

SECTION 6

6. AGRICULTURAL (A) ZONE

6.1 PERMITTED USES

No person shall within the Agricultural (A) Zone, use any land or erect, alter or use any building or structure except as specified hereunder:

a. Residential Uses

- i) One single detached dwelling;
- ii) One additional single detached dwelling provided that such dwelling is used by persons employed on the lot, and provided that the lot is not less than 20 hectares in area;

AMENDED BY B/L 85-51

- iii) A converted dwelling **containing not more than two (2) dwelling units and occupied by persons employed on the same lot or members of the owner's immediate family; and**
- iv) A home occupation use in accordance with the provisions of Section 3.12.

b. Non-Residential Uses

- i) Cemeteries and places of worship which existed prior to the date of passing of this By-law;
- ii) Conservation and forestry;
- iii) A farm;
- iv) A wayside pit or quarry in accordance with the provisions of The Pits and Quarries Control Act, as amended;

AMENDED BY B/L 2004-167

- v) **Commercial kennels which existed prior to June 28, 2004;**
- vi) Fur farms;
- vii) Riding and boarding stables;

AMENDED BY B/L 95-88

- viii) **Seasonal farm produce sales outlet; and**

AMENDED BY B/L 85-51

- ix) **Private kennels.**

DELETED BY B/L 85-51

6.2 REGULATIONS FOR RESIDENTIAL USES

- a. Non-farm residential buildings and structures on lots which predate the passing of this By-law, farm-related residences and residential buildings and structures on lots which are created by severance in accordance with the Durham Regional Official Plan, shall comply with the Zone requirements set out in Section 9.2 of this By-law. Notwithstanding the foregoing, where an additional single detached dwelling is provided, said dwelling shall have a total floor area of not less than 60 square metres.
- b. Notwithstanding the above, converted dwellings shall have a minimum total floor area of 60 square metres.

6.3 REGULATIONS FOR NON-RESIDENTIAL USES

- | | | |
|----|--|----------------|
| a. | Lot Area (minimum) | 40 hectares |
| b. | Lot Frontage (minimum) | |
| | i) Farm Exclusive of Residential Buildings | 10 metres |
| | ii) All Other Permitted Uses | 100 metres |
| c. | Yard Requirements (minimum) | |
| | i) Front Yard | 15 metres |
| | ii) Exterior Side Yard | 15 metres |
| | iii) Interior Side Yard | 15 metres |
| | iv) Rear Yard | 15 metres |
| d. | Lot Coverage (maximum) | 5 percent |
| e. | Landscaped Open Space (minimum) | 10 percent |
| f. | Building Height (maximum) | |
| | i) Buildings Accessory to a Farm | No Restriction |
| | ii) All Others | 10 metres |

AMENDED BY B/L 85-51

- g. Residual Lot Area and Frontage Requirements

Notwithstanding the minimum lot area and frontage requirements set forth under Section 6.3 and the minimum setback requirements of Section 3.21, where a lot is created in accordance with the provisions of the Durham Regional Official Plan, that portion of the original lot from which the lot has been severed shall be deemed **to be an existing non-complying lot and shall be subject to the provisions of Section 3.7 hereto, and shall be deemed to** comply with the minimum setback requirements of Section 3.21.

6.4 SPECIAL EXCEPTIONS - AGRICULTURAL (A) ZONE

6.4.1 AGRICULTURAL EXCEPTION (A-1) ZONE

Notwithstanding Section 6.1, those lands zoned A-1 on the Schedules to this By-law shall only be used for the following purposes:

a. Residential Uses

- i) One single detached dwelling;
- ii) One additional single detached dwelling provided that such dwelling is used by persons employed on the lot, and provided that the lot is not less than 20 hectares in area;

AMENDED BY B/L 85-51

- iii) A converted dwelling **containing no more than two (2) units and occupied by persons employed on the same lot or members of the owner's immediate family;** and
- iv) A home occupation use in accordance with the provisions of Section 3.12.

b. Non-Residential Uses

- i) Cemeteries and places of worship which existed prior to the date of passing of this By-law;
- ii) Conservation and forestry;
- iii) A farm;
- iv) A wayside pit or quarry in accordance with the provisions of The Pits and Quarries Control Act, as amended; and
- v) Private kennel accessory to a Permitted Use.

REPEALED BY BY-LAW 2005-109

6.4.2 AGRICULTURAL EXCEPTION (A-2) ZONE

6.4.3 AGRICULTURAL EXCEPTION (A-3) ZONE

Notwithstanding Section 6.1, those lands zoned A-3 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a garden and nursery sales and supply establishment. The placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3.

6.4.4 AGRICULTURAL EXCEPTION (A-4) ZONE

Notwithstanding Section 6.1, those lands zoned A-4 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a farm produce sales outlet on a year-round basis. The placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3.

6.4.5 AGRICULTURAL EXCEPTION (A-5) ZONE

Notwithstanding Section 6.1, those lands zoned A-5 on the Schedules to this By-law may, in addition to those other uses permitted in the Agricultural (A) Zone be used for a contractor's yard. Placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3, except that the maximum lot coverage of all buildings and structures shall not exceed 500 square metres.

6.4.6 AGRICULTURAL EXCEPTION (A-6) ZONE

Notwithstanding Section 6.1, those lands zoned A-6 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a farm implement and equipment sales and service establishment. The placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3.

6.4.7 AGRICULTURAL EXCEPTION (A-7) ZONE

Notwithstanding Section 6.1, those lands zoned A-7 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a private club. The placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3.

6.4.8 AGRICULTURAL EXCEPTION (A-8) ZONE

Notwithstanding Section 6.1, those lands zoned A-8 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a golf course. The placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3.

6.4.9 AGRICULTURAL EXCEPTION (A-9) ZONE

Notwithstanding Section 6.3, those lands zoned A-9 on the Schedules to this By-law shall be subject to the following special regulations:

- | | | |
|----|---|--------------|
| a. | Lot Area (minimum) | 2.4 hectares |
| b. | Lot Frontage (minimum) | 150 metres |
| c. | Front Yard (minimum) | 10 metres |
| d. | Side Yard (minimum) | 3 metres |
| e. | Access to the lands shall be restricted to an area commencing from the limits of the most southerly boundary of the subject lands to a point 56 metres north along the lot frontage and shall be located in accordance with the applicable entranceway policies in effect for the Municipality of Clarington. | |

6.4.10 AGRICULTURAL EXCEPTION (A-10) ZONE

Notwithstanding Section 6.1, those lands zoned A-10 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for an agricultural produce warehouse and an agricultural chemical dealership. The placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3.

