

SECTION 5. GENERAL AGRICULTURAL (A1) ZONE

The General Agricultural (A1) Zone applies to the majority of lands designated ‘Agricultural’ in the Municipality by the West Elgin Official Plan. It includes productive agricultural land under active cultivation as well as non-active farmland, pasture land, woodlands, ravine land, wetlands and other natural areas despite the fact they may not be used or capable of being used for agricultural purposes. Permitted uses in the A1 zone include a broad range of agricultural activities from the cultivation of land and production of crops to the breeding, raising and care of livestock. Other uses such as forestry, riding schools, dog kennels and wildlife preserves are also permitted in recognition that such uses are appropriately located in the rural area and are complementary or not in conflict with agricultural uses. The production of oil and natural gas is also permitted. Lands zoned A1 are typically large parcels greater than 2 ha (5 acres) in size. Where new agricultural parcels are proposed to be created, the minimum lot area requirement for each parcel is 40 hectares (100 acres) as stipulated generally by the West Elgin Official Plan. Livestock buildings and structures and additions thereto as well as manure storage facilities are required to comply with Minimum Distance Separation (MDS) Formulae as established by the Province and implemented under the guidelines established by the Province, as amended from time-to-time.

5.1 GENERAL USE REGULATIONS

5.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the General Agricultural (A1) Zone except for the following purposes:

- accessory living quarters for seasonal farm help
- agricultural use
- agri-tourism use
- bed and breakfast establishment
- cabin
- converted dwelling
- dog kennel
- existing cemetery
- farm winery
- home occupation
- hunting preserve
- landing strip
- riding school
- production of oil and natural gas
- single unit dwelling
- secondary farm occupation
- wildlife preserve

TABLE 5-1

GENERAL AGRICULTURAL (A1) ZONE STANDARDS

1	Minimum Lot Area	20.2 ha
2	Minimum Lot Frontage	300 m
3	Maximum Lot Coverage	20 %
4	Front Yard Depth	15 m
5	Side Yard Width	15 m ①
		10 m ②
6	Rear Yard Depth	15 m
7	Maximum Building Height	10.5 m ③
8	Maximum Dwellings/Lot	1

FOOTNOTES		
①		for lot frontages > 100 m
②		for lot frontages < 100 m
③		dwellings only

5.2 **SPECIAL USE REGULATIONS**

5.2.1 **LIVESTOCK BUILDINGS, STRUCTURES AND MANURE STORAGE FACILITIES – MINIMUM DISTANCE SEPARATION**

No livestock building, structure or manure storage facility shall be altered, erected or used except in compliance with Minimum Distance Separation (MDS) Formulae as established by the Province and implemented under the guidelines established by the Province, as amended from time-to-time.

5.2.2 **CABINS**

The following provisions shall apply to cabins:

- a) shall be limited to a maximum of one per lot,
- b) shall not exceed a floor area of fifty (50) square metres.

5.2.3 **DOG KENNELS**

The following minimum distances shall apply to dog kennels:

- a) from a dwelling located on a separate lot outside a settlement area 150 m
- b) from lands zoned I 150 m
- c) from lands zone RVP 300 m
- d) from a settlement area 450 m

5.2.4 **HOME OCCUPATIONS**

The following provisions shall apply to home occupations:

- a) shall be conducted within the dwelling or within an attached private garage provided the external character of the dwelling as a residence does not change or within an accessory building or detached private garage.
- b) shall, if conducted within the dwelling or within an attached garage not exceed forty (40) percent of the total floor area of the dwelling and garage and if conducted within an accessory building shall not exceed 100 hundred (100) square metres in floor area;
- c) a nuisance, particularly in regard to noise, odour, refuse, traffic or parking issue shall not be created;
- d) outside storage shall be limited and screened from public view;
- e) shall be restricted to a maximum of one non-flashing sign, one (1.0) square metre in area.

