12.2 RURAL (A2) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Rural (A2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

12.2.1 PERMITTED USES

Abattoir
Agriculture
Agricultural Processing Establishment - Stand Alone
Agricultural Storage Establishment
Farm Product Supply Dealer
Kennel
Livestock Assembly Point
Residential Care Facility
Secondary Uses to Agriculture
Single Detached Dwelling
Veterinary Service – Farm Animal

12.2.2 PROHIBITED USES

The following uses are prohibited, as follows:

a) For lands located within Vulnerable Area 1 as delineated in Figures 5.0, 5.1, 5.2 and 5.3 of Schedule "F"-Special Figures:

i) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:

1) storage, treatment and discharge of mine tailings;
2) land farming of petroleum refining waste;
3) storage of polychlorinated biphenyl (PCB) waste;
4) application of untreated septage to land

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5) injection of liquid waste into a well
6) storage of hazardous waste

ii) hazardous waste management facility

iii) waste management facility

iv) Salt Storage Facility that can accommodate 5,000 tonnes and greater

v) snow storage facility greater than 1 ha in size

vi) Motor Vehicle Service Station

vii) motor vehicle collision repair establishment

b) For lands located within Vulnerable Area 2, as delineated in Figures 5.0, 5.1, 5.2 and 5.3 of Schedule "F"-Special Figures:

i) Waste Disposal sites under Part V of Environmental Protection Act that include the injection of liquid waste into a well;

ii) waste disposal facility

c) For lands located within Vulnerable Area 3 as delineated on Figure 5.0 of Schedule "F"-Special Figures:

i) Waste Disposal sites under Part V of Environmental Protection Act that include the application of untreated

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septage to land.

12.2.3 REGULATIONS

12.2.3.1 AGRICULTURE AND VETERINARY SERVICE – FARM ANIMAL REGULATIONS

a)	Minimum Lot Area	40.4 hectares	
b)	Minimum Front Yard	15.0 metres	
c)	Minimum Side Yard	15.0 metres	
d)	Minimum Rear Yard	15.0 metres	
e)	Maximum Lot Coverage	i)	20%;
		ii)	Notwithstanding i) above, the maximum lot coverage for greenhouse operations shall be 70%.
f)	Outdoor Storage	i)	Shall not be permitted in any minimum Front Yard or minimum Flankage Yard;
		ii)	Shall be located a minimum of 10.0 metres from any lot line, and screened by a visual barrier in accordance with Section 4.19 of this By-law;
		iii)	Sections i) and ii) above do not apply to the storage or parking of Agricultural vehicles or equipment.
g)	Accessory Buildings		In accordance with the requirements of Sections 4.8 and 4.8.2 of this By-law.
h)	Parking		In accordance with the requirements of Section 5 of this By-law.

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i) Small Scale Retailing of Agricultural Products	i)	The maximum gross floor area of all buildings and structures devoted to retailing of agricultural products grown primarily as part of the farm operation, exclusive of a Farm Produce/Product Stand, shall be 200.0 square metres;
	ii)	Shall not be permitted within a Dwelling or a Farm Labour Residence;
	iii)	In addition to Section 12.2.3.1 i) i), the maximum gross floor area of a Farm Produce/Product Stand shall be 18.5 square metres;
	iv)	Notwithstanding Sections 12.2.3.1 b), c) and d) and Section 4.8.2 a), a Farm Produce/Product Stand shall be permitted in any yard.
j) Farm Labour Residence	i)	A maximum of one Farm Labour Residence shall be permitted on a lot;
	ii)	Where a Farm Labour Residence is in the form of a temporary detached Dwelling or temporary bunk house, the following regulations shall apply: 1. Shall be located within 30.0 metres of the farm Dwelling. 2. Shall have a maximum building height of 10.5 metres. 3. Shall utilize the existing driveway access to the farm Dwelling. 4. Any temporary detached dwelling shall have a minimum floor area of 65.06 square metres, and a maximum floor

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area of 116.2 square metres.

5. Any temporary bunk house shall have a minimum gross floor area of 65.06 square metres or 8.36 square metres per resident, whichever is greater.

iii) Where a Farm Labour Residence is in the form of an Accessory apartment attached to and forming part of the principal farm Dwelling, the Accessory apartment shall not exceed 25% of the gross floor area of the principal farm Dwelling.

k) Mushroom Operations

i) Notwithstanding Sections 12.2.3.1 b), c), and d) above, any buildings or structures used for a Mushroom Operation shall be setback a minimum of 30.0 metres from any lot line;

ii) No stockpiles of waste, manure, fertilizers or compost shall be permitted within 30.0 metres of any lot line.

l) Nursery

i) Retailing of horticultural products and bulk material shall be in accordance with Section 12.2.3.1 i);

ii) The outdoor storage of unenclosed piles of bulk product shall not exceed an aggregate area of 100.0 square metres.

