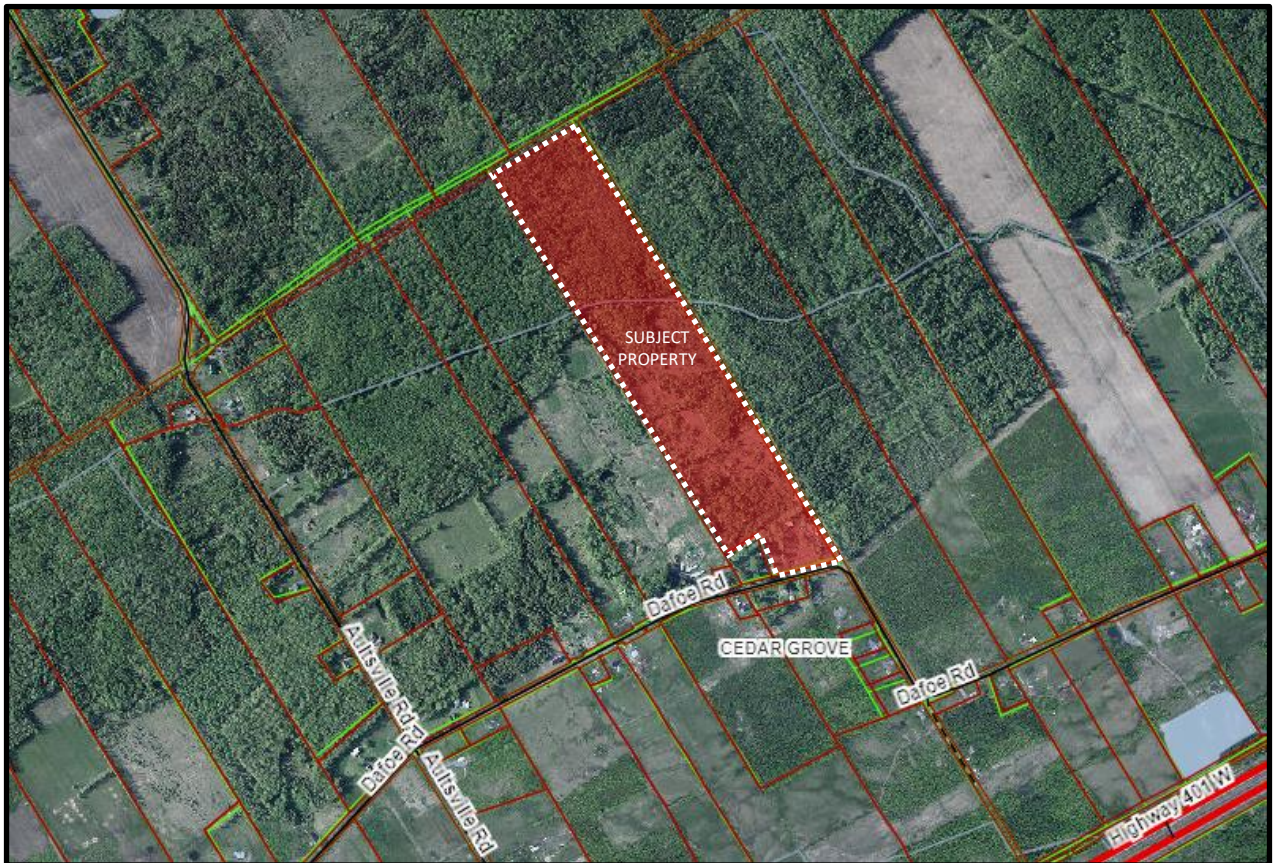


**TOWNSHIP OF SOUTH STORMONT**  
**SALE OF LAND BY PUBLIC TENDER**  
**PROPERTY DESCRIPTION**



**Property # 4**

<b>ROLL NUMBER</b>	040600601821700
<b>LEGAL DESCRIPTION</b>	OSNABRUCK CON 3 PT LOT 31
<b>PIN</b>	602460126
<b>ADDRESS</b>	14285 DAFOE ROAD
<b>AREA</b>	51.61 ACRES (+/-)
<b>ZONING</b>	AGRICULTURAL (A)



