

SECTION 6. AGRICULTURAL (A2) ZONE

The Agricultural (A2) Zone is virtually identical to the General Agricultural (A1) Zone with the exception that dwellings, as well as uses which normally require, or are associated with, a dwelling, are not permitted. It also applies in areas designated ‘Agricultural’ in the West Elgin Official Plan. Lands zoned A2 have been the subject of a consent for the purposes of disposing a surplus farm dwelling on condition that any subsequent or future dwelling would be prohibited on the remaining lands in accordance with the Provincial Policy Statement (PPS), the County of Elgin Official Plan and the West Elgin Official Plan. The minimum lot area of a parcel zoned A2 is the area of the parcel on the day the consent was given to create the lot to dispose the surplus farm dwelling.

6.1 GENERAL USE REGULATIONS

6.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Agricultural (A2) Zone except for the following purposes:

- agricultural use
- agri-tourism use
- farm winery
- hunting reserve
- production of oil and natural gas
- wildlife preserve

TABLE 6-1

AGRICULTURAL (A2) ZONE STANDARDS

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

| FOOTNOTES | |
|-----------|---|
| ① | the area of the lot on the day it was created |
| ② | the frontage of the lot on the day it was created |
| ③ | for lot frontages > 100 m |
| ④ | for lot frontages < 100 m |
| ⑤ | dwellings only |

6.2 SPECIAL USE REGULATIONS

6.2.1 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.

6.3 SITE-SPECIFIC ZONES