

Zoning Information

274 Providence Road Fenlon Falls

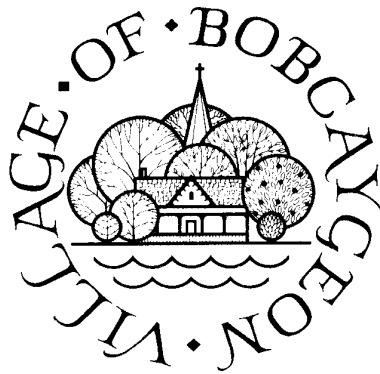


A1 – Rural General Zone

VILLAGE OF BOBCAYGEON

COMPREHENSIVE ZONING BY-LAW 16-78

OFFICE CONSOLIDATION



Prepared by: Victoria County Development Department

**CITY OF KAWARTHA LAKES
DEVELOPMENT SERVICES – PLANNING DIVISION**

Consolidated – March 2022

SECTION 10

RURAL GENERAL (A1) ZONE

10.1 A1 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Rural General (A1) Zone, except for one or more of the following uses:

- a. Agricultural or forestry uses
- b. Agricultural produce storage facilities
- c. Market garden farms
- d. Nurseries or commercial greenhouses, seasonal fruit, vegetable, flower or farm produce outlet
- e. Cannabis production and processing facilities (B/L 2021-057)
- f. Uses, buildings and structures accessory to the foregoing uses.

10.2 (A1) ZONE REQUIREMENTS

In a Rural General (A1) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- | | | | | |
|----|--------------------------------------|-----|------|----------------------------------|
| a. | Minimum lot area | 8 | ha | (20 acres) |
| b. | Minimum lot frontage | 230 | m | (754 ft.) |
| c. | Minimum front yard | 30 | m | (100 ft.) |
| d. | Minimum side yard | 9 | m | (29.5 ft.) |
| e. | Minimum rear yard | 23 | m | (74 ft.) |
| f. | Minimum floor area per dwelling unit | 93 | sq.m | (1,000 sq.ft.)
(B/L 16-78-10) |

10.1 (A1) SPECIAL REQUIREMENTS

- a. Where a lot has been granted consent or registered in the Victoria County Registry Office prior to the date of passing of this by-law and is located in the 'A1' Zone, a building or structure may be erected provided that it satisfies the minimum zone requirements for the 'R1' zone, except that the larger dwelling unit floor area as outlined in 10.2 f. is required and the use is permitted in the 'R1' or 'A1' zone. (B/L 16-78-10)