## SECTION 10: AGRICULTURAL ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Agricultural Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

### 10.1 Agricultural (A) Zone:

#### (a) Permitted Uses:

- agricultural uses;
- agricultural-related uses;
- agricultural uses, small;
- conservation use;
- dwelling, accessory;
- ~~dwelling, accessory apartment;~~
- dwelling, single detached;
- dwelling, secondary unit;
- existing cemetery;
- farm produce outlet;
- forestry use;
- garden nursery;
- greenhouse, commercial;
- group home, type 1;
- home-based business;
- home industry;
- kennel;
- riding stable;
- sawmill, portable;
- sod farm.

BY-LAW  
2017-005

BY-LAW  
2018-087

#### (b) Zone Requirements:

- (i) Notwithstanding the provisions of this By-Law to the contrary, all *Dwelling, Secondary Units* are subject to the provisions of Section 3.8

#### (ii) Agricultural Uses (new lots):

Lot Area (minimum)	19 ha	(46.95 ac.)
Lot Frontage (minimum)	60 m	(196.85 ft.)
Yard Requirements (minimum)		
All Yards	10 m	32.81 ft.)
Lot Coverage (maximum)	20%	
Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	4.5 m	(14.76 ft.)

BY-LAW  
2018-087

BY-LAW  
2017-005

BY-LAW  
2017-005

(iii) ~~Agricultural Uses~~, Agricultural Uses (existing lots of record),  
Conservation Uses and Forestry Uses:

Lot Area (minimum)	4 ha	(9.8 ac.)
Lot Frontage (minimum)	60 m	(196.85 ft.)
Yard Requirements (minimum)		
All Yards	10 m	32.81 ft.)
Lot Coverage (maximum)	20%	
Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	4.5 m	(14.76 ft.)

BY-LAW  
2017-005

(iv) Single detached dwellings:

Lot Area (minimum)	4000 m <sup>2</sup>	(0.98 ac.)
Lot Frontage (minimum)	30 m	(98.43 ft.)
Yard Requirements (minimum)		
Front Yard	10 m	(32.81 ft.)
Rear Yard	10 m	(32.81 ft.)
Side Yards	5 m	(16.4 ft.)
Lot Coverage (maximum)	25%	
Building Height (maximum)		
Main Building	12 m	(39.37 ft.)
Accessory Building	4.5 m	(14.76 ft.)
<del>Dwelling Unit Area (minimum)</del>	<del>70 m<sup>2</sup></del>	<del>(753.47 sq.ft.)</del>
<del>Floor Area per Accessory Apartment Dwelling (minimum)</del>		
<del>Bachelor Unit</del>	<del>45 m<sup>2</sup></del>	<del>(484.37 sq.ft.)</del>
<del>One Bedroom Unit</del>	<del>55 m<sup>2</sup></del>	<del>(592.01 sq.ft.)</del>
<del>Two Bedroom Unit</del>	<del>60 m<sup>2</sup></del>	<del>(645.83 sq.ft.)</del>
<del>More than 2 Bedroom Unit</del>	<del>65 m<sup>2</sup></del>	<del>(699.65 sq.ft.)</del>
Dwellings per lot (maximum)	1	

BY-LAW  
2020-090

BY-LAW  
2018-087

(i) Other Uses:

Lot Area (minimum)	8000 m <sup>2</sup>	(1.98 ac.)
Lot Frontage (minimum)	45 m	(147.64 ft.)
Yard Requirements (minimum)		
All Yards	10 m	(32.81 ft.)
Lot Coverage (maximum)	25%	
Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	4.5 m	(14.76 ft.)

(c) Special Exceptions:

A-1

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-1, the following uses are not permitted:

BY-LAW  
2017-005

Dwelling, accessory;  
Dwelling, accessory apartment;  
Dwelling, single-detached;  
Group Home, Type 1;  
Home industry;  
Home-based business.

