

SECTION 8 – AGRICULTURAL PROTECTION ZONE (AP)

8.1 PERMITTED RESIDENTIAL USES

- dwelling legally existing prior to **DATE OF PASSAGE**
- single detached dwelling
- additional dwelling
- temporary accommodations for seasonal farm workers

8.2 PERMITTED NON-RESIDENTIAL USES

- aerodrome (private)
- agricultural use, conservation or forestry use, excluding mushroom farms
- agriculture-related use
- on-farm diversified use
- cannabis production facility, designated
- cannabis production facility, licensed
- short-term rental accommodation
- clinic, veterinary (animal hospital)
- day care, private home
- day nursery within a church
- home industry
- home occupation
- kennel
- accessory buildings, structures and uses to any permitted use

Notwithstanding the permitted non-residential uses listed above, any cemetery, church, parking lot for school buses and commercial vehicles, police station, and bus or truck terminal legally existing prior to **Date of By-law Passage** shall be a permitted use.

8.3 ZONE REQUIREMENTS – RESIDENTIAL USES

In accordance with the provisions of Section 6.

8.3.1 ZONE REQUIREMENTS – TEMPORARY ACCOMMODATIONS FOR SEASONAL FARM WORKERS

No person shall use any land or erect, alter or use any building or structure for the purpose of temporary accommodations for seasonal farm workers, as defined in this by-law, except in accordance with the following provisions:

- a) Minimum Lot Area:
 - i) 20 hectares if no single detached dwelling exists on the lot;
 - ii) 10 hectares if a single detached dwelling exists on the lot.

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- b) Temporary accommodations for seasonal farm workers shall:
 - i) Use the same entrance to the street as a principal residence;
 - ii) Be separated from the principal dwelling by a minimum of 30 metres;
 - iii) Comply with Sections 6.1 c, d, e, f, i, j and l hereof.
- c) Temporary accommodations for seasonal farm workers shall only be used between the first day of April and the last day of November per calendar year. Notwithstanding these provisions, a maximum of 2 farm workers may be housed within the temporary accommodations between the first day of December and the last day of March.
- d) Temporary accommodations for a maximum of 40 seasonal farm workers is permitted on the lot at any given time if no other single detached dwelling exists on the lot. If the lot contains an existing single detached dwelling, temporary accommodations for a maximum of 30 seasonal farm workers is permitted on the lot at any given time.
- e) A minimum floor area of 3.72 sq. m. shall be provided for each seasonal farm worker in every room used for sleeping purposes.
- f) Temporary accommodations for seasonal farm workers will be subject to obtaining a building permit, which will ensure that all accommodations conform to the Ontario Building Code and all applicable laws.

8.4

ZONE REQUIREMENTS – NON-RESIDENTIAL USES

- (a) **LOT FRONTAGE (MINIMUM)** 60 metres
- (b) **LOT AREA (MINIMUM)** 8,000 sq. metres
- (c) **FRONT YARD (MINIMUM)** 15 metres
 - Provided that a portable seasonal farm produce sales outlet is permitted in the front yard during the season of its produce.
- (d) **EXTERIOR SIDE YARD (MINIMUM)** 15 metres
 - Provided that a portable seasonal farm produce sales outlet

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is permitted in the exterior side yard during the season of its produce.

(e) **REAR YARD (MINIMUM)** 9 metres

(f) **INTERIOR SIDE YARD (MINIMUM)** 9 metres

(g) **HEIGHT** 11 metres

(h) **EXCEPTIONS TO NON-RESIDENTIAL PROVISIONS**

Notwithstanding Sections 8.4 (a) to (f) inclusive, a short-term rental accommodation, a private home day care, and a home occupation shall be subject to the same lot frontage, lot area, and yard provisions as the dwelling in which the use is located.

(i) **OPEN STORAGE OF SCHOOL BUSES OR COMMERCIAL VEHICLES**

Minimum distance from the Front or Exterior side lot line is 30 metre provided that in no case shall such vehicles be stored closer to the street than the rear limit of any residential building on the lot.

