

5.0 AGRICULTURAL ZONES

GENERAL AGRICULTURAL (A1) ZONE

The General Agricultural (A1) Zone applies to the majority of lands designated 'Agriculture' in the Township's Official Plan. It includes productive agricultural land under active cultivation as well as non-active farmland, pasture land, woodlands, ravine lands and other natural areas despite the fact they may not be used or capable of being used for agricultural purposes. Permitted uses in the A1 zone include a broad range of agricultural activities from the cultivation of land and production of crops to the breeding, raising and care of livestock. Other uses such as forestry, riding schools, dog kennels, estate wineries and wildlife preserves are also permitted in recognition that such uses are appropriately located in the rural area and are complementary or not in conflict with agricultural uses. Lands zoned A1 are typically large, being greater than 1 ha (2.5 acres) in size. Where new agricultural parcels are proposed to be created, the minimum lot area of each parcel is 20 hectares (49.4 acres). Livestock buildings and structures and additions thereto as well as manure storage facilities are required to comply with Minimum Distance Separation II developed by the Ontario Ministry Of Agriculture, Food and Rural Affairs.

SPECIAL 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, similar to the A1 zone, applies in areas designated 'Agriculture' in the Township's Official Plan. Application of the A2 zone is limited to instances involving a consent to dispose of a surplus farm dwelling on condition that any subsequent dwelling would be prohibited on the remaining lands in accordance with the Provincial Policy Statement (PPS), the County of Elgin Official Plan and the Township's Official Plan. The minimum lot area of a parcel zoned A2 is the area of the parcel as of the date of registration of the lot created to dispose of the surplus farm dwelling.

LARGE LOT AGRICULTURAL (A3) ZONE

The Large Lot Agricultural (A3) Zone is virtually identical to the General Agricultural (A1) Zone with the exception that a minimum lot area of 40 hectares (98.8 acres) applies. It also, similar to the A1 and A2 zones, applies in areas designated 'Agriculture' in the Township's Official Plan. The Large Lot Agricultural (A3) Zone represents a 'carry-over' zone from the former Township of Malahide Zoning By-law No. 05-27. It is intended primarily as a means of identifying larger, contiguously owned and/or cultivated farmland parcels which may or may not be further subdivided into smaller holdings provided, amongst other matters, each parcel comprises a minimum lot area of 40 hectares.

SMALL LOT AGRICULTURAL (A4) ZONE

The Small Lot Agricultural (A4) Zone applies in areas designated 'Agriculture' in the Township's Official Plan to parcels ranging in size from 4,000 sq. m (1 acre) to 1 hectares (2.5 acres). The A4 zone also applies to lots created by consent to dispose a surplus farm dwelling where the size of the lot is greater than 1 hectare. As a means of identifying lots in the rural area which are primarily residential in nature, it essentially replaces the Agricultural Residential (AR) Zone of the Township's former Zoning By-law. Agricultural uses are permitted with the exception of fur farming and mushroom farming. The keeping of livestock is restricted to small-scale operations which are not governed by the provisions of the Nutrient Management Act.

5.1 PERMITTED USES, BUILDINGS AND STRUCTURES

5.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

(Amended by By-law No. 19-08 General Amendment)

		<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>
	USES, BUILDINGS & STRUCTURES	A1	A2	A3	A4
1	agricultural use	✓	✓	✓	
2	agri-tourism use	✓	✓	✓	
3	animal kennel	✓*		✓*	✓*
4	bed & breakfast establishment	✓		✓	✓
5	commercial greenhouse	✓	✓	✓	
6	converted dwelling	✓		✓	✓
7	estate winery	✓		✓	
8	farm produce outlet	✓	✓	✓	
9	farm winery	✓		✓	
10	forestry use	✓	✓	✓	✓
11	group home	✓		✓	✓
12	halfway house	✓		✓	✓
13	home occupation	✓		✓	✓
14	market garden	✓	✓	✓	
15	mushroom farm	✓	✓	✓	
16	plant nursery	✓	✓	✓	
17	restricted agricultural use				✓
18	riding school	✓	✓	✓	
19	sawmill	✓	✓	✓	
20	seasonal farm dwelling	✓		✓	
21	secondary farm occupation	✓		✓	
22	single unit dwelling	✓		✓	✓
23	wildlife preserve	✓	✓	✓	
24	supplementary farm housing	✓		✓	

