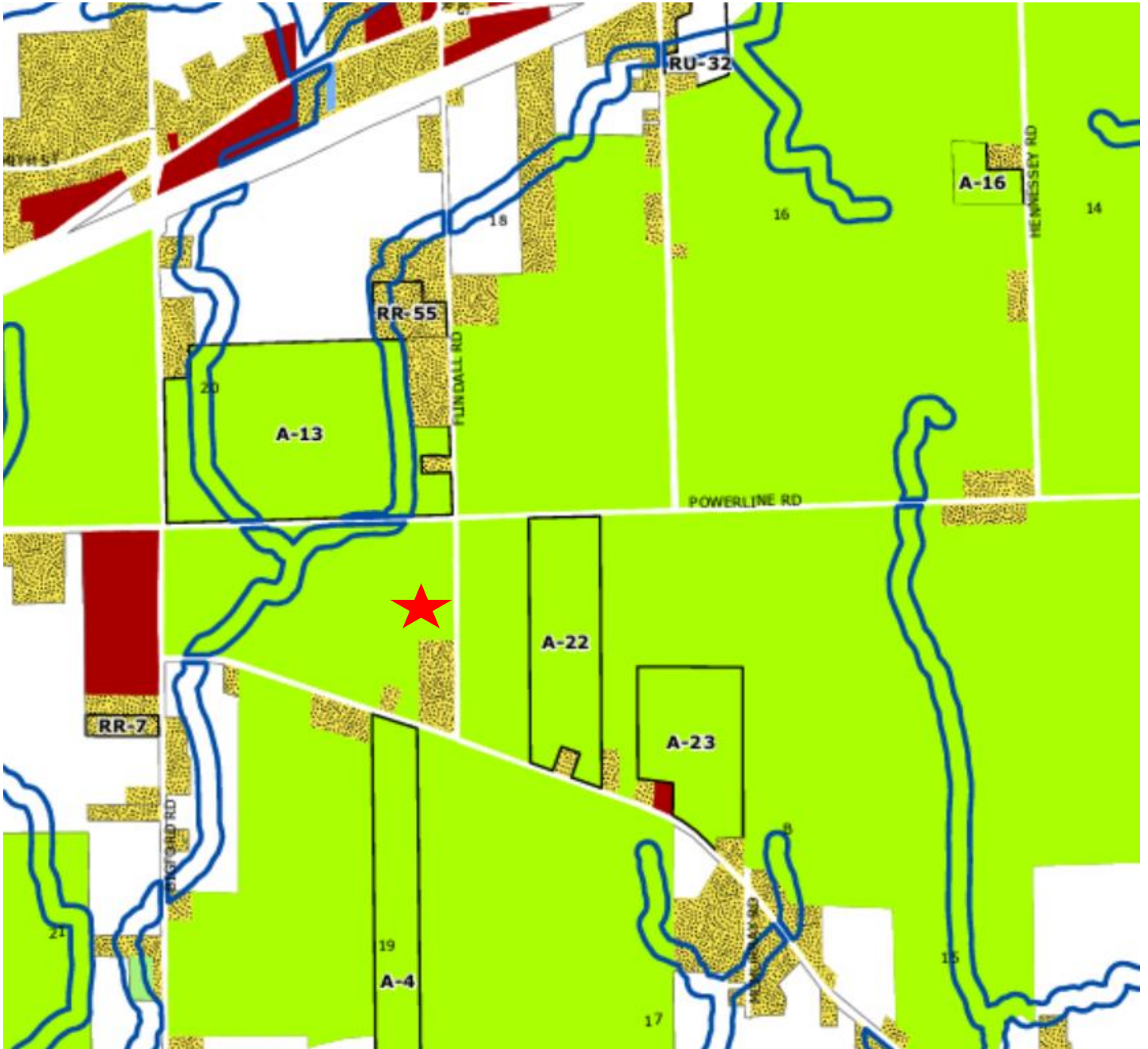


# Zoning Information

## 48 Flindall Road Quinte West



A –Agricultural Zone



## 7. Agricultural (A) Zone

No person shall within any Agricultural (A) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### 7.1 Permitted Uses

