

SECTION 7 – AGRICULTURAL (A) ZONE

7.1 Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply in all Agricultural 'A' Zones.

7.2 PERMITTED USES

- (a) Agricultural uses
- (b) Greenhouses, only on existing lots having a minimum size of 2.0 ha
- (c) One single detached dwelling on one lot, and one accessory apartment dwelling
- (d) Home occupations.
- (e) One seasonal or one permanent farm help house on a farm containing a minimum area of 20 hectares.
- (f) Wayside Pits subject to the requirements of the Aggregate Resources Act, R.S.O. 1990.
- (g) Kennels, Veterinarian Establishments.
- (h) Conservation of plant and wildlife
- (i) Uses, buildings and structures accessory to the foregoing permitted uses.
- (j) Pet Day Care Establishments

7.3 REGULATIONS EXCEPT FOR KENNELS, FARM PRODUCE OUTLETS AND GREENHOUSES

Minimum Lot Area	20 ha
Minimum Lot Frontage	180m
Maximum Lot Coverage	10 percent
Minimum Front Yard	15m for dwellings and buildings accessory thereto 30m for agricultural buildings and structures
Minimum Interior Side Yard	7.5m for dwellings 23m for agricultural buildings and structures
Minimum Exterior Side Yard	15m for dwellings 30m for agricultural buildings and structures
Minimum Rear Yard	15m for dwellings 30m for agricultural buildings and structures
Maximum Building Height	2 ½ storeys for a dwelling
Minimum Floor Area	100 sq. m. for a dwelling

7.4 SUPPLEMENTARY SEPARATION DISTANCES FOR FARM AND NON-FARM BUILDINGS

Any permitted building in the Agricultural 'A' Zone including any building used for the containment of livestock shall only be erected, altered or remodeled in

accordance with the requirements of Subsections 7.3 and 6.17 whichever is the greater.

7.5 REGULATIONS FOR BUILDINGS ACCESSORY TO DWELLINGS

Maximum Lot Coverage	2% per building, provided the total lot coverage of all accessory buildings on the lot does not exceed 10%
Minimum Interior Side Yard	3m
Minimum Exterior Side Yard	15m
Minimum Rear Yard	3m
Minimum Rear Yard abutting a Street	7.5m
Maximum Building Height	1 storey
Minimum Distance from Dwelling	3m

(e) Regulations for Farm Help Houses

- (i) No seasonal farm help house shall be used as a permanent dwelling.
- (ii) Minimum floor area for a:
 - (a) Seasonal Farm Help House 37.0 sq.m
 - (b) Permanent Farm Help House 75.0 sq.m

7.6 REGULATIONS FOR KENNELS AND VETERINARY ESTABLISHMENTS

Minimum Lot Area	An existing lot having a minimum area of 2 ha
Minimum Lot Frontage	100m
Minimum Front Yard	50m or behind the front building line of the main building on the lot, whichever is greater
Minimum Interior Side Yard	25m
Minimum Exterior Side Yard	7.5m
Minimum Rear Yard	30m
Maximum Lot Coverage	20%
Maximum Building Height	1 storey
Minimum Distance from a Dwelling on an Adjacent Lot	150m

7.7 REGULATIONS FOR FARM PRODUCE OUTLETS

The provisions of Subsection 7.3 relating to dwellings shall apply except the maximum floor area shall be 55 sq. m

7.8 REGULATIONS FOR GREENHOUSES

Minimum Lot Area	Permitted only on an existing lot having a minimum size of 2 ha
Minimum Lot Frontage	60m
Minimum Front Yard	15m
Minimum Interior Side Yard And Rear Yard	6m, except: (i) that where the yard abuts a Residential Zone or residential use, 15m is required

	(ii) that where ventilating fans exhaust into the yard facing the Residential Zone or residential use, 25m is required
Minimum Exterior Side Yard	15m
Maximum Lot Coverage	70%
Maximum Building Height	9m
Minimum Landscaping Requirements	A landscaping area in the form of a 3m wide planting strip shall be provided and maintained adjacent to every portion of any lot line that abuts a Residential Zone, or the extent of an abutting existing residential use not located in a Residential Zone.
Outside Storage Requirements	Outside storage of goods, materials or supplies is permitted in the rear yard or side yard only, provided it is screened from view from any street.

7.9 REGULATIONS FOR “PET DAY CARE ESTABLISHMENTS”

The requirements of Section 6.52 shall apply in addition to the regulations governing this section.

EXCEPTIONS TO THE AGRICULTURAL (A) ZONE

A-2 (129-1990) 2909 Point Abino Road

Nothing shall prevent the continued use of the lands indicated as A-2 on Schedule ‘A’ for an abattoir and uses, buildings and structures accessory thereto.