6.4.11 AGRICULTURAL EXCEPTION (A-11) ZONE

Notwithstanding Section 6.1, those lands zoned A-11 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a trailer camp or park subject to the following zone regulations:

- | | | |
|----|--|----------------|
| a. | Minimum camping lot area intended to be occupied by one tent, mobile camper trailer, motorized motor home or other recreational vehicle: | 200 sq. metres |
| b. | Front Yard (minimum) | 20 metres |
| c. | Side Yard (minimum) | 20 metres |
| d. | Rear Yard (minimum) | 20 metres |

AMENDED BY B/L 96-104

- e. a propane dispensing tank as an accessory use for the use of park patrons only in accordance with the provisions of Section 19.3 hereof.**

6.4.12 AGRICULTURAL EXCEPTION (A-12) ZONE

Notwithstanding Section 6.1, those lands zoned A-12 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a retail shop for the sale of antiques and crafts; a tea room or tea garden ancillary to the retail shop; a business office ancillary to the retail shop, and a snack-bar ancillary to the retail shop subject to the following zone regulations:

- | | | |
|----|------------------------------|--------------|
| a. | Lot Area (minimum) | 4.0 hectares |
| b. | Lot Frontage (minimum) | 45.0 metres |
| c. | Front Yard (minimum) | 7.5 metres |
| d. | Interior Side Yard (minimum) | 15.0 metres |
| e. | Exterior Side Yard (minimum) | 15.0 metres |
| f. | Rear Yard (minimum) | 15.0 metres |
| g. | Lot Coverage (maximum) | 2 percent |

6.4.13 AGRICULTURAL EXCEPTION (A-13) ZONE

Notwithstanding Section 6.1, those lands zoned A-13 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a place of worship subject to the following zone regulations:

a.	Lot Area (minimum)	1.0 hectares
b.	Lot Frontage (minimum)	30 metres
c.	Front Yard (minimum)	10 metres
d.	Exterior Side Yard (minimum)	10 metres
e.	Interior Side Yard (minimum)	10 metres
f.	Rear Yard (minimum)	10 metres
g.	Height (maximum)	10.5 metres
h.	Landscaped Open Space (minimum)	20 percent

6.4.14 AGRICULTURAL EXCEPTION (A-14) ZONE

Notwithstanding Section 6.1, those lands zoned A-14 on the Schedules to this By-law may, in addition to those other uses permitted in the Agricultural Exception (A-1) Zone, be used for a commercial kennel, subject to the zone regulations set out in Section 6.3 and the following special zone regulations:

AMENDED BY B/L 86-41

- a. Notwithstanding Section 6.3 c. subsections iii) and iv), a commercial kennel may have a minimum interior side yard or rear yard setback of 1.2 metres except that where such yard abuts a residential zone or a lot which has a residential use thereon within 15 metres of such common lot line, such interior side yard or rear yard setback shall be 15 metres.

ADDED BY B/L 97-182

6.4.15 AGRICULTURAL EXCEPTION (A-15) ZONE

Notwithstanding Section 6.1, those lands zoned A-15 on the Schedules to this By-law may, in addition to those other uses permitted in the Agricultural Exception (A-1) Zone, be used for a one single family detached dwelling and buildings and structures accessory thereto, fitness centre, dog kennel, private zoo, pet cemetery, souvenir shop, **campground area** and snack bar, subject to the zone regulations set out in Section 6.3 and the following special regulations:

6.4.15 AGRICULTURAL EXCEPTION (A-15) ZONE (CONT'D)

General

- | | | |
|----|--|--|
| a. | Lot Area (minimum) | 40,000 square metres |
| b. | Lot Frontage (minimum) | 100 metres |
| c. | Yard Requirements (minimum) | |
| | i) Front Yard | 15 metres |
| | ii) Exterior Side Yard | 15 metres |
| | iii) Interior Side Yard | |
| | - Animal Enclosure | 6.5 metres |
| | - Kennel | 2.5 metres |
| | - All Other Buildings and Structures | 7.5 metres |
| | iv) Rear Yard | 10.5 metres |
| d. | Lot Coverage (maximum) | 15 percent |
| e. | Landscaped Area (minimum) | 40 percent |
| f. | Building Height (maximum) | 10 metres |
| g. | Building Floor Area Requirements | |
| | i) Single Family Dwelling | 110 square metres |
| | ii) Fitness Centre (maximum) | 1200 square metres |
| | iii) Kennel (maximum) | 210 square metres |
| | iv) Animal Enclosure - large (minimum) | 185 square metres |
| | v) Animal Enclosure - small (minimum) | 30 square metres |
| | vi) Temporary Holding Areas - (minimum) | 4.45 square metres |
| h. | Distance between Animal Enclosures and Buildings (minimum) | 10 metres |
| i. | Parking Requirements (minimum) | 1 parking area per 30 square metres of total building area excluding animal enclosures and a single family dwelling, plus 2 spaces per animal enclosure. |
| j. | Single Family Dwelling | |
| | i) Front Yard (minimum) | 15.0 metres |
| | ii) Side Yard (minimum) | 7.5 metres |
| | iii) Rear Yard (minimum) | 10.6 metres |
| | iv) Setback (minimum) | 28.0 metres |
| | v) Floor Area (minimum) | 110 square metres |
| | vi) Building Height (maximum) | 9.0 metres |
| | vii) Number of Parking Spaces (minimum) | 2 |

6.4.15 AGRICULTURAL EXCEPTION (A-15) ZONE (CONT'D)

k. Fitness Centre

i)	Front Yard (minimum)	35.0 metres
ii)	Side Yard (minimum)	25.0 metres
iii)	Rear Yard (minimum)	10.6 metres
iv)	Setback (minimum)	45.0 metres
v)	Floor Area (maximum)	1200 square metres
vi)	Building Height (maximum)	10.0 metres

l. Dog Kennel

i)	Front Yard (minimum)	65.0 metres
ii)	Side Yard (minimum)	2.5 metres
iii)	Rear Yard (minimum)	10.6 metres
iv)	Setback (minimum)	75.0 metres
v)	Floor Area (maximum)	210 square metres
vi)	Building Height (maximum)	5.0 metres

m. Private Zoo

- i) Distance from Animal Enclosure from any Lot Line (minimum) 6.5 metres
- ii) All animals exclusive of swans, ducks and geese shall be confined at all times to either an animal enclosure or a temporary holding space.
- iii) Land used for the purposes of a private zoo shall be completely enclosed by security fencing having a minimum height of 1.8 metres. Ingress and egress to such lands shall be by means of a controlled access gate which shall be kept locked and secured at all times that the private zoo is not open to the public.

ADDED BY B/L 97-182

n. Campground Area

For the purpose of this Special Exception Zone, a campground area shall mean an area used for the provision of overnight accommodations within three (3) trailers, which would accommodate a total of not more than 69 persons, as well as one (1) trailer for the provision of sanitary facilities and one (1) trailer for educational purposes in association with the other permitted uses in the (A-15) zone.

ADDED BY OMB ORDER – OCT. 28/85

6.4.16 AGRICULTURAL EXCEPTION (A-16) ZONE

Notwithstanding Section 6.1, those lands zoned A-16 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a group home. The placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3.

6.4.17 AGRICULTURAL EXCEPTION (A-17) ZONE

Notwithstanding Section 6.1, those lands zoned A-17 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a livestock auction room.