**only in site-specific zones*

5.2 GENERAL USE REGULATIONS

5.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

(Amended by By-law No. 19-08 General Amendment)

		A	B	C	D
	STANDARDS	A1	A2	A3	A4
1	Minimum Lot Area (ha unless otherwise indicated)	20 ha	20 ha	40 ha	2000
2	Minimum Lot Frontage (m)	150	150	150	30
3	Minimum Front Yard Depth (m)	15	15	15	15
4	Side Yard Width - Interior (m)	5	5	5	5
5	Side Yard Width - Exterior (m)	9	9	9	9
6	Rear Yard Depth (m)	7.5	7.5	7.5	7.5
7	Maximum Lot Depth to Lot Frontage Ratio				3:1
6	Maximum Lot Coverage (%)	20	20	20	30
7	Maximum Height (m) of a Dwelling	10.5		10.5	10.5
8	Minimum Floor Area (m²) of a Dwelling	90		90	90
9	Maximum Floor Area (m²) of an Accessory Building				200
10	Maximum Number of Dwellings Per Lot	1		1	1

5.3 SPECIAL USE REGULATIONS

5.3.1 Accessory Buildings and Structures

Accessory buildings or structures in the General Agricultural (A1) Zone, Special Agricultural (A2) Zone and the Large Lot Agricultural (A3) Zone shall be governed by the provisions of Section 5.2.1 whereas accessory buildings or structures in the Small Lot Agricultural (A4) Zone shall not:

- a) be erected closer to the front lot line or the exterior side lot line than the minimum distance required for the dwelling on the lot;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be erected closer to the road than the dwelling is to that road;
- d) be erected closer than five (5.0) metres to an interior side lot line;

- e) be erected closer than 1.2 metres to a rear lot line (*Amended by By-law No. 19-08 General Amendment*);
- f) exceed the maximum floor area prescribed in Section 5.2.1;
- g) exceed ten (10) percent coverage of the lot area;
- h) exceed six (6.0) metres in height or contain more than two storeys (*Amended by By-law No. 19-08 General Amendment*);
- i) be erected within two (2.0) metres of the dwelling;
- j) be considered an accessory building if attached to the dwelling in any way.

5.3.2 Livestock Buildings and Structures and Manure Storage Facilities for Livestock – Minimum Distance Separation (MDS II) Formulae

No livestock building or structure or manure storage facility shall be erected, altered or used except in accordance with Minimum Distance Separation (MDS II) Formulae as established by the Province, as amended, and implemented under the guidelines established by the Province, as amended.

5.3.3 Animal Kennels

(Amended by By-law No. 19-08 General Amendment)

The following provisions shall apply to animal kennels:

- | | |
|---|-------|
| a) minimum distance from a dwelling located on a separate lot outside a settlement area | 300 m |
| b) minimum distance from a settlement area | 450 m |

5.3.4 Home Occupations

The following provisions shall apply to home occupations:

- a) shall be permitted only within a dwelling, or within an accessory building;
- b) the floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the floor area of the dwelling or forty (40) square metres, whichever is the lesser;
- c) the floor area of the accessory building used for the home occupation shall not exceed two hundred (200) square metres;
- d) the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, traffic or parking shall not be created;

- e) outside storage shall only be permitted in an interior side yard or a rear yard provided it does not exceed a contiguous area of one hundred (100) square metres;
- f) the maximum number of persons engaged in the home occupation but who reside on a lot other than the lot on which the home occupation is conducted shall be limited to one (1).

5.3.5 Secondary Farm Occupations

The following provisions shall apply to secondary farm occupations:

- a) shall be permitted within an accessory building;
- b) shall not exceed a maximum of three hundred (300) square metres in floor area;
- c) shall be located on the lot, behind and to the rear of dwelling on the lot, shall be located a maximum of fifty (50) metres from the dwelling on the lot;
- d) shall be located a minimum distance of one hundred fifty (150) metres from a dwelling situated on a separate lot;
- e) outside storage shall not exceed a contiguous one hundred fifty (150) square metres and shall be located immediately behind and to the rear of the building in which the secondary farm occupation is conducted;
- f) the maximum number of persons engaged in the secondary farm occupation but who reside on a lot other than the lot on which the secondary farm occupation is conducted shall be limited to three (3).