m) Medical Marihuana Growing and Harvesting Facility

i) The maximum gross floor area for all new buildings and structures devoted to a Medical Marihuana Growing and Harvesting Facility shall not exceed 2,000.0 square metres;

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ii) Notwithstanding Section 12.2.3.1 m) i) above, existing buildings may be used for a Medical Marihuana Growing and Harvesting Facility;

iii) Notwithstanding Sections 12.2.3.1 b), c) and d) above, all buildings or structures associated with the use shall be setback a minimum of 20.0 metres from any lot line;

iv) Notwithstanding Sections 12.2.3.1 f) i), ii) and iii) above, outdoor storage shall not be permitted;

v) Notwithstanding Sections 12.2.3.1 i) i), ii), iii) and iv) above, retail sales shall not be permitted.

12.2.3.2 SECONDARY USES TO AGRICULTURE – ADDITIONAL REGULATIONS

In addition to Section 12.2.3.1 above, the following additional regulations shall apply to Secondary Uses to Agriculture:

a) Uses Permitted as Secondary to Agriculture

Agricultural Processing Establishment – Secondary
Agricultural Research Operation
Agritourism
Home Industry
Agricultural Brewery/Cidery/Winery
Landscape Contracting Establishment – Secondary

b) Minimum Lot Area

Notwithstanding Sections 12.2.3.1 a) and 4.12 d), Secondary Uses to Agriculture shall have a minimum lot area of 5.0 hectares.

c) Limitation on Uses

Notwithstanding Section 12.2.3.2 a), only one Home Industry or one Landscape Contracting Establishment – Secondary shall be permitted per lot.

d) Agricultural Processing Establishment -

i) The maximum gross floor area for all buildings and structures devoted

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	Secondary	to an Agricultural Processing Establishment – Secondary is 500.0 square metres;
		ii) Notwithstanding Sections 12.2.3.1 b), c), and d), all buildings or structures associated with an Agricultural Processing Establishment – Secondary shall be setback a minimum of 30.0 metres from any lot line;
		iii) Outdoor storage of goods, materials or equipment shall be permitted in accordance with Section 12.2.3.1 f), and shall not exceed an aggregate area of 100.0 square metres.
e)	Agritourism	The maximum gross floor area of all buildings or structures devoted to the Agritourism use shall not exceed 500.0 square metres.
f)	Home Industry	i) All buildings or structures used as part of the Home Industry shall be setback a minimum of 15.0 metres from any lot line, and shall occupy no more than 250.0 square metres of gross floor area;
		ii) Shall be operated by a resident of the property, with no more than 3 non-resident employees;
		iii) Outdoor storage of goods, materials or equipment shall be permitted in accordance with Section 12.2.3.1 f), and shall not exceed an aggregate area of 100.0 square metres;
		iv) In addition to Section 5.3 b) a maximum of three Motor Vehicles associated with the Home Industry may be parked unenclosed. Additional Motor Vehicles

DRAFT

			associated with the use, including all Motor Vehicles – Commercial, must be parked in an enclosed building. This regulation does not apply to the storage or parking of Agricultural vehicles and equipment.
g)	Agricultural Brewery/Cidery/Winery	i)	Notwithstanding Sections 12.2.3.1 a),12.2.3.2 b), and 4.12 d) an Agricultural Brewery/Cidery/Winery shall only be permitted on a lot with a minimum area of 4.0 hectares, of which a minimum of 2.0 hectares shall be used for the growing production of grapes, fruits, hops or other produce directly associated with on-site beer, cider or wine production;
		ii)	The maximum building area devoted to an Agricultural Brewery/Cidery/ Winery use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.
h)	Landscape Contracting Establishment - Secondary	i)	Notwithstanding Section 12.2.3.2 a), a Landscape Contracting Establishment – Secondary shall only be permitted as a use Secondary to a Nursery;
		ii)	In addition to Section 12.2.3.2 b), 1. A minimum of 65 percent of the lot area zoned Agriculture (A1), Rural (A2) and/or Conservation/Hazard Land – Rural (P6) shall be used for the growing of plants, shrubs, trees or similar vegetation as part of the Nursery operation, and may include the growing

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of other Agricultural products; and,

2. In no cases shall the Nursery and Agricultural growing area be less than 3.0 hectares in size.

iii) All buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall be setback a minimum of 15.0 metres from any lot line, and shall occupy no more than 250.0 square metres of gross floor area;

iv) Notwithstanding Section 12.2.3.1 f), outdoor storage of goods, materials or equipment shall not exceed an aggregate area of 100.0 square metres, and shall be setback a minimum of 30.0 metres from any lot line and screened by a visual barrier in accordance with Section 4.19 of this By-law.

v) In addition to Section 5.3 b) a maximum of three Motor Vehicles associated with the Landscape Contracting Establishment - Secondary may be parked unenclosed. Additional Motor Vehicles associated with the use, including all Motor Vehicles – Commercial, must be parked in an enclosed building. This regulation does not apply to the storage or parking of Agricultural vehicles or equipment or parking of employee Motor Vehicles.

