

## Section 6: Agriculture & Rural Zones

Within an Agriculture (A1) Zone, Restricted Agriculture (A2) Zone, and Rural (RU) Zone, no person shall use any land, or erect, locate or use any building or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, and Section 5: General Provisions.

### 6.1 Agriculture (A1) Zone

#### 6.1.1 A1 - Permitted Uses

- a) All agricultural uses, including intensive agricultural uses
- b) One single detached dwelling and one residence for temporary farm help accommodation
- c) Home occupation
- d) Forestry
- e) Market gardening
- f) One home industry
- g) Wayside pits, quarries (excluding the stockpiling of sand/salt mixtures)
- h) Existing electric power generation facilities and accessory uses, buildings and structures
- i) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

#### 6.1.2 A1 – Zone Provisions

a) Minimum Lot Frontage	200 metres
b) Minimum Lot Area	40 hectares
c) Maximum Lot Coverage	5 %
d) Minimum Front Yard Setback - for residential and residential accessory buildings and structures	30 metres
e) Minimum Front Yard Setback - for agricultural buildings and agricultural accessory buildings and structures	55 metres
f) Minimum Interior Side Yard Setback	15 metres
g) Minimum Exterior Side Yard Setback	20 metres
h) Minimum Rear Yard Setback	15 metres
i) Maximum Height	2.5 stories
j) Minimum Gross Floor Area (Dwelling)	90 m <sup>2</sup>

#### 6.1.3 A1 - Special Provisions for Temporary Farm Help Accommodation

Temporary accommodations for farm help will be permitted within the Agricultural designation as defined in the Official Plan subject to the following policies:

- a) Accommodation may be in the form of an existing permanent building, but shall not be used as a permanent residence. The use of mobile homes, park model trailers, and trailers for farm help accommodation may be permitted subject to the approval of a Temporary Use By-law by Council.
- b) Accommodation shall not be permitted within any agricultural or livestock building.
- c) Accommodation shall not be permitted within the front yard and shall be located nearby existing farm buildings, or where it would not interfere with nor remove lands from agricultural production.
- d) Accommodation shall be screened from neighbouring properties.
- e) Temporary farm help accommodation is also subject to the following standards and requirements:
  - i. The farmer shall live in the principal farm residence, if any, with farming as his/her principal occupation, and in the case of seasonal farming work part-time on the farm.
  - ii. the dwelling unit shall be located on the same property as the principal farm house;
  - iii. farm help must be necessary on a seasonal or full-time basis on the farm;
  - iv. farm help accommodation shall be removed when no longer required for farm help purposes. In some cases, it may be possible to convert a permanent building used for temporary farm help accommodations to another permitted use;
  - v. Council may require an Agreement, including securities where appropriate, to ensure compliance the above; and

#### **6.1.4 A1 - Special Provisions for New Non-farm Uses**

New non-farm recreational uses, institutional uses (churches, schools, cemeteries, community halls, public uses) and small-scale commercial and industrial uses (including retail and wholesale activities) will require a Zoning By-law Amendment and are subject to Site Plan Control Approval. All Zoning By-law Amendments must be consistent with Provincial Policy, and conform to the County of Grey Official Plan, and the Municipality of Grey Highlands Official Plan..

#### **6.1.5 A1 - Special Provisions for Lots Having Less than 1 Hectare of Lot Area**

The regulations of Section 7.3, Rural Residential (RUR) Zone shall apply to all existing lots of record as of the date of passage of this By-law, within the Agriculture (A1) and Restricted Agriculture (A2) Zones with lot areas less than one hectare.

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## **6.2 Restricted Agriculture (A2) Zone**

### **6.2.1 A2 - Permitted Uses & Zone Provisions**

The uses and provisions of the Agriculture (A1) Zone detailed in Section 6.1 apply to all lands zoned Restricted Agriculture (A2), except that intensive agricultural operations are not permitted.

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## 6.3 Rural (RU) Zone

### 6.3.1 RU - Permitted Uses

- a) Non-intensive agricultural uses
- b) A single detached dwelling
- c) Forestry
- d) Market gardening
- e) Home occupation
- f) One Home Industry
- g) Uses connected with the conservation of water, soil, wildlife and other natural resources
- h) Wayside pits, quarries (excluding the stockpiling of sand/salt mixtures)
- i) Existing electric power generation facilities and accessory uses, buildings and structures
- j) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

### 6.3.2 RU – Zone Provisions

a) Minimum Lot Frontage	150 metres
b) Minimum Lot Area	20 hectares
c) Maximum Lot Coverage	10 %
d) Minimum Front Yard Setback - for residential and residential accessory buildings and structures	30 metres
e) Minimum Front Yard Setback - for agricultural buildings and agricultural accessory buildings and structures	55 metres
f) Minimum Interior Side Yard Setback	15 metres
g) Minimum Exterior Side Yard Setback	20 metres
h) Minimum Rear Yard Setback	15 metres
i) Maximum Height	2.5 stories
j) Minimum Gross Floor Area (Dwelling)	90 m <sup>2</sup>

### 6.3.3 RU - Special Provisions for New Non-farm Uses

New non-farm recreational uses, institutional uses (churches, schools, cemeteries, community halls, public uses), and small-scale commercial and industrial uses (including retail and wholesale activities) will require a Zoning By-law Amendment and are subject to Site Plan Control Approval. All Zoning By-law Amendments must be consistent with Provincial Policy, and conform to the County of Grey Official Plan, and the Municipality of Grey Highlands Official Plan.

### 6.3.4 RU - Special Provisions for Lots Having Less than 1 Hectare of Lot Area

The regulations of Section 7.3, Rural Residential (RUR) Zone shall apply to all existing lots of record as of the date of passage of this By-law, within the Agriculture (A1) and Restricted Agriculture (A2) Zones with lot areas less than one hectare.