

---

## SECTION 10 AGRICULTURAL ZONES

---

### 10.1 Agricultural (A) Zone

#### (1) Permitted Uses:

abattoir  
agricultural use  
cemetery  
communications facility  
conservation use  
farm equipment dealer  
farm produce outlet  
farm produce storage  
feed mill  
forestry use  
grain drying facility  
intensive livestock operation  
kennel  
livestock sales barn and/or assembly points  
maple sugar operation  
nursery  
sawmill  
tile drainage operation  
veterinary establishment  
wayside pit or wayside quarry  
dwelling accessory to an existing agricultural use  
dwelling accessory to a kennel or veterinary establishment  
mobile home only as a secondary dwelling to an agricultural use  
existing dwelling  
single detached dwelling  
accessory uses to the foregoing

#### (2) Zone Requirements:

- (a) Lot Area (minimum):
- |                                |                        |
|--------------------------------|------------------------|
| Agricultural use               | 300,000 m <sup>2</sup> |
| Conservation use, forestry use | 100,000 m <sup>2</sup> |
| Other non-residential uses     | 10,000 m <sup>2</sup>  |
| Single detached dwelling       | 4000 m <sup>2</sup>    |
- (b) Lot Frontage (minimum):
- |                                |       |
|--------------------------------|-------|
| Agricultural use               | 200 m |
| Conservation use, forestry use | 150 m |
| Other non-residential uses     | 60 m  |
| Single detached dwelling       | 45 m  |

(c)	Front Yard Depth (minimum):	
	Agricultural use, conservation use, forestry use	15 m
	Other non-residential uses	12 m
	Single detached dwelling	15 m
(d)	Exterior Side Yard Width (minimum):	
	Agricultural use, conservation use, forestry use	15 m
	Other non-residential uses	12 m
	Single detached dwelling	15 m
(e)	Interior Side Yard Width (minimum):	
	Agricultural use, conservation use, forestry use	9 m
	Other Non-Residential Uses	12 m
	Single detached dwelling	6 m
(f)	Rear Yard Depth (minimum):	
	Agricultural use, conservation use, forestry use	15 m
	Other Non-Residential Uses	12 m
	Single detached dwelling	15 m
(g)	Lot coverage (maximum):	
	Single detached dwelling	15%
	Other uses	30%
(h)	Building Height (maximum):	
	Single detached dwelling	10.5 m
	Other uses	15 m

**(3) Special Exception Zones:**

**A-1** (Pt. Lots 27 & 28, Concession 2) 5108 Carman Road, Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-1, the following use shall also apply:

Bio-solid and sludge storage facility

**A-2** (Pt. Lot 33, Concession 6) 10316 Sandy Creek Road, Matilda  
(Pt. Lot 19, Concession 6) 3851 County Road 7, Williamsburg

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-2, the following use shall also apply:

automotive body shop

**A-3** (Pt. Lot 6, Concession 3) Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-3, the following uses shall also apply:

restaurant  
retail store  
specialty food store  
wholesale establishment

**A-4** (Pt. Lot 20, Concession 6) Brinston

Notwithstanding the provisions of Sections 10.1(1) and (2) to the contrary, for the lands zoned A-4, the following permitted use and zoning requirements shall apply:

barns for the storage of hay and similar agricultural products

Lot Area (minimum): 15,000 m<sup>2</sup>  
Lot Frontage (minimum): 46 m  
Yard Requirements (minimum):

Front 60 m  
Rear 6 m  
Interior Side 6 m

Agricultural uses on lands zoned A-4 shall include a minimum 3 m landscaped buffer between the subject property and any property where the lot is developed for residential purposes.