12.2.3.3 AGRICULTURAL STORAGE ESTABLISHMENT, FARM PRODUCT

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SUPPLY DEALER AND LIVESTOCK ASSEMBLY POINT REGULATIONS

a)	Minimum Lot Area	0.4 hectares
b)	Minimum Front Yard	15.0 metres
c)	Minimum Side Yard	15.0 metres
d)	Minimum Rear Yard	15.0 metres
e)	Maximum Gross Floor Area	500.0 square metres
f)	Retail	The maximum area permitted for accessory retail sales, except a Farm Product Supply Establishment, shall not exceed 20% of the total gross floor area.
g)	Outdoor Storage	i) Shall not be permitted in any Front Yard or Flankage Yard; ii) Shall be located a minimum of 20.0 metres from any lot line, and screened by a visual barrier in accordance with Section 4.19 of this By-law; iii) Section i) and ii) above shall not apply to the outdoor display of goods or materials for retail purposes in conjunction with a Farm Product Supply Establishment.

12.2.3.4 ABATTOIR REGULATIONS

a)	Minimum Lot Area	i) Notwithstanding Section 4.12 d), the Minimum Lot Area for an Abattoir shall be 5.0 hectares.
b)	Minimum Setbacks	i) All buildings or structures

DRAFT

		associated with the use shall be setback a minimum of 100.0 metres from any lot line;
		ii) No livestock shall be permitted to be kept in any open area within 60 metres of any lot line.
c) Maximum Gross Floor Area	500.0 square metres	
d) Retail	The maximum area permitted for accessory retail sales shall not exceed 20% of the total gross floor area.	
e) Outdoor Storage	i) Shall not be permitted in any Front Yard or Flankage Yard;	
	ii) Shall be located a minimum of 20.0 metres from any lot line, and screened by a visual barrier in accordance with Section 4.19 of this By-law.	

12.2.3.5 AGRICULTURAL PROCESSING ESTABLISHMENT – STAND ALONE REGULATIONS

a) Minimum Lot Area	i) Notwithstanding Section 4.12 d) the Minimum Lot Area for an Agricultural Processing Establishment – Stand Alone shall be 0.6 hectares.	
b) Minimum Setbacks	i) Any buildings or structures associated with the Agricultural Processing Establishment shall be setback a minimum of 30.0 metres from any lot line.	
c) Maximum Gross Floor Area	500.0 square metres	
d) Retail	The maximum area permitted for accessory	

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		retail sales shall not exceed 20% of the total gross floor area.
e) Outdoor Storage	i)	Shall not be permitted in any Front Yard or Flankage Yard;
	ii)	Shall be located a minimum of 20.0 metres from any lot line, and screened by a visual barrier in accordance with Section 4.19 of this By-law.

12.2.3.6 KENNEL REGULATIONS

a) Minimum Lot Area	i)	Notwithstanding Section 4.12 d), the Minimum Lot Area for a Kennel shall be 2.0 hectares.
b) Minimum Setbacks	i)	Any buildings or structures associated with a Kennel shall be setback a minimum of 60.0 metres from any lot line;
	ii)	No domestic animals shall be permitted to be kept in any open area within 60 metres of any lot line.
c) Maximum Gross Floor Area	500.0 square metres	
d) Retail	The maximum area permitted for accessory retail sales shall not exceed 20% of the total gross floor area.	
e) Outdoor Storage	i)	Shall not be permitted in any Front Yard or Flankage Yard;
	ii)	Shall be located a minimum of 20.0 metres from any lot line, and screened by a visual barrier in accordance with Section 4.19 of this By-law.

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12.2.3.7 SINGLE DETACHED DWELLING AND RESIDENTIAL CARE FACILITY REGULATIONS

a)	Minimum Lot Area	0.4 hectares
b)	Minimum Lot Width	30.0 metres
c)	Maximum Building Height	10.5 metres
d)	Minimum Front Yard	10.0 metres
e)	Minimum Side Yard	3.0 metres
f)	Minimum Rear Yard	10.0 metres
g)	Maximum Capacity for Residential Care Facility	Shall not exceed 10 residents.
h)	Home Business Regulations	In accordance with the requirements of Section 4.21 of this By-law.
i)	Accessory Buildings	In accordance with the requirements of Sections 4.8 and 4.8.2 of this By-law.
j)	Parking	In accordance with the requirements of Section 5 of this By-law.

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