

## 7.2 A-2 ZONE – RURAL (NON-ALR)

**Intent:** To provide a zone for rural and agriculture uses outside of the Provincial Agricultural Land Reserve, dwellings and compatible accessory uses on large lots of a minimum 2 hectares (5 acres) in size.

**Uses Permitted**

.1 The following uses and no others are permitted in the A-2 Zone:

**Principal Uses**

- .1 Agriculture, excluding intensive agriculture
- .2 Brewery, Distillery or Meadery and ancillary uses
- .3 Cannabis Cultivation, Micro**
- .4 Cannabis Processing, Micro**
- .5 Greenhouses and plant nurseries
- .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-2 Zone:

- .1 Agri-tourism
- .2 Agri-tourism accommodation
- .3 Bed and breakfast
- .4 Cannabis Testing & Research**
- .5 Home Based Business, Type I, II or III
- .6 Kennels and Stables
- .7 Farm Product Processing
- .8 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;
  - b. The products are limited to food and horticultural projects, excluding dressed fowl or poultry, butchered meat and preserved food;
  - c. The total floor area used for the retail sales of all products does not exceed 100 m<sup>2</sup> (1,076 ft<sup>2</sup>); and
  - d. All products and related displays are contained within a building.
- .9 Medicinal Cannabis Dispensary**
- .10 One of either:
  - a. A Secondary Suite; or
  - b. A Garden Suite

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# A-2

**Lot Area** .3 **Minimum Lot Area:**

- .1 On subdivision is 2.0 ha (4.94 ac).
- .2 For the uses of Cannabis Cultivation, Micro and Cannabis Processing, Micro is 2.0 ha (4.94 ac).

**Lot Dimensions** .4 The minimum lot dimensions on subdivision are:

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

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

**Lot Coverage** .6 The maximum lot coverage is:

- a. 10% for residential and accessory uses;
- b. 35% for buildings and structures for farm use; and
- c. 75% for greenhouses.

The following farm structure are exempt from lot coverage restrictions:

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

**Setback Requirements** Minimum setback requirements are as follows:

.7 Residential buildings except Garden Suites:

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 Garden Suites:

Front yard	7.5m (24.6ft)
Rear yard	3.0m (9.8ft)
Interior Side yard	1.5m (4.9ft)
Exterior Side yard	7.5m (24.6ft)

- .9 Buildings and structures used for farm product processing, including a brewery, cidery, distillery, meadery, 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	15.0 m (49.2ft)

- .10 Buildings and structures used as a Kennel or Stable:

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)

- .11 Buildings and structures used to keep animals pursuant to section 5.41 of this bylaw:**

<b>Front yard</b>	<b>30.0 m (98.43 ft.)</b>
<b>Rear yard</b>	<b>7.5 m (24.6 ft.)</b>
<b>Interior Side yard</b>	<b>7.5 m (24.6 ft.)</b>
<b>Exterior Side yard</b>	<b>30.0 m (98.43 ft.)</b>

- .12 Buildings and structures used for cannabis cultivation, cannabis processing, medicinal cannabis dispensary, cannabis testing & research:**

**With Landscape Buffer (see section 5.19):**

<b>Front yard</b>	<b>30.0 m (98.43 ft.)</b>
<b>Rear yard</b>	<b>30.0 m (98.43 ft.)</b>
<b>Inter Side yard</b>	<b>30.0 m (98.43 ft.)</b>
<b>Exterior Side yard</b>	<b>30.0 m (98.43 ft.)</b>
<b>Setback to any dwelling unit</b>	<b>15.0 m (49.2 ft.)</b>

**Without Landscape Buffer:**

<b>Front yard</b>	<b>60.0 m (196.85 ft.)</b>
<b>Rear yard</b>	<b>60.0 m (196.85 ft.)</b>
<b>Inter Side yard</b>	<b>60.0 m (196.85 ft.)</b>
<b>Exterior Side yard</b>	<b>60.0 m (196.85 ft.)</b>
<b>Setback to any dwelling unit</b>	<b>15.0 m (49.2 ft.)</b>

**.13 Other accessory buildings and structures not mentioned in subsections 7 to 12 above:**

<b>Front yard</b>	<b>7.5 m (24.6 ft.)</b>
<b>Rear yard</b>	<b>1.5 m (4.9 ft.)</b>
<b>Inter Side yard</b>	<b>1.5 m (4.9 ft.)</b>
<b>Exterior Side yard</b>	<b>7.5 m (24.6 ft.)</b>

**Setback Exceptions**

- .14 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**

- .15 Maximum building heights are as follows:

Single Detached Dwellings and accessory buildings	9.1m (29.9ft)
<b>Greenhouses and plant nurseries; kennels; brewery, cidery, distillery, meadery, winery, cannabis cultivation, cannabis processing, cannabis analytical testing or cannabis research buildings</b>	<b>9.1m (29.9ft)</b>
Agricultural Buildings, including stables	12.0m (39ft)

**Other Regulations**

- .16 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.
- .17 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.
- .18 Brewery, cidery, distillery, meadery, winery, cannabis processing 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.**