Minimum distance from the Interior Side or Rear lot line is 15 metres.

(j) **AERODROME**

No person shall use any land or erect, alter or use any building or structure for the purpose of an aerodrome as defined in this by-law, except in accordance with the following provisions:

i) No lot having less area than 20 hectares shall be used for a private aerodrome;

ii) No person shall maintain or store more than two aircraft on any lot;

iii) One accessory building for the purpose of parking or storing an aircraft shall be permitted on a lot, but shall be located not less than 3 metres from any building used for residential purposes;

iv) No runway, hanger, or parking/storage of aircraft shall be located closer than 180 metres to any residential dwelling located on an adjacent lot, nor 100 metres to any lot line; and,

v) No person shall use any land or erect, alter or use any

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building or structure for the purposes of facilitating or permitting the arrival, departure, movement, servicing or storage of ultra-light aircraft.

(k) CANNABIS PRODUCTION FACILITY, DESIGNATED OR LICENSED

A designated or licensed cannabis production facility in the AP zone is subject to the requirements of Section 8.4(a), (b), (c) (d), (e) and (f), and the following requirements:

LOT FRONTAGE AND LOT AREA

Section 5.41 respecting undersized lots shall not apply when determining compliance with lot frontage and lot area requirements.

LOT COVERAGE (MAXIMUM) 30%

HEIGHT OF BUILDING (MAXIMUM) 11 metres

LOADING SPACES

Loading spaces shall be provided in accordance with the requirements for a Commercial / Industrial use pursuant to Section 5.25.

OPEN STORAGE PROHIBITED

The storage of goods, materials or machinery shall only be permitted in a wholly enclosed building or structure.

OUTDOOR CULTIVATION PERMITTED

Cultivation, propagation and harvesting of cannabis outdoors shall be permitted subject to these uses complying with the minimum separation distances from sensitive land uses and the minimum yard setbacks for non-residential uses as outlined in this section.

GATEHOUSE

A building or structure used solely for a gatehouse shall be permitted in the front and exterior side yard and may be located a minimum of 1.5 metres from any lot line. Such building or structure shall have a maximum floor area of 20 square metres.

DISTANCE FROM SENSITIVE LAND USES

A designated or licensed cannabis production facility which contains air treatment control, shall have a minimum setback of 150 metres

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from:

1. The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.
2. Rural Countryside (RU-C) and Agricultural Protection (AP) zoned lots, or a EP zone which permits a single detached dwelling including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such RU-C or AP or zoned lot.

Notwithstanding any other provision in this by-law, cannabis cultivated outdoors or a designated or licensed cannabis production facility which does not contain air treatment control, shall have a minimum setback of 300 metres as follows:

3. The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the cannabis cultivated outdoors or the designated or licensed cannabis production facility, whichever of the two is closest, to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.
4. Rural Countryside (RU-C), Agricultural Protection (AP) zones including any related site-specific zones and Environmental Protection (EP) zoned lots which permit a single detached dwelling, which have a lot area of 8,000 square metres or less. The setback shall be measured from the cannabis cultivated outdoors or the designated or licensed cannabis production facility, whichever of the two

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is closest, to the closest portion of the lot line of such RU-C or AP zoned lot.

Notwithstanding paragraphs 1 and 3, above, both cannabis cultivated outdoors and a designated or licensed cannabis production facility shall have a minimum setback of 300 metres from a private or public school. The setback shall be measured from the cannabis cultivated outdoors or the designated or licensed cannabis production facility, whichever of the two is closest, to the closest portion of the lot line containing the private or public school.

RESTRICTIONS

Notwithstanding Section 2.36 B), processing, research, analytical testing, and sale of cannabis shall only be permitted with respect to cannabis that is grown on the same property. Further, the total maximum floor area devoted to the above-noted uses shall cumulatively be limited to a maximum of 2% of the overall lot area of the property, to a maximum of 10,000 square metres.

No designated or licensed cannabis production facility or part thereof shall be located within a dwelling unit.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5.

8.5

SPECIAL PROVISIONS