A-7 (129-1990) 4686 Netherby Road

Nothing shall prevent the continued use of the lands indicated as A-7 on Schedule ‘A’ for a restaurant and uses, buildings and structures accessory thereto.

A-12 (129-1990) College Road

Nothing shall prevent the continuation of existing uses on the lands indicated as A-12 on Schedule 'A', however any expansion or introduction of any new use as permitted by the Agricultural (A) zone shall be subject to review by the Town and Regional Municipality of Niagara due to the sites provincial significance (Sumner Road Woodlot).

A-13 (129-1990) Bridge Street

Notwithstanding the provisions of the Agricultural (A) Zone to the contrary the use of the lands indicated as A-13 on Schedule 'A' shall be limited to agricultural uses excluding structures for human habitation.

A-14 (129-1990) House Road

Notwithstanding the provisions of the Agricultural (A) Zone, the use of the lands indicated as A-14 (ER) on Schedule 'A' shall have a reduced lot frontage of 365 metres and a minimum lot area of 5.46 ha.

A-15 (4-1991) College Road

These lands are zoned "Agricultural A-2 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-2 Zone" except that:

- (a) notwithstanding the requirements of Subsection 7.3 (a) the minimum lot frontage shall not be less than 54.8 metres, and;
- (b) notwithstanding the requirements of Subsection 7.3 (b) the minimum lot area shall not be less than .4 hectares.

A-18 (164-1990) 3270 Bowen Road

These lands are zoned "Agricultural A-18 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-18 Zone" except that notwithstanding the provisions of Subsections 7.3 (a) and (b) the minimum lot frontage shall not be less than 60.96 metres and the minimum lot area shall not be less than .4 hectares.

A-21 (270-1990) 2282 Bertie Street

These lands are zoned "Agricultural A-21 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-21 Zone" except that:

- (a) that notwithstanding the provisions of Subsection 17.3 (a), the minimum lot frontage shall not be less than 116.4 metres, and;
- (b) that notwithstanding the provisions of Subsection 7.3 (b), the minimum lot area shall not be less than .54 hectares.

A-22 (129-1990) Sumner Road

Nothing shall prevent the continuation of existing uses on the lands indicated as A-22 on Schedule "A", however, any expansion or introduction of any new uses as permitted by the "Agricultural A Zone" shall be subject to review by the Town and Regional Municipality of Niagara due to the site's provincial significance (Sumner Street Woodlot).

A-24 (228-1990) Fox Road

These lands are zoned "Agricultural A-24 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-24 Zone" except that:

- (a) in addition to the permitted uses set out in Subsection 7.2, a landscaping and lawn maintenance contractor is permitted, and;
- (b) any retail/wholesale sales activities is prohibited on the lands zoned "Agricultural A-24 Zone", and;
- (c) no outside storage of materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed to remain except in rear and side yards provided they are screened from view from any street. The screening shall mean a visually impervious fence, wall or landscape berm. In no case shall this screening be less than 2.4 metres in height.

A-26 (129-1990) Townline Road

Nothing shall prevent the continuation of existing uses on the lands indicated as A-26 on Schedule 'A', however any expansion or introduction of any new use as permitted by the Agricultural (A) zone shall be subject to review by the Town and Regional Municipality of Niagara due to the sites provincial significance (Sumner Road Woodlot).

A-29 (129-1990) 2025 Eagle Street

Nothing shall prevent the continued use of the lands indicated as A-29 on Schedule 'A' for a private club and uses, buildings and structures accessory thereto.

A-30 (129-1990) Eagle Street

Nothing shall prevent the continuation of existing uses on the lands indicated as A-30 on Schedule 'A', however any expansion or introduction of any new use as permitted by the Agricultural (A) zone shall be subject to review by the Town and Regional Municipality of Niagara due to the site's provincial significance (Sumner Road Woodlot).

A-101 (80-1993) 3594 Netherby Road

These lands are zoned "Agricultural A-101 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-101 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3 (a), the minimum lot frontage shall not be less than 60.96 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than .69 hectares.

A-103 (106-1993) 5032 Gilmore Road

These lands are zoned "Agricultural A-103 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-103 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3 (a), the minimum lot frontage shall not be less than 92.9 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 2.1 hectares.

A-104 (106-1993) Gilmore Road

These lands are zoned "Agricultural A-104 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-104 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.2 - Permitted Uses, these lands shall only be used for agricultural uses only excluding any accessory residential use or farm help house, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 15.1 hectares.