ADDED BY OMB ORDER – OCT. 28/85

6.4.18 AGRICULTURAL EXCEPTION (A-18) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-18 on the Schedules to this By-law may also be used for an abattoir containing a refrigerated offal room and a meat cutting and meat smoking operation subject to the following zone regulations:

- | | |
|---|-------------------------|
| a. Front Yard (minimum) | 45 metres |
| b. Interior Side Yard (minimum) | |
| i) Abattoir | 30 metres |
| ii) Meat Cutting & Smoking Establishment | 3 metres |
| c. Rear Yard (minimum) | 30 metres |
| d. Setback of Abattoir from Existing Residential Dwellings (minimum) | 180 metres |
| e. Ground Floor Area (maximum) | |
| - Abattoir | 200.0 sq. metres |
| - Meat Cutting & Smoking Establishment | 140.0 sq. metres |

6.4.19 AGRICULTURAL EXCEPTION (A-19) ZONE

Notwithstanding Section 6.1, those lands zoned A-19 on the Schedules to this By-law may, in addition to those other uses permitted in the Agricultural (A) Zone, be used for a Pigeon Racing Club House and buildings and structures accessory thereto, subject to the following zone regulations:

- | | |
|----------------------------------|----------------------|
| a. Lot Area (minimum) | 0.40 hectares |
| b. Lot Frontage (minimum) | 50 metres |

ADDED BY B/L 85-46

6.4.20 AGRICULTURAL EXCEPTION (A-20) ZONE

Notwithstanding Section 6.1, those lands zoned A-20 on the Schedules to this By-law, shall only be used for conservation and forestry uses.

ADDED BY B/L 85-48

6.4.21 AGRICULTURAL EXCEPTION (A-21) ZONE

Notwithstanding Section 6.1, those lands zoned A-21 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used.

ADDED BY B/L 95-89

for the purposes of a motor vehicle race track, agricultural fairground and music festivals or concerts.

ADDED BY B/L 85-52

6.4.22 AGRICULTURAL EXCEPTION (A-22) ZONE

Notwithstanding Section 6.4.1, those lands zoned A-22 on the Schedules to this By-law, may only be used for a cemetery.

ADDED BY B/L 86-52

6.4.23 AGRICULTURAL EXCEPTION (A-23) ZONE (EXPIRED)

Notwithstanding Section 6.1, those lands zoned A-23 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a Group Home. Pursuant to the requirements of Section 38 of the Planning Act, 1983, a Group Home may be permitted for a period of three (3) years ending May 12, 1989. The placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3.

ADDED BY B/L 86-97

REPEALED BY BY-LAW 2005-109

6.4.24 AGRICULTURAL EXCEPTION (A-24) ZONE

ADDED BY B/L 2010-066

6.4.25 AGRICULTURAL EXCEPTION (A-25) ZONE

Notwithstanding the provisions of 3.13 c., e., f., 3.16 a., 6.1 and 6.3 those lands zoned "A-25" on the attached schedule to this By-law, in addition to the permitted residential uses, shall be used in accordance with this By-law and the following zone definitions and regulations.

6.4.25 AGRICULTURAL EXCEPTION (A-25) ZONE (CONT'D)

a. Definitions

Golf Driving Range: shall mean an outdoor facility operated for the purpose of developing golfing techniques. Uses accessory to a golf driving range include a miniature golf course and a clubhouse. A golf course and an indoor golf driving range are not accessory to a golf driving range.

Club House Facility: shall mean a facility accessory to a golf driving range or an indoor golf driving range which may include uses such as a golf pro-shop, eating establishment and a lounge/recreation area.

b. Permitted Non-Residential Uses

i) Golf Driving Range

c. Regulations for Non-Residential Uses

- | | | |
|-------|---|-------------|
| i) | Lot Area (minimum) | 16.6 ha |
| ii) | Lot Frontage (minimum) | 220 metres |
| iii) | Yard Requirements for a Clubhouse | |
| | a) Front Yard (minimum) | 50 metres |
| | b) Front Yard (maximum) | 150 metres |
| | c) Interior Side Yard (minimum) | 30 metres |
| | d) Exterior Side Yard (minimum) | 50 metres |
| | e) Rear Yard (minimum) | 15 metres |
| iv) | Building Floor Area for a Clubhouse (maximum) | 225 sq.m. |
| v) | Lot Coverage | 2% |
| vi) | Building Height (maximum) | 10.5 metres |
| vii) | Loading Space Requirements | |
| | a) Loading Space Size (3 metres x 7.5 metres) 1 space | |
| | b) A required loading space may be located in a front yard provided that it is located a minimum of 20 metres from any street line. | |
| | c) A required loading space is not required to be located abutting a building or structure. | |
| viii) | Parking Requirements for a golf driving range 60 parking spaces (minimum) | |

ADDED BY B/L 2010-116

6.4.26 AGRICULTURAL EXCEPTION (A-26) ZONE

Notwithstanding Sections 6.1 a. and 6.3 a., d., those lands zoned A-26 on the Schedules to this By-law may, in addition to other uses permitted in the "Agricultural (A)" Zone, be used for one (1) additional single detached dwelling provided that such dwelling is accessory to a farm operation on the subject lot and is used only by persons employed on the lot. Those lands zoned A-26 on the Schedules to this By-law are subject to the following special regulations:

- a. Lot Area (minimum) 4 hectares
- b. Regulations for Non-residential Uses:
 - i) Lot Coverage (maximum) for Greenhouses 57%

ADDED BY B/L 87-89

6.4.27 AGRICULTURAL EXCEPTION (A-27) ZONE

Notwithstanding Section 6.1, those lands zoned A-27 on the Schedules to this By-law shall only be used for an existing single family dwelling and uses accessory thereto. The placement of all buildings shall be in accordance with the provisions of Section 9.2 with the following exceptions:

- a. Lot Area (minimum) 1200 square metres
- b. Lot Frontage (minimum) 30 metres

ADDED BY B/L 87-135

6.4.28 AGRICULTURAL EXCEPTION (A-28) ZONE

Notwithstanding Sections 6.1 and 6.3, the lands zoned A-28 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, permit the use of the existing barn for the keeping of not more than three (3) horses and the storage of non-hazardous dry goods. Additionally, the use of the existing drive shed shall be an accessory building or structure as defined within By-law 84-63.

ADDED BY B/L 87-207

6.4.29 AGRICULTURAL EXCEPTION (A-29) ZONE

Notwithstanding Section 6.1, those lands zoned A-29 on the Schedules to this By-law may only be used for a cemetery and a place of worship, subject to the following regulations:

6.4.29 AGRICULTURAL EXCEPTION (A-29) ZONE (CONT'D)

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|----|------------------------|--------------|
| a. | Lot Area (minimum) | 0.4 hectares |
| b. | Lot Frontage (minimum) | 30 metres |

ADDED BY B/L 88-35

6.4.30 AGRICULTURAL EXCEPTION (A-30) ZONE

Notwithstanding Section 6.3, those lands zoned A-30 on the Schedules to this By-law shall be subject to the following zone regulations:

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| a. | Lot Area (minimum) | 0.65 hectares |
|----|--------------------|---------------|

ADDED BY B/L 88-78

6.4.31 AGRICULTURAL EXCEPTION (A-31) ZONE

Notwithstanding Section 6.1, those lands zoned A-31 on the Schedules to this By-law shall only be used for a manse. For the purpose of this Subsection, a manse shall mean a dwelling for a clergyman. The placement of buildings and structures shall be subject to the regulations set out in Section 9.2.

