

L3 – Central Experimental Farm Zone (Section 177)

Purpose of the Zone

The purpose of the L3-Central Experimental Farm Zone is to:

- (1) allow a range of uses on land designated as **Agricultural Research Area** in the Official Plan that will help to support and conserve the cultural, scientific and historical value of the Central Experimental Farm for present and future generations.

177. In the L3 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 177(2);
 - agricultural use**
 - environmental preserve and education area**
 - experimental farm and ancillary offices
 - museum** limited to agricultural museum
 - on-farm diversified use**, limited to a place of assembly, see Part 3, Section 79 (By-law 2019-41)
 - park**
 - research and development centre** limited to agricultural research
 - urban agriculture**, see Part 3, Section 82 (By-law 2017-148)

Zone Provisions

- (2) The zone provisions are set out in Table 177 below.

TABLE 177 - L3 ZONE REGULATIONS

I Zoning Mechanisms	II Zone Provisions
(a) Minimum Lot Width (m)	No minimum
(b) Minimum Lot Area (m ²)	No minimum
(c) Minimum Front Yard Setback (m)	7.5
(d) Minimum Rear Yard Setback (m)	
(e) Minimum Interior Side Yard Setback (m)	
(f) Minimum Corner Side Yard Setback (m)	
(g) Maximum Height (m)	18.3
(h) Maximum Lot Coverage (%)	No maximum

- (3) For other applicable provisions, see Part 2-General Provisions, Part 3- Specific Use Provisions and Part 4-Parking, Queuing and Loading Provisions.