

PART 8 AGRICULTURAL AND RESOURCE ZONES

801 A-3 Agricultural and Resource

(1) Intent

This zone provides for agricultural and resource *uses* as well as limited *residential uses* on large acreage lots. Provision is made for the keeping of animals.

(2) Permitted Uses

The following *uses* and no others are permitted in this zone:

Principal uses:

- (a) *Agricultural*;
- (b) *Resource*, as limited to Sub-section (3)(b);
- (c) *Single-detached dwelling*;
- (d) *Boarding*, as limited to Sub-section (3)(a) and (3)(e);
- (e) *Industrial*, limited to stone and concrete products, and as further limited under Sub-section (3)(f), (3)(g) and (3)(h);
- (f) *Public Service*.

Accessory uses:

- (a) *Accessory office*, as limited under Sub-section (3)(f);
- (b) *Accessory residential*, as limited in Sub-section (3)(e);
- (c) *Accessory employee residential*, as limited in Sub-section (3)(c) and (3)(e);
- (d) *Accessory produce sales*, as limited in Sub-section (3)(d).

(2) (a) Additional Permitted Uses

The following *uses* and no others are permitted in this zone:

Principal uses:

- (a) *Industrial*, limited to:
 - (i) batch plants for concrete and asphalt; and
 - (ii) manufacture of cast concrete products;and as further limited under Section (3A).

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Accessory uses:

- (a) *Accessory office*, as limited under Section (3A);
- (b) Accessory washing, servicing and repair of motor vehicles associated with the business conducting a permitted industrial use as limited by Section (2A)(a), at the locations specified in Section (3A);
- (c) *Accessory retail*, limited to the retail sale of asphalt and concrete or related products, as limited under Section (3A).

(3) Conditions of Use

- (a) A *boarding use* is not permitted except in conjunction with a *single-detached dwelling use* and must not accommodate more than four boarders.
- (b) A *resource use* involving the storage of motor vehicles and equipment is permitted only on a *lot*:
 - (i) occupied by a *resource use*;
 - (ii) abutting a *lot* occupied by a *resource use*; or
 - (iii) formerly occupied by a *resource use*.
- (c) No more than one *dwelling unit* for *accessory caretaker use* is permitted per *lot*.
- (d) The *floor area* used for *accessory produce sales use* must not exceed 12 m².
- (e) The following *uses* are not permitted on a *lot* having an area less than 8.1 hectares:
 - (i) *boarding*;
 - (ii) *accessory residential*;
 - (iii) *accessory caretaker*.
- (f) *Industrial*, limited to stone and concrete products and *accessory office* permitted only at the following location:

Parcel Identifier No.	Address
027-997-910	1875 Pipeline Road

- (g) All stationary equipment associated with a permitted *industrial use* must be enclosed within a *building* except for stone splitting and material heating equipment;
- (h) An *industrial use* is only permitted if there is a *Resource Use* on the same *lot*.

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(3A) Additional Conditions of Use

- (a) *Industrial*, limited to batch plants for concrete and asphalt, and manufacture of cast concrete products, *accessory office* and *accessory retail* are permitted only at the following locations:

Parcel Identifier No.	Address
009-238-239	1530 Pipeline Road
001-486-233	1536 Pipeline Road
002-629-861	1700 Pipeline Road
008-385-882	1739 Pipeline Road
002-160-960	1750 Pipeline Road
002-151-995	1760 Pipeline Road

- (b) Conditions of Use in Section 3 applicable to *industrial use* do not apply to the locations listed in this Section (3A).

(4) Lot Size

- (a) The minimum *lot size* is 8.1 hectares.
- (b) Notwithstanding (a), the minimum *lot size* for an *industrial use*, as limited by Section (2A) at the locations specified in Section (3A), is 2,000 m².
- (c) Notwithstanding (a), the minimum *lot size* is not applicable for a *Public service use*.

(5) Density

Not applicable in this zone.

(6) Lot Coverage

- (a) All *buildings* and *structures* together must not exceed a *lot coverage* of 30%.
- (b) In addition to (a), *buildings* and *structures* for the specific *uses* set out below must not exceed the corresponding *lot coverages* set out below:

<u>Use</u>	<u>Maximum Lot Coverage</u>
<i>Agricultural</i>	20%
<i>Resource</i>	20%
<i>Single-detached dwelling</i>	10%
<i>Accessory Residential</i>	10%
<i>Accessory caretaker</i>	10%

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(7) Buildings Per Lot

For each of the *uses* set out below, no more than one *building* or *structure* for that *use* is permitted per *lot*:

- (a) *Single-detached dwelling*
- (b) *Accessory caretaker*
- (c) *Accessory produce sales*

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must be sited no closer than the corresponding setbacks from *lot* lines, bodies of water and other *uses* as set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Wells or Streams (metres)</i>	<i>Single-Detached Dwelling or Accessory Caretaker Buildings (metres)</i>
<i>Agricultural</i>	30	15	15	30	30	15
<i>Resource</i>	30	15	15	30	30	15
<i>Agricultural, involving mushroom growing or the keeping of swine, poultry or fur-bearing animals</i>	60	30	30	60	30	30
<i>Single-Detached Dwelling</i>	7.6	7.6	1.8	3.9		
<i>Industrial</i>	7.6			7.6		
<i>Accessory caretaker, accessory residential, accessory produce sales</i>	7.6	7.6	1.5	3.0		3.0

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- (b) The above setbacks are subject to increase under section 518, 519 and 523 of this Bylaw.

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures for the *uses* set out below must not exceed the *heights* set out below:

<u><i>Use</i></u>	<u><i>Maximum Height (metres)</i></u>
<i>Single-detached dwelling</i>	11
<i>Accessory Residential</i>	11
<i>Accessory Caretaker</i>	11
<i>Accessory Produce Sales</i>	11

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) For properties located in the Agricultural Land Reserve, the regulations under the Agricultural Land Commission Act and the Agricultural Land Reserve Use Regulation apply.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.