5.3.6 Single Unit Dwellings – Minimum Distance Separation (MDS I) Formulae

No single unit dwelling shall be erected or used except in accordance with Minimum Distance Separation (MDS I) Formulae as established by the Province, as amended, and implemented under the guidelines established by the Province, as amended. The foregoing shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock building or structure or manure storage facility situated on a separate lot than the dwelling being altered or replaced.

5.4 GENERAL AGRICULTURAL (A1) ZONE – ‘SITE-SPECIFIC’ ZONES

5.4.1 a) Defined Area

A1-1 as shown on Schedule “A”, Map No. 6.

b) Permitted Uses

contractor’s yard or shop
all other permitted uses of the A1 zone

5.4.2 (Added by By-law No. 18-73 1841991 Ont. Inc. (Guenther))

a) Defined Area

A1-2-H-1 as shown on Schedule "A", Map No. 26.

b) Permitted Uses

food processing plant
restaurant
truck terminal
all other permitted uses of the A1 zone

c) Setbacks

maximum setback between a northerly
rear lot line and a truck terminal 20 m

minimum setback between a westerly side
lot line and a truck terminal 61 m

minimum setback between an easterly
side lot line and a truck terminal 250 m

d) Lands Occupied By A Truck Terminal

A truck terminal, along with its associated landscaped open space, parking and storage facilities, shall occupy a maximum area of 2.42 hectares.

e) Maximum Floor Area

truck terminal 1,858 m²

f) Application of the Holding (H-1) Symbol

The Holding (H-1) symbol applies only insofar as it relates to the establishment of a truck terminal

5.4.3 a) Defined Area

A1-3 as shown on Schedule "A", Map No. 46.

b) Permitted Uses

farm-related machine shop
all other permitted uses of the A1 zone

c) Maximum Floor Area

farm-related machine shop 200 m²

5.4.4 (deleted By-law No. 19-24)

5.4.5 a) Defined Area

A1-5 as shown on Schedule “A”, Map No. 48 and Map No. 49.

b) Permitted Uses

furniture manufacturing establishment
all other permitted uses of the A1 zone

c) Maximum Floor Area

furniture manufacturing establishment 214 m²

5.4.6 a) Defined Area

A1-6 as shown on Schedule “A”, Map No. 52.

b) Permitted Uses

commercial greenhouse
fruit and vegetable stand
single unit dwelling

5.4.7 a) Defined Area

A1-7 as shown on Schedule “A”, Map No. 57.

b) Permitted Uses

private school
all other permitted uses of the A1 zone

c) Maximum Floor Area

private school 75 m²

d) Maximum Number of Students

private school 25

5.4.8 a) Defined Area

A1-8 as shown on Schedule “A”, Map No. 58.

b) Permitted Uses

sale and repair of horse drawn farm machinery
all other permitted uses of the A1 zone

5.4.9 a) Defined Area

A1-9 as shown on Schedule “A”, Map No. 58.

b) Permitted Uses

animal kennel
all other permitted uses of the A1 zone

c) Maximum Number of Animal Pens 40

d) Minimum Separation Distance

between an animal kennel and a dwelling
located on a separate lot 250 m

5.4.10 a) Defined Area

A1-10 as shown on Schedule “A”, Map No. 58.

b) Permitted Uses

mobile home
all other permitted uses of the A1 zone

5.4.11 a) Defined Area

A1-11 as shown on Schedule “A”, Map No. 58.

b) Permitted Uses

stove manufacturing establishment
all other permitted uses of the A1 zone

c) Maximum Floor Area

stove manufacturing establishment 557 m²

d) Maximum Number of Off-site Employees

stove manufacturing establishment 2

e) Prohibited Uses

outside storage associated with a stove manufacturing establishment

d) *(added by By-law No. 20-61 (N & B Stansell) (As per Consent Application No. E 6/20))*

Minimum Lot Area 8.0 ha

5.4.12 *(Temporary Use Provisions added by By-law 21-04, now lapsed / not in effect)*

5.4.13.1

a) Defined Area

A1-13¹ as shown on Schedule “A”, Map No. 77.

