

**PART 9
COUNTRYSIDE ZONES**

9.1 LIST OF APPLICABLE ZONES

| | |
|-----------------------------|------|
| Agricultural | A |
| Rural | RU |
| Marsh Agricultural | AM |
| Natural Heritage System One | NHS1 |
| Natural Heritage System Two | NHS2 |

9.2 GENERAL PROHIBITION

No *person* shall, within any Countryside *Zone*, use or permit the *use* of any land, or *erect, alter*, enlarge, use or maintain any *building* or *structure* for any *use* other than as permitted in Table 9.1 and in accordance with the standards contained in Table 9.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

9.3 PERMITTED USES

Uses permitted in the Countryside *Zones* are denoted by the symbol ‘X’ in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 9.1, below. Any number(s) following the symbol ‘X’, *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below in the Permitted *Uses* Table 9.1:

TABLE 9.1: PERMITTED USES

| USE | A | RU | AM | NHS1 | NHS2 |
|---|-------|----|-------|-------|-------|
| <i>Agricultural Cannabis Cultivation Facility</i> | X | X | | | |
| <i>Agricultural Cannabis Micro-Cultivation Facility</i> | X | X | | | |
| <i>Agricultural Use</i> | X | X | X | X (1) | X |
| <i>Animal Clinic - Large Animal</i> | | X | | | |
| <i>Animal Clinic - Small Animal</i> | | X | | | |
| <i>Bed and Breakfast Establishment</i> | X | X | | | |
| <i>Cemeteries</i> | X (2) | X | X (2) | | X (2) |
| <i>Conservation Use</i> | X | X | X | X (3) | X |
| <i>Custom Workshop (4)</i> | X | X | X | | X |
| <i>Dwelling, Accessory (7)</i> | X | X | | | |
| <i>Dwelling, Detached (5)</i> | X | X | X (6) | | X (6) |
| <i>Equestrian Centre</i> | X | X | | | |

| | | | | | |
|--|-------|---|---|--|-------|
| Farm Employee Accommodation, Accessory (8) | X | X | X | | |
| Farm Related Tourism Establishment | X | X | X | | X |
| Greenhouse (9) | X | X | X | | |
| Greenhouse, Commercial | | X | | | |
| Group Home Type 1 | X | X | | | |
| Home Industry (2) | X | X | X | | |
| Home Occupation (4) | X | X | X | | X |
| Kennel (2) | X | X | | | X |
| Places of Worship | X (2) | X | | | X (2) |
| Private Home Daycare | X | X | | | |

Special Provisions for Table 9.1

1. Only *agricultural uses* and *buildings* that legally existed on the effective date of the By-law are permitted.
2. Only *uses* and related *floor area* that legally existed on the effective date of this By-law are permitted.
3. No *buildings* or *structures* are permitted, unless for flood or erosion control.
4. Subject to Section 4.12 of this By-law.
5. Subject to Section 9.5 of this By-law.
6. Only permitted on *lots* that existed on February 28, 2005 (the effective date of the Greenbelt Plan).
7. Subject to Section 4.3 of this By-law
8. Subject to Section 4.4 of this By-law.
9. Subject to Section 9.6 of this By-law.

9.4 ZONE STANDARDS

No *person* shall within any Countryside *Zone* use or permit the *use* of any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the *zone* standards in Table 9.2, below. Any number(s) following the *zone* standard, *zone* heading or description of the standard indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 9.2:

TABLE 9.2: STANDARDS IN THE COUNTRYSIDE ZONES

| ZONE | MINIMUM LOT FRONTAGE | MINIMUM LOT AREA | MINIMUM REQUIRED FRONT YARD | MINIMUM REQUIRED REAR YARD | MINIMUM REQUIRED INTERIOR SIDE YARD | MINIMUM REQUIRED EXTERIOR SIDE YARD | MAXIMUM HEIGHT | MAXIMUM LOT COVERAGE |
|------|----------------------|------------------|-----------------------------|----------------------------|-------------------------------------|-------------------------------------|----------------|----------------------|
| A | 30.0 m | 40.0 ha | 15.0 m | 15.0 m | 15.0 m | 15.0 m | 11.0 m | 10% |
| RU | 30.0 m | 4.0 ha | 15.0 m | 15.0 m | 15.0 m | 15.0 m | 11.0 m | 10% |
| AM | 30.0 m | 2.0 ha | 7.5 m | 3.0 m | 3.0 m | 3.0 m | 11.0 m | 30% |
| NHS1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| NHS2 | 30.0 m | 16.0 ha | 7.5 m | 3.0 m | 3.0 m | 3.0 m | 11.0 m | 30% |

