

SECTION 12 – Agriculture (AGR) Zones

The Agriculture *zones* apply to lands designated Prime Agriculture and Rural in the Official Plan.

12.1 **APPLICABLE ZONES**

AGR-1: Prime Agriculture – the purpose of this *zone* is to protect the land base for agriculture and support a thriving agricultural industry and rural economy.

AGR-2: Rural – the purpose of this zone is to permit a range of *uses* that support rural and agricultural communities.

12.2 **PERMITTED USES**

No *person* shall, within any AGR *zone*, *use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 12-1 below.

Table 12-1: Permitted Uses within the Agriculture Zones

Use	AGR-1	AGR-2
<i>Additional Dwelling Unit (Attached) (3)</i>	✓	✓
<i>Agriculture</i>	✓	✓
<i>Agriculture-Related (1)</i>	✓	✓
<i>Equestrian Establishment</i>		✓
<i>Existing Dwelling</i>	✓	✓
<i>Major Equipment Supply and Service (2)</i>		✓
<i>On-Farm Diversified Use (1)(3)</i>	✓	✓
<i>Pet Boarding</i>		✓
<i>Pet Services Establishment</i>		✓
<i>Single Detached Dwelling (3)</i>	✓	✓

Additional Regulations for Permitted Uses Table 12-1

(1) The total area of land occupied by the *use* shall not exceed 2 percent of the total *lot area*.

(2) Retail, service and repair of construction and large business machines shall be prohibited.

(3) Shall be permitted as an *accessory use* to a *principal agriculture use* on a *lot*.

12.3 **REGULATIONS**

The regulations for *lots* in an AGR *zone* are set out in Table 12-2 below.

Table 12-2: Regulations for Agriculture Zones

Regulation	AGR-1	AGR-2
Minimum <i>Lot Area</i> (1)	40 hectares	40 hectares
Minimum <i>Lot Width</i> (2)	300 m	300 m
Minimum <i>Front Yard</i>	10 m	10 m
Minimum <i>Side Yard</i>	10 m	10 m
Minimum <i>Rear Yard</i>	10 m	10 m

Additional Regulations for Zone Regulations Table 12-2

- (1) For *existing lots* with a *lot area* of less than 40 hectares, the minimum *lot area* shall be the *existing lot area*.
- (2) For *existing lots* with a *lot width* of less than 300 metres, the minimum *lot width* shall be the *existing lot width*.