b) Permitted Uses

food processing plant
all other permitted uses of the A1 zone

5.4.13.2 *(Added by By-law No. 21-82 Glinski (as per Application for Consent Nos. E56-21, E57-21, E58-21))*

a) Defined Area

A1-13² as shown on Schedule “A”, Map No. 83.

b) Minimum Lot Frontage 110 metres

5.4.14 a) Defined Area

A1-14 as shown on Schedule “A”, Map No. 85.

b) Permitted Uses

food processing plant
all other permitted uses of the A1 zone

5.4.15 a) Defined Area

A1-15 as shown on Schedule “A”, Map No. 93.

b) Permitted Uses

garden centre
all other permitted uses of the A1 zone

5.4.16 a) Defined Area

A1-16 as shown on Schedule “A”, Map No. 94.

b) Permitted Uses

landing strip
all other permitted uses of the A1 zone

5.4.17 a) Defined Area

A1-17 as shown on Schedule "A", Map No. 46.

b) Permitted Uses

abattoir accessory to an agricultural use
all other permitted uses of the A1 zone

c) Maximum Floor Area

abattoir accessory to an agricultural use 300 m²

5.4.18 (added by By-law No. 18-65, Heinrich & Gertruda Bartsch)

a) Defined Area

A1-18 as shown on Schedule "A", Map No. 77.

b) Permitted Uses

mini-barn construction business in an existing building
two existing single detached dwellings
all other permitted uses of the A1 zone

c) Maximum Floor Area

mini-barn construction business in an existing building 223 m²

d) Maximum No. of Off-Site Employees 5

5.4.19 (Added by By-law No. 19-82 H & G Van Kasteren (As per Application for Consent No. E 32/19))

a) Defined Area

A1-19 and A1-19-H-1 as shown on Schedule "A", Map No. 35.

b) Minimum Lot Area 12 ha

5.4.20 (Added by By-law No. 22-22 (Loewen))

a) Defined Area

A1-20-H-1 as shown on Schedule "A", Map No. 47.

b) Permitted Uses

transport truck repair facility
all other permitted uses of the A1 zone

c) Prohibited Uses

outdoor storage in a front yard

- d) Maximum Number Of Transport Trucks 10
- e) Maximum Number Of Full-Time Employees (Non-Owner) 1

5.4.21 *(Added by By-law No. 22-42 (Howe) as per application for Consent No. E 17/22)*

- a) Defined Area
A1-21 as shown on Schedule 'A', Map No. 61.
- b) Minimum Lot Area 4.16 ha

5.5 **SPECIAL AGRICULTURAL (A2) ZONE – 'SITE-SPECIFIC' ZONES**

5.5.1 *(Added by By-law No. 18-41 L. Dawson & 943448 Ont. Inc.)*

- a) Defined Area
A2-1 as shown on Schedule "A", Map No. 7.
- b) Minimum Lot Area 19 ha

5.5.2 *(Added by By-law No. 19-31 1788165 Ontario Inc. (Demaree) (As per Application for Consent No. E 90/18))*

- a) Defined Area
A2-2 as shown on Schedule "A", Map No. 90.
- b) Minimum Lot Frontage 145 m

5.5.3 *(Added by By-law No. 19-61 DeRyk (As per Application for Consent No. E 98/18))*

- a) Defined Area
A2-3 as shown on Schedule "A", Map No. 59.
- b) Minimum Lot Frontage 65 m
- c) Minimum Side Yard Width
existing accessory building 3.1 m

5.5.4 *(Added by By-law No. 19-78, (further amended by By-law 20-70) N Silverthorn (As per Application for Consent No. E 28/19)*

- a) Defined Area

A2-4 as shown on Schedule “A”, Map No. 55.

- b) Minimum Lot Area 7.3 ha
- c) Minimum Lot Frontage 100 m

5.5.5 *(Added by By-law No. 20-49 Niholm Holsteins Ltd. (As per Application for Consent No. E 87/19))*

- a) Defined Area

A2-5 as shown on Schedule “A”, Map No. 24.

- b) Minimum Lot Area 19.5 ha

5.5.6 *(Added by By-law No. 20-69 T & S Pettit)*

- a) Defined Area

A2-6 as shown on Schedule “A”, Map No. 1.