9.5 ZONE STANDARDS FOR DETACHED DWELLINGS

9.5.1 Agricultural (A)

Notwithstanding Table 9.2 above, no *person* shall within an Agricultural (A) *Zone erect, alter* or use a *detached dwelling* on a *lot* except in accordance with the following *zone standards*:

| | | |
|----|--|--|
| a) | Minimum <i>lot frontage</i> | 30.0 m; |
| b) | Minimum <i>lot depth</i> | 45.0 m; |
| c) | Minimum <i>lot area</i> | 1,800 sq.m; |
| d) | Minimum required <i>front yard</i> | 15.0 m; |
| e) | Minimum required <i>rear yard</i> | 7.5 m; |
| f) | Minimum required <i>interior side yard</i> | 3.6 m; |
| g) | Minimum required <i>exterior side yard</i> | 15.0 m; |
| h) | Maximum <i>height</i> | 11.0 m; |
| i) | Maximum <i>lot coverage</i> | 15% (for lots with a <i>lot area</i> less than 4.0ha). |

Notwithstanding Section 4.20.1 and 4.21, Table 9.2 and Section 9.5.1 above, a *detached dwelling* shall not be permitted on a *lot* having between 4.04 hectares and 10.1 hectares in *lot area*.

9.5.2 Rural (RU)

Notwithstanding Table 9.2 above, no *person* shall within a Rural (RU) *Zone erect, alter* or use a *detached dwelling* on a *lot* except in accordance with the following *zone standards*:

| | | |
|----|--|-------------|
| a) | Minimum <i>lot frontage</i> | 30.0 m; |
| b) | Minimum <i>lot depth</i> | 45.0 m; |
| c) | Minimum <i>lot area</i> | 1,800 sq.m; |
| d) | Minimum required <i>front yard</i> | 15.0 m; |
| e) | Minimum required <i>rear yard</i> | 7.5 m; |
| f) | Minimum required <i>interior side yard</i> | 3.6 m; |
| g) | Minimum required <i>exterior side yard</i> | 15.0 m; |
| h) | Maximum <i>height</i> | 11.0 m; |
| i) | Maximum <i>lot coverage</i> | 15%. |

9.5.3 Marsh Agricultural (AM), Natural Heritage System Two (NHS2)

Notwithstanding Table 9.2 above, no *person* shall within a Marsh Agricultural (AM) or Natural Heritage System Two (NHS2) *Zone erect, alter* or use a *detached dwelling* on a *lot* except in accordance with the following *zone standards*:

| | | |
|----|--|-------------|
| a) | Minimum lot frontage | 30.0m; |
| b) | Minimum <i>lot area</i> | 1,800 sq.m; |
| c) | Maximum <i>lot area</i> | 4.0 ha |
| d) | Minimum required <i>front yard</i> | 7.5 m; |
| e) | Minimum required <i>rear yard</i> | 7.5 m; |
| f) | Minimum required <i>interior side yard</i> | 3.6 m; |
| g) | Minimum required <i>exterior side yard</i> | 3.6 m; |
| h) | Maximum <i>height</i> | 11.0 m; |
| i) | Maximum <i>lot coverage</i> | 20%. |

9.6 ZONE STANDARDS FOR GREENHOUSES

Notwithstanding Table 9.2, the maximum *lot coverage* for *greenhouses* on a *lot* in the Agricultural (A), Marsh Agricultural (AM), and Rural (RU) *Zone* shall be 50%.

9.7 ZONE STANDARDS FOR EQUESTRIAN CENTRES

Notwithstanding Table 9.2, the minimum *lot area* for an *Equestrian Centre* shall be 8.09 hectares.