5.2.5 **SECONDARY FARM OCCUPATIONS**

The following provisions shall apply to secondary farm occupations:

- a) shall be located in a building not more than fifty (50) metres from the dwelling on the lot;
- b) shall not exceed three hundred (300) square metres in floor area;
- c) shall be located a minimum distance of one hundred and fifty (150) metres from a dwelling situated on a neighbouring lot;
- d) outside storage shall be limited to a contiguous one hundred and fifty (150) square metre area situated adjacent and to the side or rear of the building in which the secondary farm occupation is conducted;
- e) shall be restricted to a maximum of one sign, two (2.0) square metres in area.
- f) the maximum number persons engaged in the secondary farm occupation but who reside in a dwelling elsewhere than on the lot on which the occupation is conducted shall be three(3).

5.2.6 **SINGLE UNIT DETACHED DWELLINGS**

A single unit dwelling shall:

- a) not be erected closer than one hundred and fifty (150) metres to a dog kennel on a neighbouring lot;
- b) comply with provincially approved Minimum Distance Separation (MDS) Document.

The foregoing shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling.

5.3 **SITE-SPECIFIC ZONES**

5.3.1 a) **Defined Area**

A1-1 as shown on Schedule “A” Map No. 3, Map No.13, Map No.34 and Map No.74.

- b) **Minimum Lot Frontage** 0 m

- c) **Exemption**

Section 4.5 b) and Section 4.8 of this By-law shall not apply.

5.3.2 a) **Defined Area** *(Maintenance Free Decking Experts)*

A1-2 as shown on Schedule “A” Map No.21.

- b) **Permitted Uses**

sale, storage and display of fencing, decking, gazebos and similar items in existing buildings
all other permitted uses of the A1 zone.

5.3.3 a) **Defined Area** *(Lupsor Motors)*

A1-3 as shown on Schedule “A” Map No. 66.

- b) **Permitted Uses**

motor vehicle sales establishment
single unit detached dwelling

5.3.4 a) **Defined Area** (*Bree-Ideal Monuments*)

A1-4 as shown on Schedule “A” Map No.72.

b) **Permitted Uses**

sale of monuments
single unit detached dwelling

c) **Maximum Number of Dwellings** 2

5.3.5 a) **Defined Area** (*The Stable Grounds*)

A1-5 as shown on Schedule “A” Map No. 8.

Permitted Uses

Wellness Facility in addition to all other A1 Permitted Uses.

For the purposes of this By-law, a Wellness Facility shall be defined as an establishment that provides full-time health services for the body and mind including addictive substance disorders as secondary illnesses for twenty-four (24) hours a day and for a period of no greater than ninety (90) days on an in-client basis. Full-time staff that provides full-time care to clients shall also be permitted to reside on the property.

5.36 a) **Defined Area** (22100 Downie Line)

A1-6 as shown on Schedule “A” Map No. 37

Minimum Lot Area – 19 ha

5.37 a) **Defined Area** (23727 Beattie Line)

A1-7 as shown on Schedule “A” Map No. 10

Permitted Uses

Those uses permitted under subsection 5.1.1
A second single unit dwelling

Home Occupations

Notwithstanding Section 5.2.4 b) a home occupation within an accessory building on lands known municipally as 23727 Beattie Line shall not exceed 250 square meters in floor area.

5.38 a) **Defined Area** (VL NS Fleming Line)

A1-8 as shown on Schedule “A” Map No. 2

Home Occupations

Notwithstanding Section 5.2.4 b) a home occupation within an accessory building on lands known municipally as VL NS Fleming Line shall not exceed 500 square meters in floor area.

5.39 a) **Defined Area** (24424 Pioneer Line)

A1-9 as shown on Schedule “A” Map No. 50

b) **Permitted Uses**

Agriculture-Related Service Use
All other uses permitted in the A1 Zone

c) Notwithstanding any other provisions of the by-law to the contrary building area used for an agriculture-related service use shall:

- i) be limited to a maximum gross floor area of 558 sq. m including shop and office space, and prohibit outdoor display and sales.