

PART 8 – AGRICULTURAL ZONES

8.1 AGRICULTURAL ZONE (A1)

Bylaw No.
154.36

.1 Purpose

To accommodate agricultural operations and related activities located on parcels that are typically within the Agricultural Land Reserve.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Brewery, distillery or meadery
- (d) Kennels, service on parcels 4 ha or greater
- (e) Greenhouse or plant nursery
- (f) Mobile home
- (g) Modular home
- (h) Riding stable
- (i) Single detached dwelling
- (j) Winery or cidery

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural worker dwelling
- (c) Agricultural worker dwelling, temporary
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- (f) Bed and breakfast
- (g) Care facility, minor
- (h) Carriage house
- (i) Home based business, major
- (j) Kennels, hobby
- (k) Portable saw mill or shake mill
- (l) Retail sales of farm products or processed farm products
- (m) Secondary suite
- (n) Short term accommodation

Bylaw No.
154.99

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 23, DL 486, Plan 761, ODYD (except Plan KAP71035): one additional single detached dwelling
- (b) On Lot A, DL 3796, ODYD, Plan 29609: one additional single detached dwelling
- (c) On Lot 80, DL 1934, Plan 5381, ODYD, except Plan 16601: one additional single detached dwelling
- (d) On Lot A, DL 3480, ODYD, Plan KAP67210: Outdoor Storage

Bylaw No.
154.42

Bylaw No.
154.54

.5 Regulations Table

| SUBDIVISION REGULATIONS | | |
|--------------------------------|--|--|
| (a) | Minimum parcel area | 4.0 ha (9.9 ac), except it is: 2.45 ha (5.73 ac) on the western portion of DL 5075, ODYD, Except Plans 9213 and 12107 |
| (b) | Minimum parcel frontage | 30 m (98.4 ft) or 10% of the perimeter of the parcel, whichever is less |
| DEVELOPMENT REGULATIONS | | |
| (c) | Maximum density: | |
| .1 | Single detached dwelling, mobile home and modular home | Only 1 single detached dwelling or only 1 mobile home or only 1 modular home per parcel |
| .2 | Agricultural worker dwelling including temporary | Subject to Sections 3.18 and 3.19 |
| .3 | Secondary suite and carriage house | Only 1 secondary suite or only 1 carriage house per parcel |
| (d) | Maximum parcel coverage: | |
| .1 | For all uses, buildings and structures other than a greenhouse | 35% |
| .2 | Greenhouse | 75% less the parcel coverage of other uses |
| (e) | Maximum building height is 15.0 m (49.2 ft) except for the following: | |
| .1 | Single detached dwelling and modular home | 12.0 m (39.4 ft) |
| .2 | Agricultural worker dwelling and mobile home | 9.0 m (29.5 ft) to a maximum of 3 storeys |
| .3 | Barn | 20.0 m (65.6 ft) |
| .4 | Accessory buildings and structures | 8.0 m (26.2 ft) |
| .5 | Carriage house | 5.0 m (16.4) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking space is provided in the same building |

| SITING REGULATIONS | | |
|--------------------|---|-------------------------|
| (f) | Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature: | |
| .1 | Front parcel boundary | 6.0 m (19.7 ft) |
| .2 | Rear parcel boundary | 3.0 m (9.8 ft) |
| .3 | Interior side parcel boundary | 3.0 m (9.8 ft) |
| .4 | Exterior side parcel boundary | 4.5 m (14.8 ft) |
| .5 | Watercourses | Subject to Section 3.23 |
| (g) | Despite 8.1.5(f), the following uses, buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature: | |
| .1 | Intensive agriculture | 30.0 m (98.4 ft) |
| .2 | Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse | 15.0 m (49.2 ft) |

.6 Other Regulations - Reserve