- b) Permitted Uses

food processing plant for the purposes of a milk processing facility
all other permitted uses of the A2 zone

- c) Maximum Floor Area

food processing plant for the purposes
of a milk processing facility 557 m²

5.5.7 *(Added by By-law No. 20-77 MacVicar Farms Ltd. (As per Application for Consent No. E 28/20))*

- a) Defined Area

A2-7 as shown on Schedule “A”, Map No. 17.

- b) Minimum Side Yard Width

existing barn 3.5 m

5.5.8 *(Added by By-law No. 20-79 D & J Fehr (As per Application for Consent No. E 22/20))*

- a) Defined Area

A2-8 as shown on Schedule “A”, Map No. 32.

- b) Minimum Lot Area 3.7 ha

5.5.9 *(Added by By-law No. 21-42 Saarloos (As per Application for Consent No. E 31/21))*

- a) Defined Area
A2-9 as shown on Schedule 'A', Map No. 44.
- b) Minimum Lot Area 12.7 ha

5.5.10 *(Added by By-law No. 21-80 Zimmer As per Application for Consent No. E 22/21))*

- a) Defined Area
A2-10 as shown on Schedule 'A', Map Nos. 35 and 36.
- b) Minimum Lot Area 7.16 ha

5.5.11 *(Added by By-law No. 22-46 (Rocks / Verhoog) As per Application for Consent No. E 92/21)*

- a) Defined Area
A2-11 as shown on Schedule 'A', Map No. 21.
- b) Minimum Lot Frontage 142 m

5.6 **LARGE LOT AGRICULTURAL (A3) ZONE – 'SITE-SPECIFIC' ZONES**

- 5.6.1** a) Defined Area
A3-1 as shown on Schedule "A", Map No. 30.
- b) Permitted Uses
farm equipment sales and service
all other permitted uses of the A3 zone

5.6.2 *(Amended by By-law No. 21-60, Deleted by By-law No. 22-50)*

- 5.6.3** a) Defined Area
A3-3 as shown on Schedule "A", Map No. 40.

b) Permitted Uses

agricultural home occupation for the purposes of
a bakery and the production of jams and jellies,
including retail sales
all other permitted uses of the A3 zone

c) Maximum Floor Area

agricultural home occupation for the purposes of
a bakery and the production of jams and jellies,
including retail sales 200 m²

d) Maximum Number Of Off-site Employees

agricultural home occupation for the purposes of
a bakery and the production of jams and jellies,
including retail sales 4

5.6.4 a) Defined Area

A3-4 as shown on Schedule "A", Map No. 47.

b) Permitted Uses

transport truck repair facility
all other permitted uses of the A3 zone

c) Prohibited Uses

outdoor storage in a front yard

d) Maximum Number Of Transport Trucks 10

e) Maximum Number Of Full-Time Employees (Non-Owner) 1

5.6.5 (Added by By-law No. 18-31 Gerry Vanderwyst)

a) Defined Area

A3-5 as shown on Schedule "A", Map No. 17.

b) Minimum Lot Area 36 ha

5.6.6 (Added by By-law No. 19-110 J. & L. Walker Farms Ltd.)

a) Defined Area

A3-6 as shown on Schedule "A", Map No. 49.

- b) Permitted Uses
food processing plant for the purposes of a milk processing facility
all other permitted uses of the A3 zone
- c) Maximum Floor Area

food processing plant for the purposes
of a milk processing facility 1,500 m²

5.7 SMALL LOT AGRICULTURAL (A4) ZONE – ‘SITE-SPECIFIC’ ZONES

- 5.7.1** a) Defined Area

A4-1 as shown on Schedule “A”, Map No.4.
- b) Permitted Uses

accessory use
dwelling, single unit
home occupation
 - c) Maximum Number Of Single Unit Dwellings 2

- 5.7.2** a) Defined Area

A4-2 as shown on Schedule “A”, Map No. 10.
- b) Permitted Uses

breeding, caring and selling of Chinchillas
all other permitted uses of the A4 zone