ADDED BY B/L 89-43

6.4.32 AGRICULTURAL EXCEPTION (A-32) ZONE

Notwithstanding Section 6.3, those lands zoned A-32 on the Schedules to this By-law shall be subject to the following zone regulations:

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|----|------------------------|--------------|
| a. | Lot Area (minimum) | 1.8 hectares |
| b. | Lot Frontage (minimum) | 90 metres |

ADDED BY B/L 89-53

6.4.33 AGRICULTURAL EXCEPTION (A-33) ZONE

Notwithstanding Section 6.2, those lands zoned A-33 on the Schedules to this By-law shall be subject to the following zone regulations:

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|----|------------------------|--------------------|
| a. | Lot Area (minimum) | 4700 square metres |
| b. | Lot Frontage (minimum) | 75 metres |

ADDED BY B/L 89-197

6.4.34 AGRICULTURAL EXCEPTION (A-34) ZONE

Notwithstanding Sections 3.8 b., 6.1 and 6.3, the lands zoned A-34 on the attached Schedule "A", in addition to the other uses permitted in Agricultural (A) Zone, shall permit the use of the existing barn for the storage of hay, straw and the housing of livestock on a non-farm residential lot.

ADDED BY B/L 90-176

6.4.35 AGRICULTURAL EXCEPTION (A-35) ZONE

Notwithstanding Section 6.1, those lands zoned A-35 on the Schedules to this By-law may, in addition to a single family dwelling, may be used for a day nursery. The placement of buildings and structures shall be subject to the regulations set out in Section 6.3 in respect of a single detached dwelling.

ADDED BY B/L 90-157

6.4.36 AGRICULTURAL EXCEPTION (A-36) ZONE

Notwithstanding Sections 6.1 and 6.3, the lands zoned A-36 on the attached Schedule "A" in addition to the other uses permitted in the "Agricultural (A)" Zone, permit a farm implement and machine sales and service establishment and shall be subject to the following zone regulations:

- | | | |
|----|-----------------------------------|------------|
| a. | Lot Area (minimum) | 2.8 ha |
| b. | Lot Frontage (minimum) | 120 metres |
| c. | Yard Requirements | |
| | i) Front Yard (minimum) | 60 metres |
| | ii) Exterior Side Yard (minimum) | 20 metres |
| | iii) Interior Side Yard (minimum) | 72 metres |
| | iv) Rear Yard (minimum) | 144 metres |
| d. | Lot Coverage (maximum) | 3.5% |
| e. | Landscaped Open Space (minimum) | 10% |
| f. | Building Height (maximum) | 10 metres |

ADDED BY B/L 90-25

6.4.37 AGRICULTURAL EXCEPTION (A-37) ZONE (EXPIRED)

Notwithstanding Sections 6.1 and 3.24, those lands zoned A-37 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone be used for four (4) new home sales trailers. Pursuant to the requirements of Section 38 of the Planning Act, 1983, these sales trailers may be permitted for a period of (3) years, ending January 29, 1993, with an annual review. The placement of buildings and structures shall be subject to the zone regulations set out in Section 6.3.

ADDED BY B/L 90-36

REPEALED BY BY-LAW 2005-109

6.4.38 AGRICULTURAL EXCEPTION (A-38) ZONE

ADDED BY B/L 90-43

6.4.39 AGRICULTURAL EXCEPTION (A-39) ZONE

Notwithstanding Section 6.3, those lands zoned A-39 on the Schedules to this By-law shall be subject to the following zone regulations:

- a. Lot Frontage (minimum) 35 metres
- b. Lot Area (minimum) 3900 square metres

ADDED BY B/L 2010-122

6.4.41 AGRICULTURAL EXCEPTION (A-41) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-41 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a Temporary Sales Office, subject to the following provisions:

- a. Definitions
 - i) Temporary Sales Office: shall mean a temporary building used exclusively by a realtor, builder, building, developer or contractor on a temporary basis for the sale, display and marketing of residential lots or dwellings within a draft approved subdivision or condominium plan.

6.4.41 AGRICULTURAL EXCEPTION (A-41) ZONE (CONT'D)

b) Regulations for Temporary Sales Office

i)	Lot Area (minimum)	0.2 ha
ii)	Lot Frontage (minimum)	30 metres
iii)	Yard Requirements (minimum)	
	a) Front Yard	10.0 metres
	b) Exterior Side Yard	10.0 metres
	c) Interior Side Yard	8.5 metres
	d) Rear Yard	10.0 metres
iv)	Lot Coverage (maximum)	15%
v)	Landscaped Open Space (minimum)	10%
vi)	Building Height (maximum)	10.0 metres

Pursuant to the requirements of Section 39 of the Planning Act, 1990, as amended, a temporary sales office use may be permitted for a period of three (3) years, ending on October 4, 2013.

ADDED BY B/L 92-207

6.4.45 AGRICULTURAL EXCEPTION (A-45) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-45 on the Schedules to this By-law shall be subject to the following zone regulations:

a. Residential Uses

- i) prohibited

b. Non-Residential Uses

- i) Conservation and forestry;
- ii) Flood, erosion and/or situation control works and a storm water management facility;
- iii) Open space which for the purposes of this By-law shall mean an area which is open and unobstructed from ground to sky at finished grade on a lot or portion thereof, which is either maintained in its natural state or which is suitable for planting of trees and reforestation but shall not include any other use or activity otherwise specified herein; and

c. Zone Regulations

i)	Lot Area (minimum)	2.5 hectares
ii)	Lot Frontage (minimum)	55 metres
iii)	Landscaped Open Space (minimum)	80 %
iv)	Lot Coverage (maximum)	5 %

ADDED BY B/L 94-149

6.4.48 AGRICULTURAL EXCEPTION (A-48) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-48 on the Schedules to this By-law may be used for a day care and convent facility subject to the following zone regulations:

- a. Rear Yard 3.0 metres
- b. Total Floor Area (maximum) 1,080 square metres

For the purposes of this provision, a Convent shall be as defined within the definition of Place of Worship contained within Section 2 of this By-law.

ADDED BY B/L 95-158

6.4.49 AGRICULTURAL EXCEPTION (A-49) ZONE (EXPIRED)

Notwithstanding Section 6.1, the lands zoned A-49 on the Schedules to this By-law, may in addition to other uses permitted in the Agricultural (A) Zone, be used for a garden suite.

For the purpose of this Special Exception, a "Garden Suite" shall mean a one unit detached residential structure containing bathroom and kitchen facilities that are ancillary to an existing residential structure.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, this temporary use may be permitted for a period of up to ten (10) years, ending November 13th, 2005.

ADDED BY B/L 95-172

6.4.50 AGRICULTURAL EXCEPTION (A-50) ZONE (EXPIRED)

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-50 on the Schedules to this By-law shall be used for a golf driving range. For the purposes of this provision, a Golf Driving Range is defined as a public or private area operated for the purpose of developing golfing techniques but excludes golf courses.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, this use may be permitted for a period of three (3) years, ending December 12, 1998, subject to the following zone regulations:

- a. Lot Area (minimum) 7 ha

ADDED BY B/L 96-20

6.4.51 AGRICULTURAL EXCEPTION (A-51) ZONE

Notwithstanding the provisions of Sections 6.1 and 6.3, those lands zoned A-51 on the Schedules to this By-law shall be used for a parking lot for a place of worship subject to the following zone regulations:

- a. Lot Area (minimum) 1000 square metres**
- b. Lot Frontage 30 metres**

ADDED BY B/L 96-21

6.4.52 AGRICULTURAL EXCEPTION (A-52) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-52 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a farm implement and equipment sales and service establishment subject to the following special regulations:

- a. Lot Area 8000 square metres**

ADDED BY B/L 96-192

6.4.53 AGRICULTURAL EXCEPTION (A-53) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-53 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used for a home industry, subject to the following special regulations:

- a. Maximum Floor Area 260 square metres**

For the purposes of this subsection, a home industry shall mean small scale industrial use such as a furniture restoration, small engine repair, welding, crafts or producing value-added agricultural products such as cider, honey or wine, which is accessory to a single detached dwelling. It shall not include outside storage of materials or the storage of commercial motor vehicles. A home industry may be conducted in whole or in part in any accessory or farm building.

