

Study Purposes Only
SA zoning

PART 8.0
AGRICULTURAL, RURAL,
RECREATIONAL AND OTHER ZONES

8.1 ZONES

Uses permitted in the Agricultural, Rural, Recreational and Other 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 8.1**.

If a number(s) follows the symbol 'X' or identified permitted use, then one or more special provisions may apply. Special provisions are listed below **Table 8.1** (if applicable).

Table 8.1 – Agricultural, Rural, Recreational and Other Zone Use Permissions

Permitted Use	A	SA	RU	D (7)	H	W	I	REC1	REC2	REC3	P	OS	PU
Accessory Apartment	X	X	X										
Accessory Farm Employee Accommodation	X	X	X										
Agricultural Use	X	X	X		X (4)	X (1)						X (1)	
Agri-Tourism Use	X	X	X										
Arena							X						
Base lodge								X				X (1)	
Cemetery							X						
Child Care Centre							X	X	X				
Commercial Greenhouse	X	X	X										
Community Centre							X						
Conservation Use	X	X	X		X (6)		X	X	X	X		X	
Conservation Use - Wetland						X							
Emergency Service Facility							X						
Farm Produce Outlet	X	X	X										

Permitted Use	A	SA	RU	D (7)	H	W	I	REC1	REC2	REC3	P	OS	PU
Farm Winery	X	X	X										
Forest management	X	X	X		X (6)	X (1)		X	X	X		X	
Golf course					X (4)				X				
Golf Driving Range									X				
Group Home	X	X	X				X						
Home Child Care	X	X	X										
Home Industry	X	X	X										
Home Business	X	X	X										
Hospital							X						
Library							X						
Long Term Care Facility							X						
Museum							X						
Outdoor Recreation Use					X (6)			X	X	X		X (1)	
Parking Lot											X		
Parking Garage											X		
Passive Recreational Use	X (6)	X (6)	X										
Place of Worship							X						
Private Club								X	X	X			
Private park					X (1)		X	X	X	X		X (5)	
Private Recreational Use								X	X	X			
Private School							X						
Public Park	X	X	X		X	X	X	X	X	X	X	X	
Public School							X						
Recreational Establishment							X	X	X	X	X	X (5)	
Residential Care Facility							X						
Retirement Home							X						
Single Detached Dwelling	X	X	X							X (2)			
Ski-Lift Facility								X					
Ski Resort								X					
Snack bar								X	X	X			
Veterinary Clinic			X										

Special Provisions

(1) Existing uses only. All buildings or structures are prohibited, unless for flood or erosion control.

- (2) Only permitted accessory to an existing *campground* or *trailer park* for gatekeeper or caretaker.
- (3) Only permitted within a *single detached dwelling* that existed on the effective date of this By-law.
- (4) Only existing *golf courses* are permitted.
- (5) No *buildings* or *structures* are permitted, except for the following:
 - a) Renovated or minor expansions to existing *buildings* and *structures* which were legally established on the date of passage of this By-law;
 - b) Non-habitable *buildings* connected with *public parks* (i.e. picnic shelters);
 - c) Flood and erosion/sedimentation control *structures*;
 - d) Fences, provided they will not constitute an obstruction or debris catching obstacle to the passage of flood waters or create or aggravate an erosion problem; and,
 - e) Recreational facilities, as approved by the Niagara Escarpment Commission, on lands identified as being prominent escarpment slope. *Buildings* and *structures* (excluding docks and *boathouses* which are portable or floating in nature) will be *setback* 30 metres from all lakes.
- (6) *Passive recreational uses* shall only be permitted on lands owned by a *public authority*.
- (7) See section 1.5(g).

