

AG - Agricultural Zone (Sections 211-212)

Purpose of the Zone

The purpose of the AG - Agricultural Zone is to:

- (1) recognize and permit agricultural uses in areas designated **Agricultural Resource Area** in the Official Plan;
- (2) restrict the range of permitted uses to agricultural, forestry and related accessory uses in order to preserve these prime agricultural lands from loss to other uses;
- (3) regulate uses in a manner that respects the character of the area and minimizes land use conflicts; and,
- (4) identify, through the use of subzones, those existing farm lots having lot area and lot width minimums that are less than the minimums required in the principal Agricultural zone.

211. In the AG Zone:

Permitted Uses

- (1) The following uses are permitted subject to the following:
 - (a) the provisions of subsections 211(3) to (5);
 - (b) a maximum of 3 guest bedrooms is permitted in a **bed and breakfast**; (By-law 2008-326)
 - (c) a maximum of 10 persons are permitted in a **group home**; (By-law 2008-326)

agricultural use, see Part 2, Section 62

agriculture-related use, see Part 3, Section 79B (By-law 2021-222)

bed and breakfast, see Part 5, Section 121

Cannabis Production Facility, limited to outdoor cultivation and greenhouse cultivation in a greenhouse that existed as of June 12, 2019. (By-law 2019-222)

one **detached dwelling**

environmental preserve and educational area

equestrian establishment

forestry operation

group home, see Part 5, Section 125

home-based business, see Part 5, Sections 127 and 128

home-based daycare, see Part 5, Section 129

kennel, see Part 3, Section 84

on-farm diversified use, see Part 3, Section 79A (By-law 2019-41) (By-law 2021-222)

additional dwelling unit, see Part 5, Section 133

Conditional Permitted Uses

- (2) The following conditional uses are permitted subject to the following:
 - (a) the provisions of subsection 211(3) to (5);
 - (b) provided that they are located on the same lot and are accessory or ancillary to an **agricultural use** and the main detached **dwelling**;

- (c) provided that they serve as housing for farm help and the minimum lot size must be 10 hectares;
- (d) provided that in addition to the principal detached **dwelling** there is a maximum of one additional detached **dwelling** and a maximum total of three **dwelling** additional **dwelling** units.

bunk house dwelling
detached **dwelling**
mobile home (By-law 2020-299)

Zone Provisions

- (3) Zone provisions are set out in Table 211 below.

TABLE 211 - AG ZONE PROVISIONS

I Zoning Mechanisms	Provisions		
	II Agricultural use, equestrian establishment and forestry	III Kennel	IV Other Uses
(a) Minimum Lot Width (m)	90	<i>see Part 3, Section 84</i>	30
(b) Minimum Lot Area (ha)	36		0.2, see ss. 211(6) (By-law 2008-457)
(c) Minimum Distance Separation	<i>see Part 2, Section 62</i>		<i>see Part 2, Section 62</i>
(d) Minimum Front Yard Setback (m)	(i) 10		10
	(ii) 6 for a farm produce outlet with a floor area of 28 m ² or less		
(e) Minimum Rear Yard Setback (m)	10		10
(f) Minimum Interior Side Yard Setback (m)	5		5
(g) Minimum Corner Side Yard Setback (m)	10		10
(h) Maximum Height (m)	12		12
(i) Maximum Lot Coverage (%)	20	20	

- (4) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.
- (5) Despite subsection 211(3), an agricultural use may also be permitted as an accessory use to a detached dwelling on a lot of 0.8ha or larger in area.(By-law 2012-349) (By-law 2016-290)

- (6) The minimum lot area stated in Table 211 reflects that of many existing smaller sized lots. New residential lot severances are only permitted for an existing residence made surplus to a farming operation, as per Official Plan requirements, and such will have a minimum lot area of 0.4 hectares.(By-law 2008-457)
- (7) Despite subsection 211(3), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)
- (8) Agriculture-related uses are permitted only a lot of 10 hectares or greater. (By-law 2021-222)

AG Subzones

212. In the AG Zone, the following subzones apply:

AG1 TO AG3 Subzones

- (1) The AG1 to AG3 subzone are set out in Table 212A below and are used only to recognize existing smaller sized agricultural lots that do not meet the AG zone requirements:

TABLE 212A – AG1 TO AG3 SUBZONE PROVISIONS

I Subzone	Agricultural use, equestrian establishment and forestry	
	II Minimum lot area (ha)	III Minimum lot width (m)
(a) AG1	30	60
(b) AG2	18	60
(c) AG3	10	60

- (2) Despite subsection 212(1), an agricultural use may also be permitted as an accessory use to a detached dwelling on a lot of 0.8 ha or larger in area. (By-law 2016-290)
- (2a) Despite subsection 212(1), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)

AG4 TO AG8 Subzones

- (3) The AG4 to AG8 subzones are used for farm consolidations where a severance of a surplus farm house has occurred and the following uses are prohibited:

bed and breakfast, see Part 5, Section 121

detached **dwelling**

group home, see Part 5, Section 125

home-based business, see Part 5, Sections 127 and 128

home-based daycare, see Part 5, Section 129

additional dwelling unit, see Part 5, Section 133 (By-law 2016-290)

- (4) The AG4 to AG8 subzone provisions are set out in Table 212B below: (By-law 2016-290)

- (5) Despite subsection 212(4), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)

TABLE 212B - AG4 TO AG8 SUBZONE PROVISIONS

I Subzone	Agricultural use, equestrian establishment and forestry	
	II Minimum lot area (ha)	III Minimum lot width (m)
(a) AG4	45	90
(b) AG5	30	60
(c) AG6	18	60
(d) AG7	10	60
(e) AG8	5	60