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 lot line;
- 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 m² 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

7.2.3 DOG KENNELS

The following minimum separation 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 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;
- 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;

^{*}provided the maximum number of horses and/or ponies does not exceed 2

- d) outside storage shall be limited and screened from public view;
- e) external display or advertisement other than one non-flashing sign, a maximum size of one (1.0) square metres in area, shall not be permitted.

7.2.5 SECONDARY FARM OCCUPATIONS

The following provisions shall apply to secondary farm occupations:

- a) shall be located in a building situated behind and to the rear of the dwelling on the lot and not more than (fifty) 50 metres from the saiddwelling:
- b) shall not exceed a maximum of three hundred (300) square metres in floor area of the building within which it is located;
- c) shall be located a minimum distance of 150 square 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 located immediately behind and to the rear of the building in which the secondary farm occupation is conducted;
- e) external display or advertisement shall be limited to one (1) sign not exceeding one (1.0) square metre in area;
- f) the maximum number persons engaged in the secondary farm occupation but who reside in a dwelling other than on the lot on which the occupation is conducted shall be restricted to two.

7.2.6 SINGLE UNIT DWELLINGS

A single unit detached 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.

7.3 SITE-SPECIFIC ZONES

7.3.1 a) Defined Area

A3-1 as shown on Schedule "A" Map No. 26.

b) <u>Home Occupation</u>

Notwithstanding Section 7.2.3 b) of this By-law to the contrary, a home occupation having a maximum floor area of $350~\text{m}^2$ shall be permitted.

7.3.2 a) **Defined Area** (Robert Boothe – CS Cooking Oil Removal)

A3-2 as shown on Schedule "A" Map No. 55.

b) Permitted Uses

home occupation for the storage and sale of used cooking oil in addition to all other permitted uses of the A2 zone.

c) <u>Maximum Floor Area</u>

home occupation for the storage and sale of used cooking oil

550 m²

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) <u>Defined Area</u> (Vanderloo)

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

b) Prohibited Uses

The keeping of livestock.

7.36 a) <u>Defined Area</u> (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"