**A-5** (Pt. Lot 13, Concession 5) Matilda

Notwithstanding the provisions of Section 10.1(2) to the contrary, for the lands zoned A-5, the following zone requirements shall apply:

Lot Area (minimum): 6,700 m<sup>2</sup>  
Lot Frontage (minimum): 0 m

**A-6** (Pt. Lots 33 & 34, Concession 3) Matilda

Notwithstanding the provisions of Sections 10.1 (1) and 10.1 (2) to the contrary, for the lands zoned A-6, the following provisions shall apply:

In addition to the permitted uses of Section 10.1 (1), the following uses shall also be permitted:

winery

Notwithstanding the provisions of Section 10.1 (2) to the contrary, the following shall apply:

Lot Area (minimum): 250,000 m<sup>2</sup>  
Lot Frontage (minimum): 76 m

No building, structure or septic system, including weeping tiles, shall be located within 15 m of the high water mark for the pond.

In addition to the parking required by Section 3.27 (a), the following shall also apply:

Parking Provisions:

1 space per employee for winery use

1 space per 20 m<sup>2</sup> of gross floor area for each accessory use

Notwithstanding any other provisions of this By-law to the contrary, the lands zoned as A-6 shall be considered as one lot for zoning purposes.

**A-7** (Pt. Lot 9, Concession 1) 11550 County Road 2, Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-7, the following use shall also be permitted:

single detached dwelling

retail

**A-8 (Surplus Farm Lots)**

Notwithstanding the permitted uses of Section 10.1(1) for the lands zoned A-8, the following uses shall not be permitted:

Dwelling accessory to an existing agricultural use

Single detached dwelling

Dwelling unit accessory to an agricultural use, kennel or veterinary establishment

Mobile home as a secondary dwelling to an agricultural use

**A-9** (Pt. Lot 28, Concession 6) Pleasant Valley

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-9, the following use shall also apply:

rural home based industry

**A-10** (Pt. Lot 31, Concession 3) 4720 Carman Road, Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-10, the following use shall also apply:

welding/fabrication shop and ironworks sale business

**A-11** (Pt. Lot 31, Concession 2) 10392 Haddo Road, Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-11, the following use shall also apply:

drywall and insulation contracting and sales business

**A-12** (Pt. Lot 26, Concession 8) 10625 and 10667 Pleasant Valley Road, Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-12, the following use shall also apply:

Accessory apartment

**A-13** Reserved for future use**A-14** (Pt. Lot 14, Concession 3) 11317 Rowena Road, Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-14, the following uses shall also apply:

bus depot  
service, sales and repair garage  
auto service station  
transportation depot  
recreational vehicles sales and service  
contractor's yard

**A-15** Reserved for future use**A-16** (Pt. Lot 3, Concession 4) 11867 Norgaard Road, Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-16, the following use shall also apply:

Contractor's yard and home renovations business

**A-17** (Pt. Lot 37, Concession 5) 4215 Caughnawage Road, Williamsburg

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-17, the following use shall also apply:

an automotive, bus, truck, racecar transmission specialist repairs business

**A-18** (Pt. Lot Common, Concession 6) Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-18, the following uses shall also apply:

a trucking yard, heavy equipment and Contractor's yard

**A-19** (Pt. Lot 31, Concession 4) 4606 County Road 31, Williamsburg

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-19, the following use shall also apply:

HVAC contracting sales and service business

**A-20** (Pt. Lot 30, Concession 4) 4475 County Road 31, Williamsburg

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-20, the following uses shall also apply:

Contractor's yard with heavy equipment, truck and trailer service

**A-21** (Pt. Lot 31, Concession 8) 3500 County Road 31, Williamsburg

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-21, the following uses shall also apply:

transportation truck terminal and trucking yard

**A-22** (Pt. Common Lot, Concession 3) Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-22, the following use shall also apply:

automotive repair shop

**A-23** (Pt. Lot 21, Concession 6) 12856 Loucks Road, Williamsburg

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-23, the following use shall also apply:

a sign contractor's yard with bucket trucks

**A-24** (Pt. Lot 30, Concession 2) Glen Becker

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-24, the following use shall also apply:

billboard sign as an accessory use

**A-25** (Pt. Lot 29, Concession 7) Williamsburg

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-25, the following uses shall also apply:

cabinet making shop  
residence dwelling

**A-26** (Pt. Lot 27, Concession 6) Matilda  
(Pt. Lot 13, Concession 4) Matilda  
(Pt. Lot 11, Concession 8) Williamsburg  
(Pt. Lot 15, Concession 7) Williamsburg  
(Pt. Lot 31, Concession 6) Williamsburg

