

## 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*, as limited under Sub-section (3)(f);
- (b) *Resource*, as limited to Sub-section (3)(b);
- (c) *One-family residential*;
- (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)(g), (3)(h) and (3)(i).

Accessory uses:

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

#### (2A) 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).

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).

**A-3 Agricultural and Resource****(3) Conditions of Use**

- (a) A *boarding use* is not permitted except in conjunction with a *one-family residential 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 m<sup>2</sup>.
- (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) An *agricultural use* does not include *medical marijuana grow operation*.
- (g) *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

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

**(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).

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**(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 m<sup>2</sup>.
- (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>One-family residential</i>	10%
<i>Accessory residential</i>	10%
<i>Accessory caretaker</i>	10%

**(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) *One-family residential*
- (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</i> (metres)	<i>Rear Lot Line</i> (metres)	<i>Interior Side Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)	Wells or Streams (metres)	<i>One-Family Residential or Accessory caretaker Buildings</i> (metres)
<i>Agricultural</i>	30	15	15	30	30	15
<i>Resource</i>	30	15	15	30	30	15
<i>Agricultural</i> , involving mushroom growing or the keeping of swine, poultry or fur-bearing animals	60	30	30	60	30	30
<i>One-Family Residential</i>	7.6	7.6	1.8	3.8	-	-
<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>Uses</u>	<u>Maximum Height</u>
<i>One-family residential</i>	11 metres
<i>Accessory residential</i>	11 metres
<i>Accessory caretaker</i>	11 metres
<i>Accessory produce sales</i>	11 metres

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

The regulations under Part 7 apply.

**(13) Other Regulations**

The regulations under Part 2, Part 3, Part 4, Part 5 and Part