A-107 (165-1993) 2233 Eagle Street

These lands are zoned "Agricultural A-107 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-107 Zone" except that:

- (a) that notwithstanding the permitted uses in Subsection 7.2, nothing shall prevent the continued use of the lands indicated as A-107 on Schedule A for a mobile home park and uses, buildings and structures accessory thereto, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 13 hectares, and;
- (c) the following special regulations shall apply to the mobile home sites:
 - (i) no mobile home shall be permitted except upon a mobile home site;
 - (ii) the minimum mobile home site area for single width mobile homes shall not be less than 337.5 square metres and the minimum mobile home site area for a double width mobile home shall not be less than 375 square metres;
 - (iii) the minimum mobile home site frontage shall not be less than 12 metres for a single width mobile home and 13.5 metres for a double width mobile home;
 - (iv) each mobile home site shall be accessible by means of a paved driveway at least 4.25 metres in width where the driveway is for one-way traffic or at least 7.5 metres in width where the driveway is for two-way traffic;
 - (v) a minimum of 1.25 parking spaces per mobile home site must be provided within the mobile home park;
 - (vi) the maximum number of mobile home sites shall be 30 sites;
 - (vii) the minimum separation distance between mobile homes shall not be less than 8 metres.

A-113 (19-1994) 4540 Bertie Street

These lands are zoned "Agricultural A-113 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-113 Zone" except that:

- (a) that notwithstanding the list of permitted uses set out in Subsection 7.2 - Permitted Uses in the Agricultural A Zone, the lands shown as A-113 in Schedule 'A' may only be used for one single detached dwelling and for a timber and tree cutting service and uses, buildings and structures accessory thereto, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (a), the minimum lot frontage shall not be less than 91 metres, and;
- (c) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 1.1 hectares.

A-120 (140-1994) 4773 Michener Road

These lands are zoned "Agricultural A-120 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-120 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3(a), the minimum lot frontage shall not be less than 186.4 metres;

- (b) that notwithstanding the requirements of Subsection 7.3(b), the minimum lot area shall not be less than 2.79 hectares.

A-128 (15-1995) Gilmore Road @ Burger Road

These lands are zoned "Agricultural A-128 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-128 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3(a), the minimum lot frontage shall not be less than 70.7 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than .93 hectares.

A-164 (209-1996) 3178 Stevensville Road

These lands are zoned "Agricultural A-164 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-164 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 10.56 hectares.

A-165 (210-1996) Ridge Road North, south of Farm Road

These lands are zoned "Agricultural A-165 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-165 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3 (a), the minimum lot frontage shall not be less than 65.84 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 4.53 hectares.

A-167 (228-1996) 602 Point Abino Road North

These lands are zoned "Agricultural A-167 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-167 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3 (a), the minimum lot frontage shall not be less than 91.4 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than .8 hectares.

A-171 (48-1997) 2251 Burger Road

These lands are zoned "Agricultural A-171 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-171 Zone" except that:

- a) in addition to the permitted uses set out in Subsection 7.2, these lands may also be used for an excavating contractors establishment;
- b) notwithstanding the requirements of Subsection 7.3 (e), (f) and (g), the following requirements shall apply to the existing workshop:

- (i) the minimum front yard setback shall not be less than 60.96 metres;
- (ii) the minimum side yard setback shall not be less than 30.48 metres;
- (iii) the minimum rear yard setback shall not be less than 15.24 metres;

No outside storage of materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed to remain except in the rear and side yards, provided they are screened from view from any street. The screening shall mean a visually impervious fence, wall or landscaped berm and in no case shall this screening be less than 2.4 metre in height.

A-175(H) (69-1997) 1807 Stevensville Road

These lands are zoned “Agricultural Holding A-175(H) Zone” and all of the provisions that relate to lands zoned “Agricultural A Zone” by this by-law shall apply to those lands zoned “Agricultural Holding A-175(H) Zone” on Schedule A. Once the (H) has been removed after the owners have entered into a site plan agreement with the Municipality, the development of these lands shall comply with all of the provisions that relate to lands zoned “Agricultural A Zone” by that by-law except:

