than 20 square metres, it can then be located by the road and outside of the cluster at a minimum Building Line Setback of 3 metres.
- g) Shall provide parking in accordance with Section 5, based on one (1) space for each 18.5 square metres of retail floor area. Notwithstanding Section 5 the off-street parking shall be setback a minimum of 5 metres to a lot line adjacent to a public road.