- 5.7.3** a) Defined Area

A4-3 as shown on Schedule “A”, Map No. 31.
- b) Permitted Uses

riding school
all other permitted uses of the A4 zone

- 5.7.4** a) Defined Area

A4-4 as shown on Schedule “A”, Map No. 35.
- b) Permitted Uses

accessory use
butcher shop

dwelling unit

5.7.5 a) Defined Area

A4-5 as shown on Schedule “A”, Map No. 35.

b) Permitted Uses

storage garage
all other permitted uses of the A4 zone

5.7.6 a) Defined Area

A4-6 as shown on Schedule “A”, Map No. 45.

b) Permitted Uses

high yield water well
all other permitted uses of the A4 zone

5.7.7 a) Defined Area

A4-7 as shown on Schedule “A”, Map No. 50.

b) Permitted Uses

farm equipment repair and light manufacturing
single detached dwelling

5.7.8 a) Defined Area

A4-8 as shown on Schedule “A”, Map No. 61.

b) Permitted Uses

retail store, convenience
dwelling unit
private garage or carport as an accessory use

c) Maximum Number Of Dwellings 1

d) Minimum Number Of Parking Spaces

retail store, convenience 5

5.7.9 (Amended by By-law No. 20-17 D. & K. Good)

a) Defined Area

A4-9 as shown on Schedule “A”, Map No. 89.

b) Permitted Uses

animal kennel
market garden
all other permitted uses of the A4 zone

c) Animal Kennel – Definition

Notwithstanding Section 2.11 of this By-law to the contrary, the boarding of animals shall not be permitted.

d) Animal Kennel - Minimum Distance

Notwithstanding Section 5.3.3 of this By-law to the contrary, the minimum distance from a dwelling located on a separate lot outside a settlement area shall be 125 m.

e) Animal Kennel - Maximum Number of Dogs

(i)	adult dogs	17
(ii)	puppies	30

f) Animal Kennel – Maximum Floor Area

Maximum floor area in existing buildings used for an animal kennel	200 m ²
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5.7.10 a) Defined Area

A4-10 as shown on Schedule “A”, Map No. 90.

b) Permitted Uses

commercial greenhouse
fruit and vegetable stand
market garden
all other permitted uses of the A4 zone

5.7.11 a) Defined Area

A4-11 as shown on Schedule “A”, Map No. 92.

b) Permitted Uses

storage, maintenance and repair of transport trucks and trailers
all other permitted uses of the A4 zone

c) Maximum Number Of Transport Trucks And Trailers 2

d) Prohibited Uses

outside storage, maintenance and repair of
transport trucks and trailers

5.7.12 *(Added by By-law No. 18-40 Skipwell Farms Ltd.)*

a) Defined Area

A4-12 as shown on Schedule “G”, Map No. G4.

b) Maximum Floor Area of an Accessory Building

existing barn 683 sq. m.

5.7.13 *(Added by By-law No. 18-67 Lankhuijzen Farms Ltd.)*

a) Defined Area

A4-13 as shown on Schedule “A”, Map No. 86.

b) Minimum Front Yard Depth 10.5 m

c) Minimum Side Yard Width

existing accessory building 4.5 m

5.7.14 *(Added by By-law No. 18-67 Lankhuijzen Farms Ltd.)*

a) Defined Area

A4-14 as shown on Schedule “A”, Map No. 86.

b) Minimum Front Yard Depth 13.5 m

c) Minimum Side Yard Width

existing single detached dwelling 2.0 m

existing accessory building 4.5 m

d) Maximum Floor Area

existing accessory building 570 m²

e) Maximum Lot Coverage

existing accessory building 16.5%

5.7.15 *(Added by By-law No. 18-68 Lankhuijzen Farms Ltd.)*

- a) Defined Area
A4-15 as shown on Schedule "A", Map No. 92.
- b) Permitted Uses
woodworking and cabinet making business as a home occupation in existing accessory buildings
all other permitted uses of the A4 zone
- c) Maximum Floor Area
Notwithstanding Section 4.3.4 c) of this By-law to the contrary, a woodworking and cabinet making business as a home occupation shall not exceed a floor area of 395 m² in an existing northernmost accessory building and 424 m² in an existing southernmost accessory building.
- d) Maximum Number of Off-site Employees
Notwithstanding Section 4.3.4 f) of this By-law to the contrary, the maximum number of off-site employees engaged in a woodworking and cabinet making business as a home occupation shall be limited to three (3).
- e) Minimum Side Yard Width

existing northernmost accessory building	3.3 m
existing southernmost accessory building	3.0 m
- d) Maximum Floor Area

existing northernmost accessory building	395 m ²
existing southernmost accessory building	424 m ²
existing easternmost accessory building	214 m ²
existing westernmost accessory building	252 m ²
- e) Maximum Lot Coverage

existing accessory buildings	10.6%
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5.7.16 (Added by By-law No. 19-31 1788165 Ontario Inc. (Demaree) (As per Application for Consent No. E 90/18))

