

SECTION 8 - AGRICULTURAL AND COUNTRY RESIDENTIAL ZONES

8.1. Agriculture (A.1)

8.1.1. Purpose

To provide for agricultural uses as well as other complementary uses suitable to an agricultural setting.

8.1.2. The following uses and no others are permitted in this zone:

(a) Principal Uses

- (i) Agricultural Fair and support services
- (ii) Agriculture, General
- (iii) Agriculture, Intensive
- (iv) Dwelling unit
- (v) Greenhouses and plant nurseries
- (vi) Medical Marihuana production facilities on properties located in the Agricultural Land Reserve
- (vii) Parks

(b) Accessory Uses

- (i) Accessory Buildings or Structures
- (ii) Accessory Farm Sales on properties located in the Agricultural Land Reserve
- (iii) Agri-tourism Accommodation on properties located in the Agricultural Land Reserve
- (iv) Bed and Breakfast Homes
- (v) Care Facilities, minor
- (vi) Home Occupations
- (vii) Utility Services, minor impact
- (viii) Wineries and Cideries on properties located in the Agricultural Land Reserve

8.1.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

A.1: Agriculture		
Lot Size		
(a)	Lot size, minimum	4 ha
(b)	Lot frontage, minimum	30m or 10% of the perimeter of the parcel, whichever is less
Lot Density		
(c)	Dwelling unit, maximum per lot	2 units
(d)	Accessory Farm Sales building, maximum per lot	1 unit

(e)	Agricultural Worker dwelling pursuant to the Agricultural Land Reserve Act, maximum per lot	1 unit on parcels greater than 4 ha
Lot Coverage		
(f)	Lot Coverage, building and structures maximum	20% for apicultural use 25% for tree, vine, field and forage crop buildings 75% for greenhouses 5% for agri-tourism accommodation 35% for all other uses or a combination of uses, excluding greenhouse use
(g)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	80% for greenhouses 40% for all other uses or a combination of uses excluding greenhouse use
Building Size		
(h)	Dwelling Unit, maximum height	9m
(i)	Agricultural Buildings, maximum height	20m
(j)	Accessory Buildings and Structures, maximum height	8m
(k)	Medical Marihuana Production Facilities, maximum height	12m
(l)	Accessory Farm Sales building, maximum floor area	380m ² plus 30m ² outdoor display area
Siting of Principal Buildings and Other Structures		
(m)	Front Lot Line Setback, minimum	12m
(n)	Rear Lot Line Setback, minimum	12m
(o)	Exterior Side Lot Line Setback, minimum	12m
(p)	Interior Side Lot Line Setback, minimum	12m
Siting of Accessory Buildings and Structures		
(q)	Front Lot Line Setback, minimum	30m
(r)	Rear Lot Line Setback, minimum	7.5m
(s)	Exterior Side Lot Line Setback, minimum	7.5m
(t)	Interior Side Lot Line Setback, minimum	7.5m
	Despite Sections 8.1.5 (q) to (t) inclusive, the following uses, buildings and structures shall require the minimum set back from all Lot Lines as follows:	

(u)	Buildings used to for Intensive Agriculture, minimum setback from all property lines	30.0m
(v)	Medical Marihuana Production Facilities, minimum setback	60.0m from lot lines abutting a Residential Zone 30.0m from lot lines abutting all other Zones 15.0m from all wells and streams
(w)	In addition to items (q) to (v) inclusively, minimum building/structure separation	3m

8.1.4. Conditions of Use

(a) Agri-tourism accommodation

- (i) Agri-tourist accommodation shall be accessory and subordinate to an agricultural operation, where all or part of the lot on which the use is located is classified as a farm under the Assessment Act.
- (ii) Agri-tourist accommodation shall not be located on lots smaller than 4.0 ha in size.
- (iii) For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:

Lot Size (ha)	<4.0	4.0<5.9	6.0<6.9	7.0<7.9	8.0<8.9	9.0<9.9	>10.0
Agri-tourism accommodation units	Sec. 4.5 of this Bylaw applies (Bed and Breakfast Homes)	5 units	6 units	7 units	8 units	9 units	10 units

(b) Accessory Farm Sales:

- (i) shall be permitted only for properties greater than 2 ha, where all or part of the lot on which the use is located is classified as a farm under the Assessment Act;
- (ii) shall be ancillary to the agricultural use being carried out on the property; and
- (iii) shall be limited to the sales of farm products grown or reared on the property containing the Accessory Farm Sales use.

8.1.5. Homesite Severances

- (a) Where a lot is created with Agricultural Land Commission approval for severance of a home-site or a lot to be used in lieu, and the lot is zoned A.1 Agriculture, then the development regulations of the R.1 zone, as described in Section 9.1, shall apply to the development of that lot.

- (b) Where a lot of less than 0.5 ha was existing at the effective date of this Bylaw, the development regulations of the R.1 zone, as described in Section 9.1 shall apply to the development of that lot.

8.1.6. Parks

- (a) Parks on lands within the Agricultural Land Reserve shall be restricted to naturally occurring vegetated or environmentally sensitive areas, buffers, reserves or conservation areas used for passive recreation purposes.