ADDED BY B/L 98-076

6.4.54 AGRICULTURAL EXCEPTION (A-54) ZONE (EXPIRED)

Notwithstanding the provisions of Section 6.1 b., 6.2 and 6.3, those lands zoned A-54 on the Schedules to this By-law, in addition to the existing dwelling shall only be used for a golf driving range facility. For the purpose of this section, Golf Driving Range facility is defined as a facility for the purpose of developing golfing techniques, including miniature golf, but excluding golf courses.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, this use may be permitted for a period of three (3) years, ending September 23, 2001, subject to the following zone regulations:

- | | | |
|----|------------------------------|----------|
| a. | Front Yard Setback (minimum) | 5 metres |
|----|------------------------------|----------|

ADDED BY B/L 97-99

6.4.55 AGRICULTURAL EXCEPTION (A-55) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-55 on the Schedules to this By-law may also be used for a place of worship, subject to the following special regulations:

- | | | |
|----|----------------------|-------------------|
| a. | Lot Area (minimum) | 1.57 hectares |
| b. | Floor Area (maximum) | 636 square metres |

ADDED BY B/L 97-133

6.4.56 AGRICULTURAL EXCEPTION (A-56) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-56 on the Schedules to this By-law shall only be used for a farm related industrial use comprising of warehouse for the storage and sale of bulk and pre-packaged lubricants, outside storage of bulk fuel and a transport depot accessory to the use subject to the following zone regulations:

- | | | |
|----|--------------------------------|-------------------|
| a. | Lot Area (minimum) | 0.65 hectares |
| b. | Lot Frontage (minimum) | 90 metres |
| c. | Yard Requirements (minimum) | |
| | i) Front Yard | 27 metres |
| | ii) Side Yard | 20 metres |
| | iii) Rear Yard | 20 metres |
| d. | Building Size (maximum) | 400 square metres |
| e. | Outside Storage Area (maximum) | 165 square metres |

6.4.56 AGRICULTURAL EXCEPTION (A-56) ZONE (CONT'D)

f. Yard Requirements for Outside Storage Area

- | | |
|----------------------|------------------|
| i) Front Yard | 32 metres |
| ii) Side Yard | 15 metres |

ADDED BY B/L 97-132

6.4.57 AGRICULTURAL EXCEPTION (A-57) ZONE

Notwithstanding the provisions of Section 3.1 d. **LOT COVERAGE AND HEIGHT**, those lands zoned A-57 on the Schedules to this By-law shall permit a non-farm accessory structure with a total floor area of 93 m².

ADDED BY B/L 98-030

6.4.58 AGRICULTURAL EXCEPTION (A-58) ZONE

Notwithstanding Sections 6.1, 6.2 and 6.3, those lands zoned A-58 on the Schedules to this By-law shall only be used subject to the following zone regulations:

a. Permitted Uses

- i) A golf driving range facility**
- ii) A maintenance office/clubhouse**
- iii) A golf course**

ADDED BY B/L 98-108

b. Regulations - Miniature Golf

- | | |
|--------------------------------|-----------------|
| i) Front Yard (minimum) | 3 metres |
|--------------------------------|-----------------|

c. Regulations – Buildings

- | | |
|--------------------------------|------------------|
| i) Front Yard (minimum) | 35 metres |
|--------------------------------|------------------|

For the purpose of this section, Golf Driving Range is defined as a facility for the purpose of developing golfing techniques, including miniature golf, but excluding golf courses.

ADDED BY B/L 99-75

6.4.59 AGRICULTURAL EXCEPTION (A-59) ZONE

Notwithstanding Section 6.1, those lands zoned A-59 on the Schedules to this By-law may, in addition to the other uses permitted in the "Agricultural (A)" Zone, be used for a woodworking shop accessory to a residential dwelling and subject to the following zone regulations:

6.4.59 AGRICULTURAL EXCEPTION (A-59) ZONE (CONT'D)

a. Yard Requirements (minimum)

i)	Eastern Interior Side Yard	29 metres
ii)	Western Interior Side Yard	23 metres
iii)	Rear Yard	70 metres
iv)	Accessory Building for Woodworking Shop Area (maximum)	128 square metres

For the purpose of this subsection, a woodworking shop shall mean a building where a fireplace mantel, other fireplace components, other pieces of residential woodwork and residential furnishings are manufactured and which shop is clearly accessory to a residential dwelling.

Notwithstanding Section 6.1, on those lands zoned A-59 on the Schedules to this By-law, the total of all accessory buildings and structures may have a lot coverage up to 70% of the total floor area of the main building.

ADDED BY B/L 99-88

6.4.60 AGRICULTURAL EXCEPTION (A-60) ZONE

Notwithstanding Sections 3.16, 3.21 a., 6.1, 6.2 and 6.3, those lands zoned A-60 on the Schedules to this By-law shall only be used for a place of worship with ancillary uses subject to the following provisions:

a. Definitions

i) Landscaping Strip

Shall mean an area of land with a minimum width of 3.0 metres used for any one or more of the planting of trees, shrubs, flowers, grass or other horticultural elements, such as decorative stonework, fencing or screening.

b. Regulations

i)	Lot Area (minimum)	2.0 metres
ii)	Lot Frontage (minimum)	15.0 metres
iii)	Front Yard (minimum)	20.0 metres
iv)	Interior Side Yard (minimum)	8.0 metres
v)	Building Height (maximum)	12.0 metres
vi)	Setback from EP Zone (minimum)	20.0 metres
vii)	Lot Coverage (maximum)	15 %
viii)	Landscaped Open Space (minimum)	30 %
ix)	Parking Space Size	5.2 metres in length by 2.75 metres in width provided that such a space is next to a landscaping strip.
x)	Entrance Setback from a Residential Side Yard Lot Line	1 metre

ADDED BY B/L 99-103

6.4.61 AGRICULTURAL EXCEPTION (A-61) ZONE (EXPIRED)

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-61 on the Schedules to this By-law shall only be used for a Golf Driving Range. For the purposes of this section, a Golf Driving Range is defined as a public or private area operated for the purpose of developing golfing techniques but excludes golf courses.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, this use may be permitted for a period of three (3) years, ending July 5th, 2002, subject to the following zone regulations:

- a. Lot Area (minimum) 7 hectares

ADDED BY B/L 98-118

6.4.62 AGRICULTURAL EXCEPTION (A-62) ZONE

Notwithstanding Sections 6.1 and 6.3 of this By-law, those lands zoned A-62 on the Schedules to this By-law shall only be used and any buildings or structures thereon shall only be constructed in accordance with this By-law and the following definitions and zone regulations:

