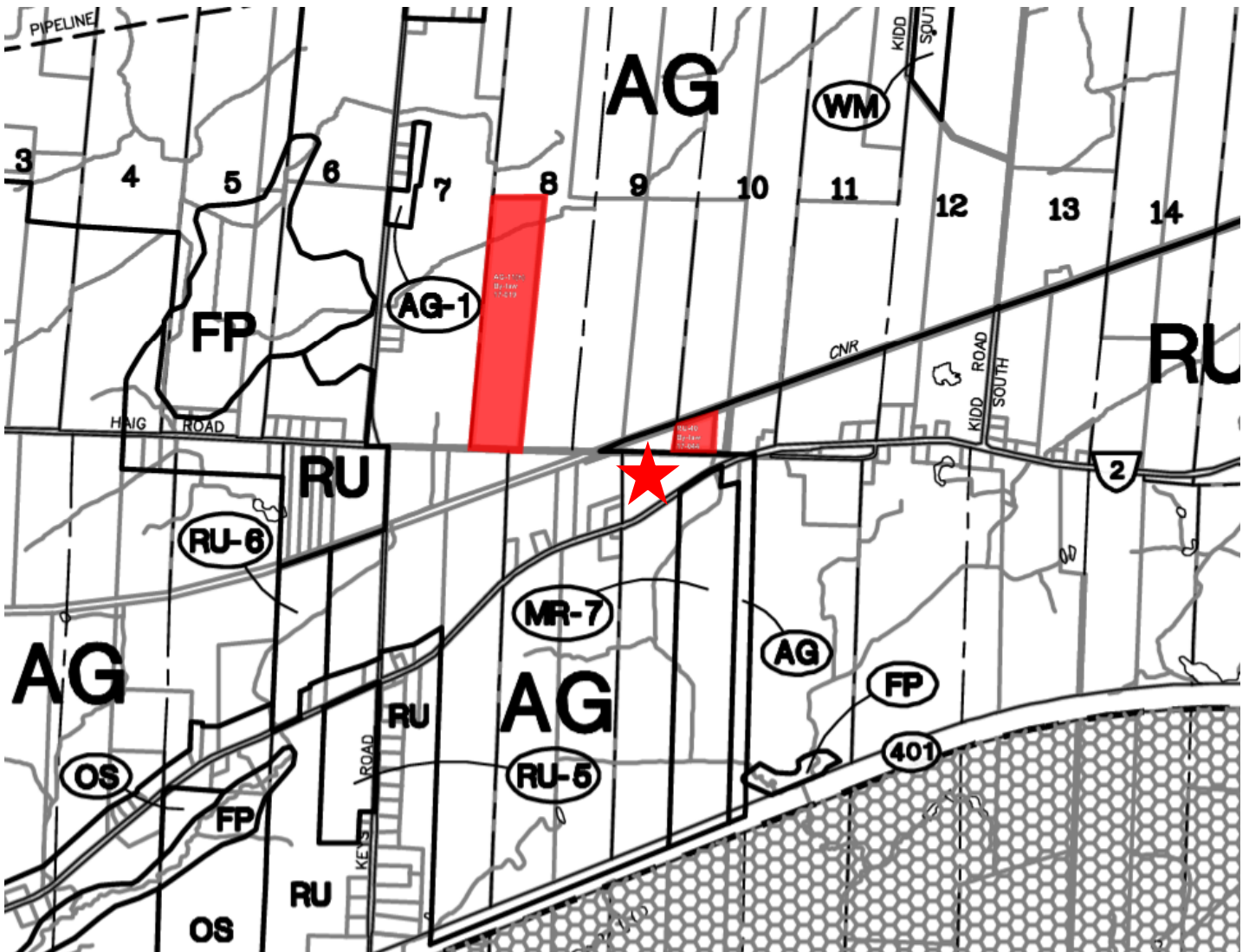


# Zoning Information

## 735 County Road 2 Lansdowne



AG – Agricultural Zone



THE CORPORATION OF THE TOWNSHIP OF  
LEEDS AND THE THOUSAND ISLANDS

**ZONING BY-LAW NO.07-079**



**Consolidated By-Law**  
**Amended January 4, 2023**

“This is an office consolidation. Please refer to the original by-laws enacted by Council if doubt exists as to the content or accuracy of the contents.”

November 2007



---

## 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 (AG) Zone

(a) Permitted Uses:

- accessory dwelling
- agricultural use
- cannabis production and/or processing
- conservation use
- duplex dwelling
- group home
- kennel
- on-farm agriculture related use
- on-farm diversified use
- seasonal worker accommodation
- semi-detached dwelling
- single detached dwelling
- underground dwelling
- veterinary establishment
- wayside pit or quarry

(b) Zone Requirements:

Lot Area (minimum)		
Agricultural Use, Conservation Use,		
Forestry Use	20.0 ha	(49.42 acres)
Other Uses	1.0 ha	(2.5 acres)
Lot Frontage (minimum)	60.0 m	(2.5 acres)
Front Yard Depth (minimum)	15.0	(49.21 ft.)
Exterior Side Yard Width (minimum)		
Local Road	10.0 m	(32.8 ft.)
County Road	15.0	(49.21 ft.)
Interior Side Yard Width (minimum)	10.0 m	(32.8 ft.)
Rear Yard Depth (minimum)	10.0 m	(32.8 ft.)
Lot Coverage (maximum)	10%	
Building Height (maximum)		
Single detached dwelling	12.0 m	(39.37 ft.)
Other Uses	15.0 m	(49.21 ft.)