8.2 ZONE STANDARDS

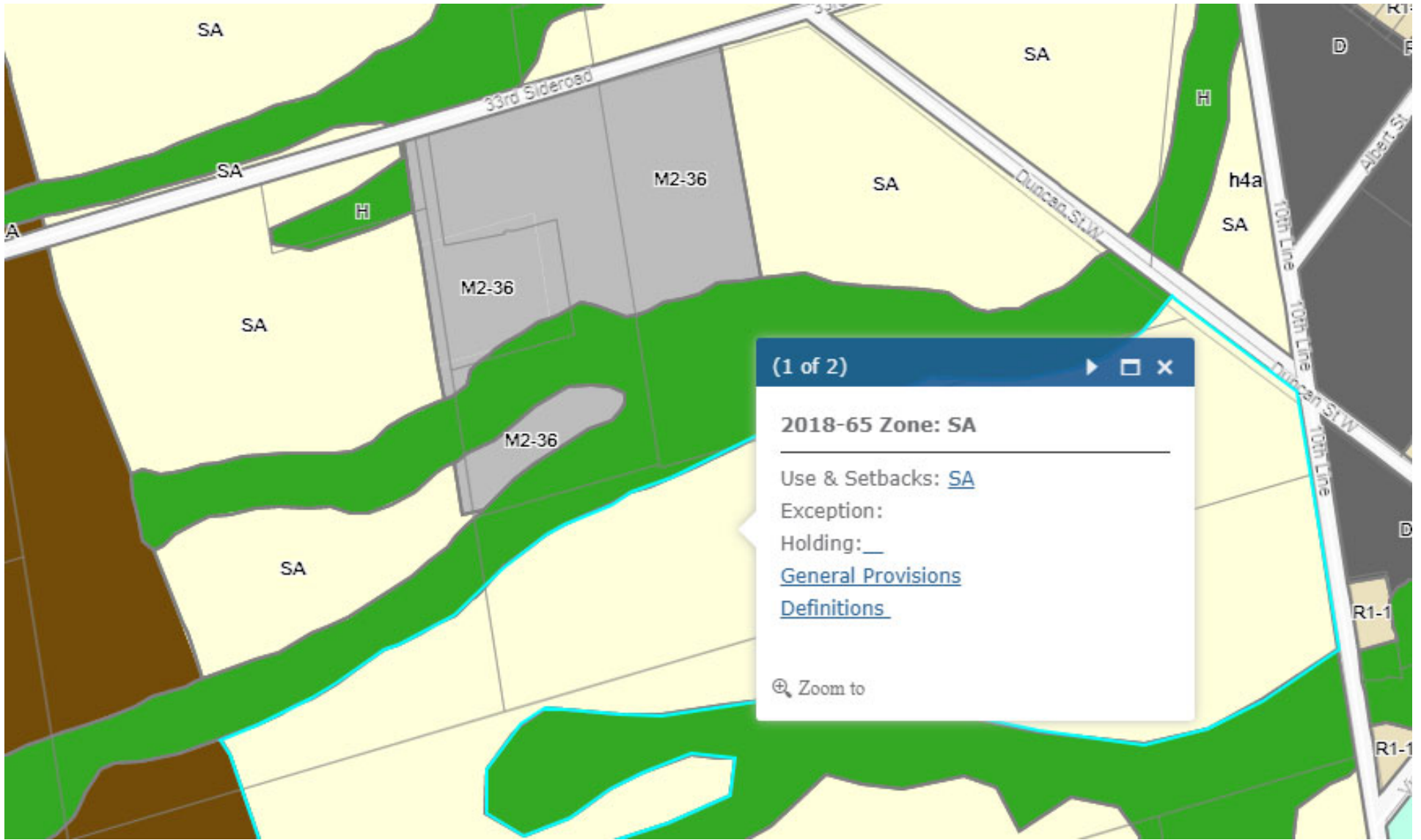
Regulations for *uses* permitted in Section 8.1 are set out in **Table 8.2**. A number(s) following the *Zone* standard, *Zone* heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below **Table 8.2**.

Table 8.2 - Agricultural, Rural, Recreational and Other Zone Standards

Zone Standard	A	SA	RU	D	H & W	I	REC1	REC2	REC3	P	OS	PU
Minimum <i>lot area</i> (ha)	40.0 (2)	10.0 (2)	20.0 (2)	(1)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum <i>lot frontage</i> (m)	150.0			(1)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum <i>front yard</i> (m)	15.0			(1)	N/A	7.5					9.0 (3)	5.0
Minimum <i>exterior side yard</i> (m)	15.0			(1)	N/A	4.0	7.5				9.0 (3)	5.0
Minimum <i>interior side yard</i> (m)	8.0			(1)	N/A	4.0	7.5				9.0 (3)	5.0
Minimum <i>rear yard</i> (m)	15.0			(1)	N/A	7.5					9.0 (3)	5.0
Maximum <i>height</i> (m)	11.0			(1)	N/A	11.0					4.5	11.0

Special Provisions

- (1) As existing on the date of passing of this By-law.
- (2) For lots 2.0ha or less, the regulations and permitted uses of the Residential R1-4 zone shall apply with the exception of lot frontage and lot area requirements which shall be as existing at the date of passing of this By-law.
- (3) A minimum distance of 12.0m shall be provided from a public street and a minimum of 15.0m shall be provided from any residential zone.



(1 of 2)

2018-65 Zone: SA

Use & Setbacks: [SA](#)

Exception:

Holding: __

[General Provisions](#)

[Definitions](#)

🔍 Zoom to

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h4a zoning

10.2.4

Holding Provision (h4a and h4b) – Lands Within Source Water Protection Areas

The Holding (-h4a) provision applies to significant drinking water threats within Water Intake Protection Zones / Events Based Areas (EBAs) EBA-50,000 and EBA-100,000. The (-h4a) provision prohibits land uses which include the handling and storage of more than 50,000 litres of fuel and 100,000 litres of fuel. The (-h4a) provision may be lifted once it is determined through a risk assessment under the *Clean Water Act, 2006* is completed demonstrating that the proposed development does not pose a risk to source water areas.

The Holding (-h4b) provision applies to significant drinking water threats within Wellhead Protection Areas (WHPAs). The (-h4b) provision prohibits the following land uses:

- Waste disposal sites within the meaning of Part V of the Environmental Protection Act;
- The establishment, operation or maintenance of a system that collects, stores transmits, treats or disposes of sewage;
- The application of agricultural source material to land;
- The storage of agricultural source material;
- The management of agricultural source material;
- The application of non-agricultural source material to land;
- The handling and storage of non-agricultural source material;
- The application of commercial fertilizer to land;
- The handling and storage of commercial fertilizer;
- The application of pesticide to land;
- The handling and storage of pesticide;
- The application of road salt;
- The handling and storage of road salt;

- The storage of snow;
- The handling and storage of fuel;
- The handling and storage of a dense non-aqueous phase liquid (DNAPL);
- The handling and storage of an organic solvent;
- The management of runoff that contains chemicals used in the de-icing of aircraft;
- The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm-animal yard.