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-26, the following uses shall also apply:

contractor's yard  
single detached dwelling

**A-27** (Pt. Lot 32, Concession 6) Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-27, the following use shall also apply:

semi-detached dwelling and/or duplex dwelling

**A-28** (Mineral Aggregate Reserve Adjacent Lands)

Notwithstanding the provisions of Section 10.1(1) to the contrary, for the lands zoned A-28, the following uses shall also apply:

conservation use  
existing dwellings and dwellings on lots created by consent  
forestry management or woodlands  
wayside pit and wayside quarry  
passive outdoor recreational use, excluding buildings and golf courses

The conditional approval of any new development will be subject to a submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

**A-29** (Wetland Adjacent Lands)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-29, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

Any new development must be subject to an Environmental Impact Study to the satisfaction of the Township prior to the issuance of a building permit.

**A-30** (Pt. Lot 19, Concession 3) Matilda

In addition to the permitted uses of Section 10.1(1) for the lands zoned A-30, the following use shall also apply:

a second existing dwelling or any existing dwellings

**A-31** (Pit (MAP) Adjacent Lands)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-31, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new development will be subject to a submission of studies demonstrating that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

**A-32** (Quarry (MAQ) Adjacent Lands)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-32, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new development will be subject to a submission of studies demonstrating that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

**A-33** (Waste Management (WM) Adjacent Lands)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-33, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new development will be subject to hydrogeological and other studies to the satisfaction of the Township that demonstrate: the proposed development would not preclude or hinder Waste Management operations; and evaluate the presence and impact of any adverse effects or risks to health and safety.

**A-34** Pt. Lot 31, Concession 6, Williamsburg  
(3948 Highway 31)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-34, the following uses shall also be permitted:



- retail sales of green products such as high efficiency heating, cooling equipment, renewable energy products such as wind turbines, and sale of environmentally sensitive vehicles such as scooter and electric vehicles

**A-35** (Pt. Lot 22, Concession 6) Williamsburg

Notwithstanding the provisions of Section 10.1 (2) to the contrary, for the lands Zoned A-35, the following zone requirements shall apply:

Front Yard Depth      11 m

**(4) Holding Zones****(5) Temporary Zones****A-t-1** (Pt. Lot 26, Concession 8, Matilda (Pleasant Valley Road))

Notwithstanding the uses permitted in Section 10.1 (1) on lands zoned Agriculture – temporary – 1 (A-t-1), the following use will also be permitted:

Recreational vehicle as a second dwelling on the lands described below, and on Schedule 'A' to this By-law, for a period of up to three (3) years from the date of the Comprehensive Zoning By-law for the Township coming into effect.

**10.2 Additional Provisions for Agricultural Zones****(1) Dwellings or mobile homes per lot (maximum):**                      1 only

Provided that where an existing farm has more than one owner, in which case each owner may have an accessory dwelling house on the lot, plus one accessory dwelling or accessory mobile home for a person engaged full-time in the agriculture operation.

**(2) Intensive Livestock Operations:**

New and/or expansions to existing intensive livestock operations shall be in accordance with the provision of Section 3.16 of this By-law.

**(3) Farm Building and Manure Storage Location:**

No building or structure which is used to house animals or fowl, no feed lot area and no manure storage area shall be permitted within a Minimum Distance Separation as determined by the MDS II formula but in no case, shall be closer than 15 m to any lot line.

**(4) Cemeteries:**

Cemeteries shall conform to the requirements of the Cemeteries Act.

**(5) Wayside Pit or Wayside Quarry:**

The requirements of the Aggregates Resources Act shall apply to any Wayside Pit or Wayside Quarry.

**(6) Other General Provisions:**

Other General Provisions shall be in accordance with the provisions of Section 3 hereof.