- (a) that notwithstanding the permitted uses set out in Subsection 7.2 (Permitted Uses), these lands may only be used for a construction trades establishment / contractor’s yard, and uses buildings and structures accessory thereto, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (d), the minimum front yard setback shall not be less than 87 metres, and;
- (c) that notwithstanding the requirements of Subsection 7.3 (e), the minimum southerly side yard setback shall not be less than 60 metres and the minimum northerly side yard setback shall not be less than 30 metres, and;
- (d) that notwithstanding the requirements of Subsection 7.3 (g), the minimum rear yard setback shall not be less than 30 metres, and;
- (e) that accessory buildings and structures which are not part of the main building shall be erected in the rear yard and side yard shall not be closer to any rear lot line or interior side lot line than 15 metres, and;
- (f) that no outside storage of materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed to remain except in the rear and side yards provided they are screened from view from any street: the screening shall mean a visually impervious fence, wall and/or landscaped berm and in no case shall this screening be less than 3.3 metres in height.
- (g) that the minimum required yard setbacks for the lands zoned “Agricultural Holding A-175(H) Zone” on Schedule A will be the shortest horizontal distance between the zoning boundaries and the nearest part of any building or structure on the lands zoned “Agricultural Holding A-175(H) Zone” on Schedule A.

A-178 (96-1997) Netherby Road, east of Sodom Road

These lands are zoned "Agricultural A-178 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-178 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 3.56 hectares.

A-179 (48-1997) 3400 Netherby Road

These lands are zoned "Agricultural A-179 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-179 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.2 to the contrary, the use of the lands shall be limited to agricultural uses only excluding any structures for human habitation;
- (b) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 10.52 hectares.

A-179 (48-1997) 3400 Netherby Road

These lands are zoned "Agricultural A-179 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-179 Zone" except that:

- (c) that notwithstanding the requirements of Subsection 7.2 to the contrary, the use of the lands shall be limited to agricultural uses only excluding any structures for human habitation;
- (d) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 10.52 hectares.

A-184 (165-1997) 2781 STEVENSVILLE ROAD (DELETED BY BY-LAW 06-07)

These lands are zoned "Agricultural A-184 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-184 Zone" except that:

- a) in addition to the permitted uses set out in Subsection 7.2 (Permitted Uses), these lands may also be used as a nature preserve/learning centre and conservation area including sculpture park, amphitheatre, trailways, walkways, botanical gardens, bogs and wetland area;
- b) the maximum floor area for the amphitheatre shall not be greater than 1,000 square metres, and;
- c) any buildings or structures constructed in association with the nature preserve/learning centre, conservation area, sculpture park, amphitheatre, botanical gardens shall be constructed in accordance with the regulations set out in Subsection 7.3 for agricultural buildings and structures.

A-190 (2-1998) Garrison Road, west of Cherry Hill Boulevard

These lands are zoned "Agricultural A-190 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-190 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3 (a), the minimum lot frontage shall not be less than 178.5 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (b), the minimum lot area shall not be less than 2.76 hectares.

A-199 (111-1998) Point Abino Road, north of Michener Road

These lands are zoned "Agricultural A-199 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-199 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3(a), the minimum lot frontage shall not be less than 76.2 metres;
- (b) that notwithstanding the requirements of Subsection 7.3(b), the minimum lot area shall not be less than .6313 hectares.

A-200 (111-1998) Point Abino Road North, north of Michener Road

These lands are zoned "Agricultural A-200 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-200 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3(b), the minimum lot area shall not be less than 12.3182 hectares.

A-202 (147-1998) 328 Point Abino Road South

These lands are zoned "Agricultural A-202 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-202 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3 (a) the minimum lot frontage shall not be less than 117.3 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.3 (b) the minimum lot area shall not be less than 2.54 hectares.

A-207 (4-1999) Netherby Road, east of Snyder Street

These lands are zoned "Agricultural A-207 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-207 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.2(a) - Permitted Uses, these lands may be used for one single detached dwelling and uses, buildings and structures accessory thereto and a home occupation;
- (b) that notwithstanding the requirements of Subsection 7.3(a) the minimum lot frontage shall not be less than 40 metres;

- (c) that notwithstanding the requirements of Subsection 7.3(b), the minimum lot area shall not be less than 1.14 hectares.

A-220 (8-2000) House Road @ Bowen Road

These lands are zoned "Agricultural A-220 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-220 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 7.3(a), the minimum lot frontage shall not be less than 67 metres, and;
- (b) that notwithstanding the requirements of Subsection 7.3(b), the minimum lot area shall not be less than 1 hectare.

A-238(H) (86-2001) Point Abino Road, south of Garrison Road

These lands are zoned "Agricultural Holding A-238(H) Zone" permitting the lands to be used for agricultural uses including an equine breeding operation on a parcel having minimum lot area of 11.7 hectares. Once the Holding (H) provision has been removed by Council, after the equine breeding facility has been established to the satisfaction of the Town of Fort Erie and the Regional Niagara Planning and Development Department, a single detached dwelling can be constructed on the lands in accordance with the provisions of the "Agricultural A Zone".

