

Comparison Table – Agriculture Three (AG3) Zone

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024																														
<p>Permitted Uses (Principal):</p> <ul style="list-style-type: none"> agriculture; brewery, cidery, distillery, meadery or winery; equestrian centres; guest ranches; guide camps; meteorological towers; packing, processing and storage of farm and off-farm products; single detached dwelling or mobile home; veterinary establishments; 	<p>Permitted Uses (Principal):</p> <ul style="list-style-type: none"> agriculture; alcohol production facility; equestrian centre; packing, processing, and storage of farm and off-farm products; single detached dwelling or mobile home; 																														
<p>Permitted Uses (Accessory):</p> <ul style="list-style-type: none"> accessory buildings and structures; accessory dwelling or mobile home; agri-tourism accommodation; bed and breakfast operations; home industry; home occupations; kennel; retail sales of farm and off-farm products; secondary suites. 	<p>Permitted Uses (Accessory):</p> <ul style="list-style-type: none"> accessory building or structure; accessory dwelling or mobile home; agri-tourism; agri-tourism accommodation; bed and breakfast operation; home industry; home occupation; kennel; retail sales of farm products; secondary suite; veterinary establishment. 																														
<p>Minimum Parcel Size for Subdivision: 20.0 ha</p>	<p>Minimum Parcel Size for Subdivision: 20.0 ha</p>																														
<p>Minimum Lot Width for Subdivision: Not less than 25% of the parcel depth</p>	<p>Minimum Lot Width for Subdivision: Not less than 25% of the parcel depth</p>																														
<p>Maximum Density:</p> <ul style="list-style-type: none"> one (1) principal dwelling unit. the number of secondary suites or accessory dwellings permitted per parcel to a maximum of one (1) secondary suite permitted per parcel, and the total gross floor area of all secondary suites and accessory dwellings permitted per parcel shall not exceed the following: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">PARCEL AREA</th> <th style="text-align: center;">MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS</th> <th style="text-align: center;">MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Less than 8.0 ha</td> <td style="text-align: center;">1</td> <td style="text-align: center;">125 m²</td> </tr> <tr> <td style="text-align: center;">8.0 ha to 11.9 ha</td> <td style="text-align: center;">2</td> <td style="text-align: center;">250 m²</td> </tr> <tr> <td style="text-align: center;">12.0 ha to 15.9 ha</td> <td style="text-align: center;">3</td> <td style="text-align: center;">375 m²</td> </tr> <tr> <td style="text-align: center;">Greater than 16.0 ha</td> <td style="text-align: center;">4</td> <td style="text-align: center;">500 m²</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Despite Section 11.1.4(b), for parcels situated within the Agricultural Land Reserve (ALR), the maximum number of secondary suites or accessory dwellings permitted per parcel under Section 11.1.4(b) in excess of one (1) secondary suite or accessory dwelling per parcel are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such secondary suites or accessory dwellings 	PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL	Less than 8.0 ha	1	125 m ²	8.0 ha to 11.9 ha	2	250 m ²	12.0 ha to 15.9 ha	3	375 m ²	Greater than 16.0 ha	4	500 m ²	<p>Maximum Density:</p> <ul style="list-style-type: none"> one (1) principal dwelling unit; one (1) secondary suite; and the maximum number of accessory dwellings permitted per parcel and the total gross floor area of all accessory dwellings permitted per parcel shall not exceed the following: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">PARCEL AREA</th> <th style="text-align: center;">MAXIMUM NUMBER OF ACCESSORY DWELLINGS</th> <th style="text-align: center;">MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Less than 8.0 ha</td> <td style="text-align: center;">1</td> <td style="text-align: center;">125.0 m²</td> </tr> <tr> <td style="text-align: center;">8.0 ha to 11.9 ha</td> <td style="text-align: center;">2</td> <td style="text-align: center;">250.0 m²</td> </tr> <tr> <td style="text-align: center;">12.0 ha to 15.9 ha</td> <td style="text-align: center;">3</td> <td style="text-align: center;">375.0 m²</td> </tr> <tr> <td style="text-align: center;">Greater than 16.0 ha</td> <td style="text-align: center;">4</td> <td style="text-align: center;">500.0 m²</td> </tr> </tbody> </table> <ul style="list-style-type: none"> despite Sections 12.1.4(b) & (c), for parcels situated within the Agricultural Land Reserve (ALR), the maximum number of secondary suites or accessory dwellings permitted per parcel under Sections 12.1.4(b) & (c) are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such secondary suites or accessory dwellings. 	PARCEL AREA	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL	Less than 8.0 ha	1	125.0 m ²	8.0 ha to 11.9 ha	2	250.0 m ²	12.0 ha to 15.9 ha	3	375.0 m ²	Greater than 16.0 ha	4	500.0 m ²
PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL																													
Less than 8.0 ha	1	125 m ²																													
8.0 ha to 11.9 ha	2	250 m ²																													
12.0 ha to 15.9 ha	3	375 m ²																													
Greater than 16.0 ha	4	500 m ²																													
PARCEL AREA	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL																													
Less than 8.0 ha	1	125.0 m ²																													
8.0 ha to 11.9 ha	2	250.0 m ²																													
12.0 ha to 15.9 ha	3	375.0 m ²																													
Greater than 16.0 ha	4	500.0 m ²																													
<p>Minimum Setbacks*:</p> <p>Front: 7.5 metres Rear: 7.5 metres Interior: 4.5 metres Exterior: 7.5 metres</p> <p style="text-align: center; font-size: small;">* other setbacks apply to various agricultural uses & parcels less than 0.25 ha in area</p>	<p>Minimum Setbacks*:</p> <p>Front: 7.5 metres Rear: 7.5 metres Interior: 4.5 metres Exterior: 7.5 metres</p>																														
<p>Maximum Building Height: 10.0 metres</p>	<p>Maximum Building Height: 10.0 metres 4.5 metres (accessory buildings on parcels <0.25 ha)</p>																														
<p>Maximum Parcel Coverage:</p> <ul style="list-style-type: none"> 35% for <i>parcels</i> less than 2,500 m² in area; 20% for <i>parcels</i> greater than 2,500 m² and less than 2.0 ha in area; and for <i>parcels</i> greater than 2.0 ha in area: <ul style="list-style-type: none"> i) 5%; and ii) 75% for a <i>greenhouse</i>. 	<p>Maximum Parcel Coverage:</p> <ul style="list-style-type: none"> 35% for <i>parcels</i> less than 2,500 m² in area; 20% for <i>parcels</i> greater than 2,500 m² and less than 2.0 ha in area; and for <i>parcels</i> greater than 2.0 ha in area: <ul style="list-style-type: none"> i) 5%; and ii) 75% for a <i>greenhouse</i>. 																														