- a. Definitions
- i) **Reforestation Area:** An area of trees, the majority of which are three to five year stock with a minimum height of 30 centimetres, and which have been planted to reintroduce a minimum of three individual species to an area.
 - ii) **Earth-integrated Structure:** A building constructed, in accordance with the provisions of the Ontario Building Code, utilizing construction techniques such as earth berming and sodding which result in the structure blending with the natural landscape and achieving a high level of energy efficiency.
 - iii) **Coniferous Planting Strip:** A landscape feature comprised of coniferous tree species planted in such a manner as to visually screen the view of one property from the adjacent property.
 - iv) **Conservation:** The wise management of land and resources in a way which will result in the preservation, protection, enhancement and/or improvement of private property for the sustained benefit of the ecosystem and society at large.
 - v) **Fur Garment Manufacturing Facility:** The use of an earth-integrated structure for the purposes of designing, assembling, making, preparing, inspecting, finishing, treating, altering and repairing fur garments. It may also include warehousing, displaying and selling of fur garments, but does not include the tanning of furs.

6.4.62 AGRICULTURAL EXCEPTION (A-62) ZONE (CONT'D)

b. Permitted Uses

- i) Fur Garment Manufacturing Facility
- ii) Reforestation
- iii) Conservation

c. Regulations

- i) Lot Area (minimum) 20 hectares
- ii) Lot Frontage (minimum) 5 metres
- iii) Floor Space (maximum) 1,250 m² each storey
- iv) Building Height (maximum) 2 storeys
- v) Reforestation Area (minimum) 10 hectares
- vi) Setbacks

Notwithstanding Section 3.13, the minimum setback from any watercourse shall be 50 metres.

- vii) Parking (minimum) 110 spaces
(maximum) 150 spaces

viii) Performance Standards

The permitted uses in the A-62 zone shall not include the outside storage of goods, garbage or waste material and shall not produce noise, glare, heat, electromagnetic emissions or vibrations which can be detected beyond the limits of the lot upon which such use is located.

ix) Planting Strip Requirements

Where a front, rear or side yard lot line abuts a permanent year round residential use and/or zone, a coniferous planting strip shall be required along such lot line.

x) Accessory Structures

Notwithstanding Section 3.1 d. of this By-law, one or more accessory buildings or structures may be constructed and used on the lands zoned A-62 on the Schedules to this By-law, provided that the maximum size of any single accessory building or structure does not exceed 100 square metres of total floor area and that the other applicable provisions of this By-law are complied with.

ADDED BY B/L 2000-012

6.4.63 AGRICULTURAL EXCEPTION (A-63) ZONE (EXPIRED)

Notwithstanding Sections 6.1 and 6.3 of this By-law, those lands zoned A-63 on the Schedules to this By-law shall be used for a golf driving range. For the purposes of this section, a golf driving range is defined as a public or private area operated for the purpose of developing golfing techniques but excludes golf courses.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, this use may be permitted for a period of three (3) years, ending January 24, 2003.

ADDED BY B/L 2000-171
REPEALED BY B/L 2000-212
ADDED BY B/L 2001-106
REPEALED BY B/L 2002-005
ADDED BY B/L 2001-205

6.4.64 AGRICULTURAL EXCEPTION (A-64) ZONE

Notwithstanding Sections 2, 3.13, 3.16, 6.1 and 6.3 to this By-law, those lands zoned A-64 shall be subject to the following provisions:

a. **Definitions**

- i) **Crematorium:** Shall mean a building or structure erected for the purpose of cremating human bodies under the Cemeteries Act, as amended. Ancillary uses may include a chapel and other operational functions related to a cemetery.
- ii) **Landscaping Strip:** Shall mean an area of land used for any one or more of the planting of trees, shrubs, flowers, grass or other horticultural elements, such as decorative stonework, fencing or screening.

b. **Permitted Uses**

- i) **Crematorium**
- ii) **Cemetery**

c. **Regulations**

- i) **Lot Area (minimum)** 0.45 hectares
- ii) **Lot Frontage (minimum)** 45 metres
- iii) **Front Yard Setback (minimum)** 3 metres
- iv) **Interior Side Yard Setback (minimum)** 5 metres
- v) **Rear Yard Setback (minimum)** 10 metres
- vi) **Lot Coverage (maximum)** 25 percent
- vii) **Landscaped Open Space (minimum)** 30 percent
- viii) **Building Height (maximum)** 10 metres
- ix) **Number of Loading Spaces** 1
- x) **Parking Spaces (minimum)** 40
- xi) **Parking Space Size** 5.2 metres in length by 2.75 metres in width provided that such space is perpendicular to a landscaping strip.
- xii) **Section 3.16 f) is not applicable to the lands zoned A-64.**
- xiii) **No outside storage is permitted on lands zoned A-64.**

ADDED BY B/L 2000-168

6.4.65 AGRICULTURAL EXCEPTION (A-65) ZONE

Notwithstanding Sections 6.1 and 6.3 to this By-law, those lands zoned A-65 on the Schedules to this By-law may, in addition to the other uses permitted in the Agricultural (A) Zone, be used only for a flea market and subject to the following provisions:

- a. Lot Coverage (maximum) 10 percent**
- b. Only those structures which existed on January 29, 1996 are permitted. No new structure or any expansion to a structure is permitted.**

For the purposes of this subsection, a flea market shall mean an establishment for occasional or periodic sales activity where floor space is rented or licenced to ten or more unrelated individual sellers offering goods, new and used, and where the space allocated to each individual seller is not physically separated by walls which extend from the floor to ceiling from the space allocated to other individual sellers.

ADDED BY B/L 2001-060

6.4.66 AGRICULTURAL EXCEPTION (A-66) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-66 on the Schedules to this By-law may, in addition to other uses permitted in the Agricultural (A) Zone, be used for the purposes of a motor vehicle body shop subject to the following zone regulations:

- a. Interior Side Yard Setback (minimum) 1.1 metres**
- b. Lot Area (minimum) 0.5 hectares**
- c. Total Floor Area for Non-Residential Uses (maximum) 120 sq. m.**
- d. Outside Storage Area (maximum) 200 sq. m.**
- e. Setback for Outside Storage Area to a Lot Line (minimum) 1.1 metres**
- f. The outside storage area must be enclosed by a solid barrier privacy fence 1.8 metres in height.**
- g. All garbage or waste materials generated by the permitted non-residential use and garbage containers must be contained within the outside storage area.**

ADDED BY B/L 2002-040

6.4.67 AGRICULTURAL EXCEPTION (A-67) ZONE

Notwithstanding Sections 6.1, 6.2 and 6.3, those lands zoned A-67 on the Schedules attached to this By-law, in addition to the existing dwelling, shall only be used for a golf driving range. For the purposes of this section, a Golf Driving Range is defined as a public or private area operated for the purpose of developing golfing techniques but excludes golf courses.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, this use may be permitted for a period of three (3) years, ending April 2, 2005, subject to the following zone regulations:

- a. Front Yard Setback (minimum) 5 metres**

ADDED BY B/L 2002-190

6.4.68 AGRICULTURAL EXCEPTION (A-68) ZONE

Notwithstanding Sections 3.1, 6.1 and 6.2, those lands zoned A-68 on the attached Schedules to this By-law, may in addition to other uses permitted in the Agricultural (A) Zone be used for a home occupation. For the purposes of this subsection a home occupation shall be limited to the administrative office and storage of equipment and supplies for a cleaning business within a 255 m² accessory building subject to the following conditions:

- a. Lot Coverage Accessory Buildings (maximum) 255 m²**
- b. No outside storage of goods or materials associated with the home occupation use.**

ADDED BY B/L 2002-203

6.4.69 AGRICULTURAL EXCEPTION (A-69) ZONE (EXPIRED)

Notwithstanding Sections 6.1, 6.2, and 6.3, those lands zoned A-69 on the Schedules to this By-law shall in addition to the other uses permitted in the Agricultural (A) Zone, be used for a music festival within the context of a Special Event as defined in Section 2 of this By-law.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, this use may be permitted for a period of three (3) years, ending December 9, 2005.

