

**SECTION 7. RESTRICTED AGRICULTURAL (A3) ZONE**

The Restricted Agricultural (A3) Zone applies in areas designated 'Agricultural' in the West Elgin Official Plan to parcels ranging in size from 4,000 sq. m (1 acre) to 2 hectares (5 acres). The A3 zone also applies to lots created by consent to dispose a surplus farm dwelling where the size of the lot is greater than 4,000 sq. m (1 acre). Agricultural uses are permitted with the exception of the breeding, raising and care of livestock governed by the provisions of the Nutrient Management Act, fur farming and mushroom farming.

**7.1 GENERAL USE REGULATIONS**

**7.1.1 PERMITTED USES**

No land shall be used and no buildings or structures shall be erected, used or altered in the Restricted Agricultural (A3) Zone except for the following purposes:

- agri-tourism use
- animal clinic
- animal hospital
- bed and breakfast establishment
- dog kennel
- day care centre
- home occupation
- single unit dwelling
- secondary farm occupation
- restricted agricultural use

TABLE 7-1

**RESTRICTED AGRICULTURAL (A3) ZONE STANDARDS**

1	Minimum Lot Area	4000 m²
2	Minimum Lot Frontage	30 m
3	Maximum Lot Coverage	20%
4	Front Yard Depth	15 m
5	Side Yard Width a) interior lot b) corner lot	a) 7.5 m b) 7.5 m on the interior side and the Front Yard Depth or Minimum Setback whichever is greater on the other side
6	Rear Yard Depth a) Single unit dwelling	a) 10.0 m
7	Maximum Building Height a) single unit dwelling	a) 10.5 m
8	Maximum Floor Area a) livestock building or structure	100 m²
9	Maximum Number of Dwellings per Lot	1

7.2 **SPECIAL USE REGULATIONS**

7.2.1 **ACCESSORY BUILDINGS AND STRUCTURES**

An accessory building or structure shall not:

- a) be used for human habitation with the exception of a cabin;
- b) be erected closer than three (3.0) metres from the side lot lines on an interior lot; and closer than fifteen (15) metres on the side abutting the street and three (3.0) metres on the other side on a corner lot;
- c) be erected closer than three (3.0 metres to the rear lotline;
- d) exceed a height of seven-and-a half (7.5) metres;

7.2.2 **MAXIMUM NUMBER OF LIVESTOCK**

The maximum number of livestock permitted at any given time shall not exceed the requirements of the Nutrient Management Act which trigger the need for a nutrient management strategy, (i.e. 5 or more nutrient units) and shall not exceed the equivalent of one nutrient unit for every 4000 m<sup>2</sup> of lot area or portion thereof of lot area where one (1) nutrient unit is equivalent to and limited to one of the following or combination thereof to a maximum of three:

- 1 horse or 1 pony or combination thereof\*
- 75 chickens housed or 20 free range
- 50 turkeys
- 1 beef cow (including calf)
- 1 dairy cow (including calf)
- 2 beef feeders
- 5 emus
- 4 sheep (including offspring)
- 4 goats (Including offspring)
- 3 ostrich
- 40 rabbits

\*provided the maximum number of horses and/or ponies does not exceed 2

7.2.3 **DOG KENNELS**

The following minimum separation distances shall apply to dog kennels:

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

7.2.4 **HOME OCCUPATIONS**

The following provisions shall apply to home occupations:

- a) the external character of the dwelling as a residence shall not change where conducted within the dwelling or an attached private garage;
- b) shall, if conducted within the dwelling or within an attached private garage, not exceed forty (40) percent of the total floor area of the dwelling and attached private garage or shall not exceed two hundred (200) square metres if conducted within an accessory building or a detached private garage;
- c) a nuisance, particularly in regard to noise, odour, refuse or parking, shall not be created;



d) **Maximum Number of Employees residing Off-Site**

Two (2)

7.3.3 a) **Defined Area** (*Lapadat*)

A3-3 as shown on Schedule “A” Map No. 56.

b) Section 4.1 b), c) and d) shall not apply to the existing greenhouses.

7.3.4 a) **Defined Area** (*Barfett*)

A3-4 as shown on Schedule “A” Map No. 37.

b) **Minimum Side Yard Width**

1.0 m (existing accessory building)

7.3.5 a) **Defined Area** (*Vanderloo*)

A3-5 as shown on Schedule “A” Map No. 38.

b) **Prohibited Uses**

The keeping of livestock.

7.3.6 a) **Defined Area** (*VanLith*)

A3-6 as shown on Schedule “A” Map No. 14

b) Minimum Lot Frontage

6 metres

7.3.7 a) **Defined Area** (*Knight*)

A3-7 as shown on Schedule “A” Map No. 44

b) Minimum Lot Frontage

6 metres

7.3.8 a) **Defined Area** (*Forbestfarm*)

A3-8 as shown on Schedule “A” Map No. 17

b) Minimum Lot Frontage

15 metres”