

# 5.1 AGRICULTURAL

# A1

Bylaw 871-25

**Purpose:** to accommodate agricultural operations and related activities located on parcels that are usually within the Agricultural Land Reserve

## PERMITTED USES TABLE FOR A1 ZONE

### 5.1.1 Permitted uses, buildings and structures:

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|---|--|
| <ul style="list-style-type: none"> <li>1 Agriculture, including <i>intensive agriculture</i>;</li> <li>2 Agri tourism;</li> <li>3 Agri tourist accommodation; (Section 3.24)</li> <li>4 Winery and cidery</li> <li>5 Greenhouses; (Section 3.17)</li> <li>6 Home Based Business, Standard on lots less than 1 ha in size (Section 3.19)</li> <li>7 Home Based Business in an Agricultural Zone on lots greater than 1 ha in size (Section 3.22)</li> <li>8 Kennels, Service (permitted only on 4 ha. or larger)*</li> <li>9 Kennels, Hobby (permitted on properties under 4 ha)*<br/>*(Check with RDCO Dog Control Bylaw);</li> <li>10 Portable Saw Mill and Shake Mill; (Section 3.14)</li> <li>11 Accessory home; (Section 3.18)</li> </ul> | <ul style="list-style-type: none"> <li>12 Retail sales of <i>processed farm products, farm products and off-farm products</i>;</li> <li>13 Temporary agricultural worker dwellings; (may include a recreational vehicle only to accommodate the household of an agricultural worker or caretaker) (Section 3.25)</li> <li>14 Single detached house;</li> <li>15 Accessory buildings and structures (Section 3.17);</li> <li>16 Bed and Breakfast accommodation; (Section 3.23);</li> <li>17 Day care centre, minor.</li> <li>18 On the western portion of Lot 35, Shown on Plan B12160, Section 18, Township 24, ODYD, Plan 475, as outlined in the Agricultural Land Commission's approved subdivision plan (Resolution No. 218/2008), the following additional use is permitted: 3 Temporary Agricultural Worker Dwelling units.</li> <li>19 Cannabis Production Facility. (Section 3.31)</li> </ul> |
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## REGULATIONS TABLE FOR A1 ZONE

Column 1	Column 2
<b>5.1.2 Minimum parcel area:</b> .1 Parcel inside the ALR (Except where conditions of the Agricultural Land Commission Act are applicable, the minimum lot area is 0.5 hectares (1.24 acres). .2 Parcel outside the ALR	No minimum [as determined by ALC]  4.0 ha (9.88 acres)
<b>5.1.3 Minimum parcel frontage</b>	30.0 m (98.4 ft.)
<b>5.1.4 Minimum front setback</b>	6.0 m (19.7 ft.)
<b>5.1.5 Minimum side setback</b>	3.0 m (9.8 ft.)
<b>5.1.6 Minimum corner side setback</b>	4.5 m (14.8 ft.)
<b>5.1.7 Minimum rear setback</b>	3.0 m (9.8 ft.)
<b>5.1.8 Minimum setback for:</b> .1 intensive agriculture from the parcel line .2 buildings housing animals overnight (other than intensive agriculture) .3 kennels .4 greenhouses	30.0 m (98.4 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
<b>5.1.9 Minimum side and rear setback for buildings with heights greater than 9.0 m and located on parcels adjacent to an R or RC-1, R3A, R3B, R3C zone</b>	Height of the building minus 6.0 m [e.g. 12.0 m – 6.0 m = 6.0 m setback]
<b>5.1.10 Maximum parcel coverage:</b> .1 for uses other than a greenhouse .2 for greenhouses	35% of the parcel area 75% of the parcel area less the parcel coverage of the other uses
<b>5.1.11 Maximum number of single detached houses</b>	1 per parcel and accessory homes where permitted under this Bylaw
<b>5.1.12 Maximum building height:</b> .1 Principal buildings .2 Accessory buildings and structures (Section 3.17)	12.0 m (39.4 ft.) 8.0 m (26.2 ft.)

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[Note: Where land is within the Agricultural Land Reserve (ALR), additional approvals and requirements may be necessary. For example agri tourism, agri tourist accommodation, kennels, portable saw mill and shake mill may require Agricultural Land Commission approval.]