ADDED BY B/L 2003-040

6.4.70 AGRICULTURAL EXCEPTION (A-70) ZONE

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-70 on the attached Schedules to this By-law, shall only be used and any buildings or structure thereon shall only be constructed in accordance with this by-law and the following definitions and zone regulations:

a. Definitions

- i) Farm Winery: Shall mean the use of land, buildings or structures for the processing of locally grown fruit, fermentation, production, bottling, aging and storage of wine and wine related products as a secondary agricultural use to a vineyard and/or fruit farm, where the fruit used in the production of the wine shall be predominantly from the vineyard and/or fruit from the farm located on the same land as the farm winery, or as part of the farmer's own farm operation.**
- ii) Pitch and Putt Golf Course: Shall mean an area of land operated for the purpose of a par 3 golf course in which the maximum distance from the tee to hole shall be 160 metres. A pitch and putt golf course shall not include accessory uses such as a golf driving range, a mini-putt, a club house, a restaurant or a bar. A pitch and putt golf course shall be designed with no changes to existing natural grades with the exception of minimal changes for tees and greens.**

b. Permitted Non-Residential Uses

In addition to the other uses permitted in the Agricultural Exception (A-1) Zone, a pitch and putt golf course is permitted as accessory to a farm winery.

c. Regulations

- i) The pitch and putt golf course can occupy a maximum area of 1.6 ha.**

ADDED BY B/L 2003-025

6.4.71 AGRICULTURAL EXCEPTION (A-71) ZONE

Notwithstanding Section 6.1, those lands zoned A-71 on the attached Schedule to this By-law, may also be used for a place of worship and a manse. For the purposes of this subsection a manse shall mean a dwelling for a clergy person.

ADDED BY B/L 2003-079

6.4.72 AGRICULTURAL EXCEPTION (A-72) ZONE (EXPIRED)

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-72 on the Schedules to this By-law shall be used for a golf driving range. For the purposes of this section, a golf driving range is defined as a public or private area operated for the purpose of developing golfing techniques but excludes golf courses.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, this use may be permitted for a period of three (3) years ending June 9, 2006.

ADDED BY B/L 2003-122

AMENDED BY BY-LAW 2007-043

6.4.73 AGRICULTURAL EXCEPTION (A-73) ZONE

Notwithstanding Sections 6.1, 6.2 and 6.3 to this By-law, those lands zoned A-73 on the Schedules to this By-law, may only be used for a place of worship and ancillary uses subject to the following regulations:

- | | | |
|----|---------------------------------|------------|
| a. | Lot Area (minimum) | 1.5 ha |
| b. | Lot Frontage (minimum) | 90 metres |
| c. | Yard Requirements (minimum) | |
| | i) Front Yard Setback | 10 metres |
| | ii) Interior Side Yard Setback | 10 metres |
| | iii) Rear Yard Setback | 150 metres |
| d. | Lot Coverage (maximum) | 30 percent |
| e. | Building Height (maximum) | 12 metres |
| f. | Landscaped Open Space (minimum) | 30 percent |

ADDED BY B/L 2003-141

6.4.74 AGRICULTURAL EXCEPTION (A-74) ZONE (EXPIRED)

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-74 on the Schedules to this By-law shall be used for a golf driving range. For the purposes of this section, a Golf Driving Range is defined as a public or private area operated for the purpose of developing golfing techniques but excludes golf courses.

Pursuant to the requirements of Section 39 of the Planning Act, 1990 this use may be permitted for a period of three years, ending September 29, 2006, subject to the following zone regulations:

- | | | |
|----|--------------------|------|
| a. | Lot Area (minimum) | 7 ha |
|----|--------------------|------|

ADDED BY B/L 2005-001

6.4.75 AGRICULTURAL EXCEPTION (A-75) ZONE (EXPIRED)

Notwithstanding Sections 6.1 and 6.3, those lands zoned A-75 on the Schedules to this By-law, shall only be used for a Temporary Sales Office. For the purpose of this section, Temporary Sales Office shall mean a temporary building used exclusively by a realtor, builder, developer or contractor on a temporary basis for the sale, display and marketing of residential lots and dwellings within a draft approved subdivision or condominium plan.

Pursuant to the requirements of Section 39 of the Planning act, 1990, this use may be permitted for a period of three years, ending January 17, 2008.

ADDED BY B/L 2005-193

6.4.76 AGRICULTURAL EXCEPTION (A-76) ZONE (EXPIRED)

Notwithstanding Sections 6.1 and 6.2, those lands zoned A-76 on the attached Schedule to this By-law, shall only be used for a golf driving range. For the purposes of this section, a Golf Driving Range is defined as a public or private area operated for the purpose of developing golfing techniques but excludes golf courses.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, this use may be permitted for a period of three (3) years, ending October 10, 2008, subject to the following zone regulations:

- | | |
|---------------------------------|----------|
| a. Front Yard Setback (minimum) | 5 metres |
|---------------------------------|----------|

ADDED BY B/L 2006-165

6.4.77 AGRICULTURAL EXCEPTION (A-77) ZONE

Notwithstanding Sections 6.1 b. and 6.3, those lands zoned A-77 on the Schedules to this By-law, shall only be used for an organic waste composting and wood waste processing facility, with the bulk wholesale of compost and other materials produced on-site permitted as an accessory use. The following special zone regulations shall apply:

- | | |
|---|---------------------|
| a. Height of Topsoil Berm (minimum) | 1 metre |
| b. Width of Topsoil Berm (maximum) | 35 metres |
| c. Width of Interior Vegetated Buffer (minimum) | 10 metres |
| d. Width of Exterior Vegetated Buffer (minimum) | 15 metres |
| e. Height of Compost Stockpiles (minimum) | 2.8 metres |
| f. Gross Floor Area of all Buildings and Structures (maximum) | 3,400 square metres |

ADDED BY B/L 2007-115

6.4.78 AGRICULTURAL EXCEPTION (A-78) ZONE

Notwithstanding Sections 3.13 c., 3.16 a., 6.1 b., 6.3 b. c. i), iii), iv), and d. the lands zoned A-78 on those Schedules to this By-law may, in addition to the other uses permitted in the A Zone, be used for a farm-related equipment sales and service use, in accordance with the following regulations:

- a. Yard Setback Requirements (minimum)
 - i) Front Yard 0.5 metres
 - ii) Interior Side Yard 1.2 metres
 - iii) Rear Yard 14 metres
- b. Lot Frontages 50 metres
- c. Lot Coverage (maximum) 15%
- d. Loading Space Requirements Zero (0) Loading Spaces
- e. Parking Space Requirements Six (6) Parking Spaces

ADDED BY B/L 2007-152

6.4.79 AGRICULTURAL EXCEPTION (A-79) ZONE

Notwithstanding Section 6.1 b., those lands zoned A-79 on the attached Schedule to this By-law shall be subject to the following zone regulations:

- a. Permitted Uses:
 - i) a farm exclusive of any buildings to house livestock

ADDED BY B/L 2007-184

6.4.80 AGRICULTURAL EXCEPTION (A-80) ZONE

Notwithstanding Sections 6.1, 6.2 and 6.3 those lands zoned A-80 on the Schedules to this By-law shall only be used for a farm or a photovoltaic grid-connected electricity generation facility subject to the following definitions and zone regulations:

- i) **Coniferous Planting Strip:** A landscape feature comprised of coniferous tree species planted in such a manner as to visually screen the view of one property from the adjacent property.