#### A-2

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-2, the two single detached dwellings on the property existing on the date of passing of this By-law shall also be permitted.

#### A-3

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-3, the following use shall also be permitted:

Mobile Home exclusively used as an Art Studio.

#### A-4

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-4, the following uses shall also be permitted:

Winery;  
Workshop.

#### A-5

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-5, the following use shall also be permitted:

Automotive Repair Garage.

#### A-6

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-6, only the following uses shall be permitted:

Automobile Body Shop;  
Detailing/ Customizing Shop;  
Welding Shop.

#### A-7

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-7, the following use shall also be permitted:

Contractor's Shop or Yard.

**A-8**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-8, the following use shall also be permitted:

Retail Store.

**A-9**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-9, the following use shall also be permitted:

Boarding House.

**A-10**

Notwithstanding the provisions of Section 10.1 (b) to the contrary, for the lands zoned A-10, the following use shall also be permitted:

Agricultural use, small.

**A-11**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-11, the following use shall also be permitted:

Dwelling, Semi-detached.

**A-12**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-12, the following uses shall also be permitted:

Equipment Service and Repair Establishment – Industrial;  
Equipment and Vehicle Storage Yard - Industrial;  
and accessory uses to the foregoing.

**A-13**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-13, the following uses shall also be permitted:

Pet Cemetery;  
Pet Crematorium.

**A-14**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-14, the following use shall also be permitted:

Recreational Vehicle Sales, Rental and Storage Establishment.

**A-15**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-15, the following uses shall also be permitted:

Kennel;  
Pet Crematorium.

BY-LAW  
2015-050

**A-16**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-16, the following use shall also be permitted:

Auction Sales Establishment.

BY-LAW  
2015-050

**A-17**

Notwithstanding the provisions of Section 10.1 (b) (ii) to the contrary, for the lands zoned A-17, the required minimum lot frontage shall be 27 m (90 ft.).

BY-LAW  
2016-017

**A-18**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-18, only the following uses are permitted:

Dwelling, accessory apartment  
Dwelling, single-detached;  
Group home, type 1;  
Home industry;  
Home-based business.

BY-LAW  
2017-005

Notwithstanding the provisions of Section 10.1 (b) to the contrary, the minimum lot area is 4,046m<sup>2</sup>.

BY-LAW  
2016-046

**A-19**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-19, only the following uses are permitted:

Dwelling, single-detached;  
Group home, type 1;  
Home-based business;  
Home industry;  
Agricultural-related uses;  
Agricultural uses, small;  
Farm produce outlet;  
Garden nursery.

BY-LAW  
2016-094

**A-20**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-20, only the following uses are permitted:

Dwelling, Accessory Apartment;  
Dwelling, Single-detached;  
Group Home, Type 1;  
Home-based business;  
Home Industry.

Notwithstanding the provisions of Section 10.1 (b) to the contrary, for the lands zoned A-20, minimum lot area shall be 3800m<sup>2</sup>, the minimum lot frontage shall be 37 metres, the minimum interior side yard shall be 7 metres, and the maximum height for an accessory building shall be 11 metres.

BY-LAW  
2017-066

**A-21**

Notwithstanding the provisions of Section 10.1 (b) (iii) to the contrary, for the lands zoned A-21, the minimum front yard setback shall be 3.5 metres (11.48 ft.).

BY-LAW  
2017-097

**A-22**

Notwithstanding the provisions of Section 10.1 (b) to the contrary, for the lands zoned A-22, the minimum lot area is 41.5 acres.

BY-LAW  
2017-099

**A-23**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-23, the minimum lot frontage is 7.5 metres, and the maximum number of dwelling units is 2.

BY-LAW  
2019-065

**A-24**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-24, the minimum lot frontage shall be 9 metres.

BY-LAW  
2019-074

**A-25**

Notwithstanding the provisions of Section 10.1 (a) to the contrary, for the lands zoned A-25, the minimum lot frontage shall be 15 metres.