A-239 (86-2001) 4649 Garrison Road

These lands are zoned "Agricultural A-239 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this by-law shall apply to those lands zoned "Agricultural A-239 Zone" except that notwithstanding the requirements of Subsection 7.3(b) the minimum lot area shall not be less than 10.9 hectares.

A-278 (129-90) 4787 Michener Road

Nothing shall prevent the continued use of the lands indicated as A-278 on Schedule "A" for a three-unit apartment building and uses, buildings and structures accessory thereto.

A-288 (129-90) Winger Road Compost Facility

Nothing shall prevent the continued use of the lands indicated as A-288 on Schedule "A" for a compost facility operated by the Regional Municipality of Niagara, and uses, buildings and structures accessory thereto.

A-290 (129-90) Curtis Road N/S, west of Laur Road

Notwithstanding the provisions of the Agricultural (A) Zone to the contrary the use of the lands indicated as A-290 on Schedule 'A' shall be limited to agricultural uses excluding structures for human habitation.

A-308 (135-2002) 3977 Garrison Road, east of Cauthard Road

These lands are zoned "Agricultural A-308 Zone" and all of the provisions that relate to lands zoned "Agricultural A Zone" by this By-law shall apply to those lands zoned "Agricultural A-308 Zone" except that notwithstanding the provisions of Subsection 7.3, the lot area for these lands shall not be less than 2.23 hectares.

A-319 (13-04) Nigh Road NS, east of Point Abino Road

These lands are zoned Agricultural A-319 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-319 Zone on Schedule A, except that notwithstanding the requirements of Subsection 7.2 – Permitted Uses, the lands shall be used for agricultural purposes only excluding any residential dwelling or farm help house.

A-320 (13-04) 4444 Nigh Road, east of Point Abino Road

These lands are zoned Agricultural A-320 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-320 Zone on Schedule A, except that notwithstanding the requirements of Subsection 7.3 – Minimum Lot Area and Minimum Lot Frontage, the minimum lot area shall not be less than 4.3 hectares and the minimum lot frontage shall not be less than 151.8 metres.

A-330 (5-05) 3120 Black Creek Trail, south of Townline Road

These lands are zoned Agricultural A-330 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A Zone subject to the following special provisions:

- (a) Notwithstanding the requirements of Subsection 7.3 – Minimum Lot Frontage, the minimum lot frontage shall not be less than 30.7 metres; and
- (b) Notwithstanding the requirements of Subsection 7.3 - Minimum Lot Area, the minimum lot area shall not be less than 0.526 hectares.

A-342 (164-05) 4777 Bowen Road and N/E Corner of Point Abino Road and Sherk Road

These lands are zoned Agricultural A-342 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-342 Zone on the attached Schedule A subject to the following special provisions:

- (a) Notwithstanding the list of permitted uses set out in Section 7.2 “Permitted Uses”, the lands shown as A-342 on Schedule A may only be used for a television transmitter facility and associated buildings and equipment.
- (b) Notwithstanding the requirements of Subsection 7.3, the minimum lot area shall not be less than 2.07 hectares
- (c) Notwithstanding the requirements of Subsection 7.3, the minimum lot frontage shall not be less than 160.1 metres.

A-343 (164-05) 4777 Bowen Road and N/E Corner of Point Abino Road and Sherk Road

These lands are zoned Agricultural A-343 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to

those lands zoned Agricultural A-343 Zone on the attached Schedule A subject to the following special provisions:

- (a) Notwithstanding the requirements of Subsection 7.3, the minimum lot area shall not be less than 13.5 hectares
- (b) Notwithstanding the requirements of Subsection 7.3, the minimum lot frontage shall not be less than 125.9 metres.

A-380 (199-07) 4621 Michener Road, east of Point Abino Road South

These lands are zoned Agricultural A-380 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Agricultural A Zone by this by-law shall apply to those lands zoned Agricultural A-380 Zone on Schedule A, except that notwithstanding the requirements of Subsection 7.3 – Minimum Lot Area, the minimum lot area shall not be less than 7.5 hectares.

A-381 (199-07) South side of Michener Road, east of Point Abino Road South

These lands shall only be used for the conservation of plant and wildlife.

A-386 (06-08) 4638 College Road (APPEALED TO OMB)

These lands are zoned Agricultural A-386 Zone and all of the provisions of Bylaw 129-90 as amended that relate to lands general Agricultural A Zone by this bylaw shall apply to these lands zoned Agricultural A-386 Zone on the attached Schedule A subject to the following additional provisions:

- a) Notwithstanding the provisions in subsection 6.52 (c) the outdoor dog run shall not be closer than 79 metres to the nearest adjacent residential dwelling unit.