

7.1 A-1 ZONE – Agricultural (ALR)

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Intent: To provide a zone for agriculture, dwellings and compatible accessory uses on lots designated Provincial Agricultural Land Reserve (ALR). All lots in the ALR are subject to the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

Uses Permitted .1 The following uses and no others are permitted in the A-1 Zone:

Principal Uses

- .1 Agriculture
- .2 Agriculture, Intensive
- .3 Brewery, Distillery or Meadery and ancillary uses
- .4 Greenhouses and plant nurseries
- .5 Medical marihuana production facilities
- .6 Single Detached Dwelling
- .7 Winery or Cidery and ancillary uses

Accessory Uses

- .2 The following uses and no others are permitted as accessory to the principal uses in the A-1 Zone:
 - .1 Agri-tourism
 - .2 Agri-tourism accommodation
 - .3 Bed and breakfast
 - .4 Home Based Business, Type I, II or III
 - .5 Kennels and Stables, on lots 1.0ha (2.47ac) or more in size
 - .6 Farm Product Processing
 - .7 Farm Retail Sales provided that:
 - a. All of the farm product offered for sale is produced on the farm on which the retail sales are taking place; or
 - b. At least 50% of the retail sales area is limited to the sale of farm products produced on the farm on which the retail sales are taking place and the total area, both indoors and outdoors, used for the retail sales of all products does not exceed 300 m² (3,229 ft²).
 - .8 Secondary Suite

Lot Area

.3 The minimum lot area is 2.0ha (4.94ac)

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	40.0 m (131.2 ft)
Depth	Not less than 10% of total lot perimeter

Density

.5 There shall be no more than one Single Detached Dwelling per lot.

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Lot Coverage

- .6 The maximum lot coverage is:
- 10% for residential and accessory uses;
 - 35% for buildings and structures for farm use; and
 - 75% for greenhouses.

The following farm structure are exempt from lot coverage restrictions:

- Permeable detention ponds;
- Support structures used for shading, frost and wind protection, netting, or trellising.

Setback Requirements

Minimum setback requirements are as follows:

- .7 Residential uses:

Front yard	7.5m (24.6ft)
Rear yard	7.5m (24.6ft)
Interior Side yard	4.5m (14.8ft)
Exterior Side yard	7.5m (24.6ft)

- .8 Buildings and structures used for intensive agriculture, farm product processing, including a brewery, cidery, distillery, meadery or winery greenhouses, or plant nurseries:

Front yard	12.0m (39.4ft)
Rear yard	12.0m (39.4ft)
Inter Side yard	12.0m (39.4ft)
Exterior Side yard	12.0m (39.4ft)
Setback to any dwelling unit	12.0 m (39.4ft)

- .9 Buildings and structures used as a Kennel or Stable or for housing livestock:

Front yard	30.0m (98.43ft)
Rear yard	30.0m (98.43ft)
Interior Side yard	30.0m (98.43ft)
Exterior Side yard	30.0m (98.43ft)

- .10 Other accessory buildings and structures not mentioned in subsections 6 to 8 above:

Front yard	12.0m (39.4ft)
Rear yard	12.0m (39.4ft)
Inter Side yard	12.0m (39.4ft)
Exterior Side yard	12.0m (39.4ft)

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Setback Exceptions

.11 Where the side or rear yard abuts a residential lot, any exhaust fans or machinery used in buildings and structures containing livestock, greenhouses, plant nurseries, brewery, cidery, distillery, meadery or winery shall be located at least 15m (49.2ft) from any lot line and shall emit a noise no greater than 60 dB(a) at the perimeter lot line.

Height

.12 Maximum building heights are as follows:

Single Detached Dwellings and accessory buildings	9.1m (29.9ft)
Greenhouses and plant nurseries; kennels; Brewery, Cidery, Distillery, Meadery or winery buildings	15.0m (50ft)
Agricultural Buildings, including stables	15.0m (50ft)

Height Exceptions

.13 Crop protection and support structures such as deer fencing, netting supports and trellises are excluded from height requirements.

Other Regulations

.14 Agri-tourism uses are permitted on a farm if:
a. The lot is classified as a farm under the *Assessment Act*; and
b. It is temporary and seasonal and promotes or markets farm products grown, raised or processed on that farm.

.15 Agri-tourism accommodation is permitted on a farm if:
a. All or part of the parcel on which the accommodation is located is classified as farm under the *Assessment Act*;
b. The accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms including bed and breakfast operations; and
c. The total developed area for buildings, landscaping and access for the accommodation is less than 5% of the total lot area.

.16 Brewery, Cidery, Distillery, Meadery or Winery uses are subject to the requirement that at least 50% of that farm product is grown on the farm on which the use is located.

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- .17 Medical Marihuana Production Facilities are subject to the following additional regulations:
 - .1 All buildings used for medical marihuana production shall be setback a minimum of:
 - a. 150m (492ft) from any neighbouring park or school site;
 - b. 100m (328ft) from any ALR boundary;
 - c. 30m (98.43ft) from all property lines;
 - d. 30m (98.43ft) from all watercourses; and
 - e. 30m (98.43ft) from any adjacent residential use located outside of the ALR with a Level 1 Landscape Buffer or 60m (196.85ft) without a Landscape Buffer.
 - .2 No sites or buildings used for medical marihuana production shall discharge or emit odorous toxic or noxious matter or vapour, heat, glare or radiation, recurrently generated ground vibration, noise in excess of ambient noise at the property boundary, electrical interference or any other health or safety hazards.

- .18 The minimum lot size regulations of the A1 Zone do not apply to the subdivision of a lot in the Agricultural Land Reserve that has been approved by the Agricultural Land Commission.