(d) Holding Zones:

(e) Temporary Zones:

10.2 Additional Provisions for Agricultural Zones:

BY-LAW  
2017-005

~~(a) Dwellings:~~

~~Single Detached Dwellings per lot (maximum): 1~~

~~Accessory Dwellings per lot (maximum): 1~~

~~An accessory dwelling may be permitted in the Agricultural Zone provided that such accessory dwellings conforms with the provisions of Section 5.8 (b) and, notwithstanding the provisions of Section 3.18 (g) such unit may only be on a lot that conforms to the minimum lot area for a agricultural use.~~

~~The accessory dwelling shall be permitted on an operating farm for a full time employee on the farm or for a family member actively engaged in the farming operation provided that such dwelling is a minimum of 6 metres (19.69 ft.) from the other dwelling and has a minimum floor area of 60 m<sup>2</sup> (485.83 sq. ft.).~~

BY-LAW  
2017-005

(a) Accessory Dwellings:

(i) Notwithstanding the limitation of one (1) dwelling per lot in the Agricultural Zone, an accessory dwelling may also be permitted in the Agricultural Zone. The maximum number of single detached accessory dwellings per lot is 1. Accessory dwellings shall not be permitted on a lot with an accessory apartment dwelling a dwelling, secondary unit.

(ii) Accessory dwellings are permitted provided that such accessory dwelling conforms with the provisions of Section 5.8 (b).

(iii) The accessory dwelling shall be permitted only on an operating farm for a full time employee on the farm or for a family member actively engaged in the farming operation provided that such dwelling is a minimum of 6 metres (19.69 ft.) from the other dwelling and has a minimum floor area of 60 m<sup>2</sup> (445.83 sq. ft.) 45 m<sup>2</sup> (484.38 ft<sup>2</sup>).

(iv) Notwithstanding the provisions of Section 3.18 (g) such unit may only be on a lot that conforms to the minimum lot area for an agricultural use.

BY-LAW  
2018-087

BY-LAW  
2020-090

BY-LAW  
2018-087

(b) Intensive Livestock Operations:

New and/or expansions to existing intensive livestock operations shall be in accordance with the provisions of Section 3 of this By-law.



(c) Farm Building and Manure Storage Location (MDS):

- (i) The minimum distance between any barn, silo, manure storage or other building or structure used or intended to be used for the keeping of any type of livestock and a residential building on another lot shall be determined according to the Minimum Distance Separation Two (MDS II).
- (ii) The minimum distance between any residential dwelling and a barn, silo, manure storage area or other building or structure used or intended to be used for the keeping of any type of livestock located on another lot shall be determined according to Minimum Distance Separation One (MDS I). Notwithstanding this provision, the MDS I requirements shall not apply to non-agricultural uses on Lots of Record.

BY-LAW  
2017-005

(d) Residence Surplus to a Farm Operation:

- (i) Notwithstanding any other provision or standard contained in this by-law to the contrary, a residential lot (Flag lot) created as a result of a Consent Application to dispose of a Residence Surplus to a Farm Operation may have a minimum frontage of 12 m (39.3 feet).
- (ii) The retained lot for a Residence Surplus to a Farm Operation shall be considered an existing lot of record for the purposes of Section 10.1 b) ii)

(e) Wayside Pit or Wayside Quarry:

The requirements of the Aggregate Resources Act shall apply to any wayside pit or wayside quarry.

(f) Open Storage:

Open Storage shall be permitted in accordance with the provisions of Section 3 of this By-law.

BY-LAW  
2019-095

(g) Accessory Building Height:

Notwithstanding the height restrictions of Section 10.1(b) to the contrary, an accessory building may be constructed to a maximum height of 6.1 metres (20 feet), provided that it can meet the minimum yard requirements applicable to the main use and all other applicable provisions in this By-law are complied with.

BY-LAW  
2019-095

(h) Keeping of Livestock:

The keeping or raising of livestock in the Agricultural (A) zone shall be prohibited on lots having an area less than 8000 m<sup>2</sup> (1.98 acres).

(i) Other General Provisions:

Other general provisions shall be in accordance with the provisions of Section 3 of this By-law.