6.4.80 AGRICULTURAL EXCEPTION (A-80) ZONE (CONT'D)

b. Regulations

- | | | |
|------|---|----------|
| i) | Front Yard Setback (minimum) | 75 m |
| ii) | Rear Yard Setback (minimum) | 10 m |
| iii) | Interior Side Yard Setback (minimum) | 10 m |
| iv) | Lot Area (maximum) | 5 ha |
| v) | Total Floor Area of Buildings (maximum) | 250 sq m |
| vi) | Planting Strip Requirements | |
- A coniferous planting strip shall be required along the south and east limits of the solar panels.

ADDED BY B/L 2008-051

6.4.81 AGRICULTURAL EXCEPTION (A-81) ZONE

Notwithstanding Section 6.1, the lands zoned A-81 on the Schedules to this By-law may only be used for the Non-Residential Uses set out in Section 6.4.1 b.

ADDED BY B/L 2008-156

6.4.82 AGRICULTURAL EXCEPTIONS (A-82) ZONE

Notwithstanding Sections 3.13, 6.1, 6.2 and 6.3 c. iii), d., those lands zoned A-82 as shown on Schedule "A" attached to this By-law, shall only be used for a Temporary Sales Office for a maximum of 3 trailers or buildings, subject to the following zone regulations:

a. Yard Setback Requirements

- | | | |
|----|------------------------------|----------|
| i) | Interior Side Yard (minimum) | 2 metres |
|----|------------------------------|----------|

- | | | |
|----|------------------------|-----|
| b. | Lot Coverage (maximum) | 10% |
|----|------------------------|-----|

- | | | |
|----|--------------------------|---|
| c. | Loading Spaces (minimum) | 0 |
|----|--------------------------|---|

For the purpose of this Section, Temporary Sales Office shall mean a temporary building used exclusively by a realtor, builder, developer or contractor on a temporary basis for the sale, display and marketing of residential lots and dwellings within a Draft Approved Subdivision or Condominium Plan.

Pursuant to the requirements of Section 39 of the Planning Act, 1990, as amended, this use may be permitted for a period of three years, ending on September 15, 2011.

ADDED BY B/L 2008-168

DELETED BY B/L 2009-001

ADDED BY B/L 2009-001

6.4.83 AGRICULTURAL EXCEPTION (A-83) ZONE

Notwithstanding Sections 3.11, 6.1 b. and 6.3, those lands zoned A-83 on the attached Schedule to this By-Law, in addition to the permitted residential uses, shall be used in accordance with this By-law and the following zone definitions and regulations.

a. Definitions

- i) **Golf Driving Range:** Shall mean an outdoor facility operated for the purpose of developing golfing techniques, including miniature golf, but excludes golf courses.
- ii) **Indoor Golf Driving Range:** Shall mean an enclosed facility operated for the purpose of developing golfing techniques but excludes golf courses.
- iii) **Club House Facility:** Shall mean facility accessory to a golf driving range or an indoor golf driving range which may include uses such as a golf pro-shop, snack-bar/canteen, and lounge/ recreation area.

b. Permitted Non-Residential Uses

- i) Permitted non-residential uses within the A-83 zone are a golf driving range, an indoor golf driving range, conservation and forestry.
- ii) Only a golf driving range, conservation and forestry are permitted prior to the removal of the (H) Holding symbol.

c. Regulations for Non-Residential Uses

- i) Lot Area (minimum) 8.5 ha
- ii) Lot Frontage (minimum) 165 metres
- iii) Yard Setback Requirements
 - a) Front Yard (minimum)
 - (i) Building less than 30m² 5 metres
 - (ii) All Other Buildings 30 metres
 - (iii) Club House Facility 30 metres
 - b) Interior Side Yard (minimum) 30 metres
 - c) Exterior Side Yard (minimum) 30 metres
 - d) Rear Yard (minimum) 30 metres
- iv) Lot Coverage (maximum) 15%
- v) Landscaped Open Space (minimum) 10%
- vi) Building Height (maximum) 19m

6.4.83 AGRICULTURAL EXCEPTION (A-83) ZONE (CONT'D)

- vii) Total Floor Area (maximum)
 - a) Indoor Golf Driving Range 6100 m²
 - b) Club House Facility accessory to Indoor Golf Driving Range 410 m²
 - c) Club House Facility accessory to Golf Driving Range 40m²

ADDED BY BY-LAW 2010-031

6.4.84 AGRICULTURAL EXCEPTION (A-84) ZONE

Notwithstanding Sections 6.1 and 6.3 c., those lands zoned “A-84” on the schedules to this By-law, may in addition to other uses permitted in the Agricultural (A) Zone, be used for agri-tourism subject to the following zone regulations:

a. Definitions:

- i) **Agri-tourism:** shall mean an activity or use that is accessory to a farm operation, and which promotes and educates the public about farming and agricultural activities. Such activities shall have a direct relationship to the agricultural activities on the farm, and may include farm/educational tours, observation and participation in agricultural activities. It may also include seasonal festivals and social events (charity events and wedding receptions) that benefit from the farm/rural setting.

b. Regulations for Agri-tourism Uses:

- i) Total Floor Area (maximum) 375 m²
- ii) Interior Side yard Setback (minimum) 65 m

ADDED BY BY-LAW 2010-053

6.4.85 AGRICULTURAL EXCEPTION (A-85) ZONE

Notwithstanding Sections 6.1 and 3.2 a., those lands zoned “A-85” on the schedules to this By-law, may in addition to other uses permitted in the Agricultural (A) Zone, be used for an apartment-in-house and shall be subject to the following zone regulations:

a. Regulations for Apartment-in-house

- i) Floor Area (minimum) 40 m²
- ii) Number of bedrooms (maximum) 1
- iii) Number of parking spaces (minimum) 1

ADDED BY BY-LAW 2012-002

6.4.86 AGRICULTURAL EXCEPTION (A-86) ZONE

Notwithstanding the provisions of Section 3.1 d., e. those lands zoned A-86 on the Schedules to this By-law shall permit accessory structures with an aggregate maximum total floor area of 285 m², a maximum floor area for any one building of 155 m², and maximum permitted height of 6 metres. No accessory building shall contain habitable space.