- a) Defined Area
A4-16 as shown on Schedule "A", Map No. 90.
- b) Maximum Floor Area

existing southernmost accessory building	540 m ²
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5.7.17 (Added by By-law No. 19-44 Skipwell Farms Inc. (As per Application for Consent No. E 56/18))

- a) Defined Area
A4-17 as shown on Schedule "A", Map No. 52.
- b) Minimum Lot Frontage

	14.5 m
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- c) Maximum Floor Area
existing accessory building 575 m²

5.7.18 *(Added by By-law No. 19-77 B & AM Reymer (As per Application for Consent No. E 27/19))*

- a) Defined Area
A4-18 as shown on Schedule “A”, Map No. 55.
- b) Minimum Side Yard Width
existing accessory building 4.5 m
- c) Maximum Floor Area
existing accessory building 345 m²

5.7.19 *(Added by By-law No. 19-78 N Silverthorn (As per Application for Consent No. E 28/19))*

- a) Defined Area
A4-19 as shown on Schedule “A”, Map No. 55.
- b) Minimum Side Yard Width
existing accessory building 3.0 m

5.7.20 *(Added by General Housekeeping By-law No. 20-70)*

- a) Defined Area
A4-20 as shown on Schedule “A”, Map No. 58.
- b) Maximum Number of Dwellings 2
- c) Maximum Floor Area

Engine repair shop as a home occupation
in an existing accessory building 109 m²

5.7.21 *(Added by By-law No. 20-73 Dohner Farm Ltd. (As per Application for Consent No. E 23/20))*

- a) Defined Area
A4-21 as shown on Schedule “A”, Map No. 104.

b) Minimum Side Yard Width

existing westernmost accessory building	4.6 m
existing easternmost accessory building	4.7 m

5.7.22 (Added by By-law No. 20-77 MacVicar Farms Ltd. (As per Application for Consent No. E 28/20))

a) Defined Area

A4-22 as shown on Schedule "A", Map No. 17.

b) Minimum Lot Frontage 20 m

b) Minimum Lot Depth to Lot Frontage Ratio 17:1

5.7.23 (Added by By-law No. 22-03 Empey; Holding Symbol removed by By-law No. 22-28)

a) Defined Area

A4-23 as shown on Schedule 'A', Map No. 46.

b) Permitted Uses

motor vehicle repair garage for the purposes
of performing MTO safety inspections and
minor and incidental repairs on trucks
associated with a manure haulage business
all other permitted uses of the A4 zone

c) Maximum Floor Area

motor vehicle repair garage for the purposes of performing MTO safety inspections and minor and incidental repairs on trucks associated with a manure haulage business	140sq m
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d) Maximum No. of Employees

motor vehicle repair garage for the purposes of performing MTO safety inspections and minor and incidental repairs on trucks associated with a manure haulage business	3
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- e) Prohibited Uses
 - (i) the maintenance, repair or safety inspection of trucks used to transport human waste
 - (ii) the outdoor storage of trucks and trailers associated with a manure haulage business

5.7.24 (Added by By-law No. 22-47 (Berkelmans) as per application for Consent No. E 49 / 22)

- a) Defined Area
A4-24 as shown on Schedule 'A', Map No. 31.
- b) Maximum Floor Area of an Accessory Building
Existing detached garage 318 m²
- c) Maximum Building Height of an Accessory Building
Existing detached garage 6.37 m
Existing barn 7.53 m

5.7.25 (Added by By-law No. 22-64 - Desutter - 52339 Talbot Line- as per application for Consent No. E 67-22)

- a) Defined Area
A4-25 as shown on Schedule 'A', Map No. 58.
- b) Minimum Lot Frontage
5.5m