## (c) Special Exceptions:

(i) **AG-1,**

On the lands zoned AG-1, the minimum lot area shall be 2.5 ha (6.18 acres).

(ii) **AG-2, Assessment Roll No. 812-020-20500**

On the lands zoned AG-2, the minimum lot area shall be 11.0 ha (27.18 acres).

(iii) **AG-3**

On the lands zoned AG-3, the minimum lot area shall be 5.0 ha (12.35 acres).

(iv) **AG-4, 2414 Outlet Road, Assessment Roll No. 812-040-09500 (By-Law 09-003, Application ZB10/08)**

Notwithstanding any provision of subsection 10.1 and 3.30 a) x) of this By-law to the contrary, the lands identified as General Agricultural, Special Exception Four (AG-4) shall permit the establishment of a kennel.

The kennel can be located 85 metres from the existing residential dwelling located on the east side of Outlet Road, known as 2414 Outlet Road.

(v) **AG-5, Multiple Parcels**

1. **AG-5, 294 South Lake Road, Assessment Roll No. 812-010-08000 (By-law 12-106, Application ZB07/12),**

2. **AG-5, 1402 Outlet Road (Severed Parcel B-29-14), Assessment Roll No. 812-035-14000 (By-Law 15-023, Application ZB08/14)**

3. **AG-5. Retained Lands from Severance B-46-16, Assessment Roll No. 812-035-14700 (By-Law 17-009, Application Z-2017-01)**

4. **AG-5, Vacant Land, Sand Bay Road, Assessment Roll No. 812-040-15600 (By-Law 17-010, Application Z-2017-02)**

Notwithstanding any provisions of subsections 10.1 (a) and 10.2 (b) of this By-law to the contrary, that no group home, single detached dwelling or underground dwelling shall be permitted on the lands identified as General Agricultural, Special Exception Five (AG-5).

(vi) **AG-6, 1402 Outlet Road, Assessment Roll No. 812-035-14000 (By-law 15-023, Application ZB08/14)**

On lands zoned AG-6, the minimum lot frontage on an existing public road shall be 0.0 metres (0.0 feet).

(vii) **AG-7, 460 Cliffe Road, Assessment Roll No. 812-020-19950 (By-Law 15-040, Application ZB06/15)**

On lands zoned AG-7, residential uses are prohibited, and the existing barn and drive shed shall not be used for livestock use.

(viii) **AG-8, 99 Sand Bay Road, Assessment Roll No. 812-040-15603 (By-Law 17-010, Application Z-2017-02)**

Notwithstanding anything contained in section 10.1(b) to the contrary, on lands zoned AG-8 the minimum lot area for residential use shall be 0.61 hectares (1.5 acres).

(ix) **AG-9, 201 Sand Bay Road, Assessment Roll No. 812-040-15604 (By-Law 17-010, Application Z-2017-02)**

Notwithstanding anything contained in section 10.1(b) to the contrary, on lands zoned AG-9 the minimum lot area for residential use shall be 0.69 hectares (1.7 acres) and the minimum lot frontage shall be 50 metres (164 feet).

(x) **AG-10(h), Vacant, Assessment Roll No. 812-030-06100 (By-Law 17-019, Application Z-2017-04) – See By-Law for Conditions of the removal of the holding.**

On lands zoned AG-10(h) development shall be permitted on a lot that accesses an improved street under agreement with the municipality across an unimproved street. The front lot line shall be deemed the lot line dividing the lot from the unimproved street. The Township shall have no obligation to assume the unimproved street as an improved street to provide road maintenance or to guarantee emergency vehicle access.

- (xi) **AG-11, Concession 2, Lot 1, Assessment Roll No. 812-030-04701 (By-law 13-041, Application ZB04/13)**

Notwithstanding anything contained in Section 10.1(a) and 10.2(a) of this By-Law to the contrary, on the lands identified as AG-5, the following uses shall be prohibited:

- i. Single Detached Dwelling
- ii. Underground Dwelling
- iii. Seasonal Worker Accommodations
- iv. Mobile Home

Notwithstanding anything contained in Section 10.2(b) of this By-law to the contrary, for the lands identified as AG-5, the minimum frontage shall be 17.7m (58 ft).

- (xii) **AG-12, 156 Sand Bay Road, Assessment Roll No. 812-040-09300 (By-law 21-008, Application Z-2021-005)**

Notwithstanding anything contained in this By-law to the contrary, a Dwelling and all Dwelling types defined under Section 2.56 shall not be permitted on lands zoned AG-12.

## 10.2 Additional Provisions for Agricultural Zones

- (a) Farm Building and Manure Storage Location

No building or structure which is used to house animals or fowl, no feed lot area and no manure storage area shall be permitted within a minimum distance separation as determined by the MDS II formula but in no case, shall be closer than 30.0 metres (98.43 ft.) to any lot line.

Notwithstanding, this policy shall not apply to buildings or structures less than 10 square metres in floor area.

- (b) Cemeteries

Cemeteries shall not be governed by the foregoing standards but shall conform with the requirements of the Cemeteries Act.

- (c) Wayside Pit or Wayside Quarry

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



(d) Open Storage

Open Storage shall be permitted in accordance with the provisions of Section 3.24 of this By-law.

(e) Other General Provisions

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