- 7.1.1 Single detached dwelling
- 7.1.2 Agricultural use
- 7.1.3 Bed and breakfast establishment
- 7.1.4 Cemetery
- 7.1.5 Commercial greenhouse
- 7.1.6 Conservation use
- 7.1.7 Equestrian centre
- 7.1.8 Farm produce retail outlet
- 7.1.9 Forestry
- 7.1.10 Group home
- 7.1.11 Home occupation
- 7.1.12 Home industry
- 7.1.13 Home Child Care (By-law 18-093)
- 7.1.14 Kennel (By-law 20-088)
- 7.1.15 Second Dwelling Unit (By-law 19-039)

### 7.2 Regulations For Permitted Uses

- |       |                                       |       |
|-------|---------------------------------------|-------|
| 7.2.1 | Minimum Lot Area                      | 40 ha |
| 7.2.2 | Minimum Lot Frontage                  | 100 m |
| 7.2.3 | Minimum Front Yard Depth              | 12 m  |
| 7.2.4 | Minimum Exterior Side Yard Width      | 12 m  |
| 7.2.5 | Minimum Interior Side Yard Width      | 6 m   |
| 7.2.6 | Minimum Rear Yard Depth               | 12 m  |
| 7.2.7 | Maximum Building Height               | 11 m  |
| 7.2.8 | Maximum Lot Coverage of All Buildings | 10%   |

### 7.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural (RU) Zone shall apply.



## **7.4 Agricultural (A) Exception Zones**

### **7.4.1 Agricultural Exception 1 (A-1) Zone**

Notwithstanding any other provision of this By-law to the contrary, within the Agricultural Exception 1 (A-1) Zone, all residential uses are prohibited. All other provisions of the Agricultural (A) Zone shall apply.

### **7.4.2 Agricultural Exception 2 (A-2) Zone**

Notwithstanding any other provision of this By-law to the contrary, within the Agricultural Exception 2 (A-2) Zone, existing barns shall be used for dry storage only and the housing of livestock is prohibited. All other provisions of the Agricultural (A) Zone shall apply.

### **7.4.3 Agricultural Exception 3 (A-3) Zone**

TCS Cold Storage, Fraser Road

In addition to the uses permitted in Section 7.1 of this By-law, in the Agricultural Exception 3 (A-3) Zone, a warehouse shall also be permitted. All other provisions of the Agricultural (A) Zone shall apply.

### **7.4.4 Agricultural Exception 4 (A-4) Zone**

149 English Settlement Road

In addition to the uses permitted in Section 7.1 of this By-law, in the Agricultural Exception 4 (A-4) Zone, a private school shall also be permitted. All other provisions of the Agricultural (A) Zone shall apply.

### **7.4.5 Agricultural Exception 5 (A-5) Zone**

Hamilton Road

Notwithstanding any provision of this By-law to the contrary, within the Agricultural Exception 5 (A-5) Zone, an agricultural processing plant is a permitted use and an abattoir is not permitted. The maximum gross floor area for an agricultural processing plant is 2,787 m<sup>2</sup>, the minimum front yard and interior side yards for an agricultural processing plant are 30 metres. All other provisions of the Agricultural (A) Zone shall apply.



- 7.4.6 Agricultural Exception 6 (A-6) Zone  
377 Meyers Creek Road  
In addition to the uses permitted in Section 7.1 of this By-law, in in the Agricultural Exception 6 (A-6) Zone, an outdoor adventure game is also permitted. For the purposes of the Agricultural Exception 6 (A6) Zone, an outdoor adventure game shall mean an outside entertainment facility providing participation games limited to paintball. All other provisions of the Agricultural (A) Zone shall apply.
- 7.4.7 Agricultural Exception 7 (A-7) Zone (By-law 14-113)  
East of 1030 County Road 5  
Notwithstanding any provisions of this By-law to the contrary, within the area zoned Agricultural Exception 7 (A-7) Zone, the minimum lot area shall be 11.83 hectares.
- 7.4.8 Agricultural Exception 8 (A-8) Zone (By-law 15-025)  
610 & 582 Hamilton Road  
Notwithstanding any provisions of this By-law to the contrary, within the Agricultural Exception 8 (A-8) Zone, a machine shop is a permitted use. All other provisions of the Agricultural (A) Zone shall apply.
- 7.4.9 Agricultural Exception 9 (A-9) Zone (By-law 15-124)  
East of 1124 County Road 5  
Notwithstanding Section 7.2.1 of this By-law to the contrary, the minimum lot area shall be 36.1 hectares in the Agricultural Exception 9 (A-9) Zone. All other provisions of the Agricultural (A) Zone shall apply.
- 7.4.10 Agricultural Exception 10 (A-10) Zone (By-law 15-160)  
325 Vermilyea Road  
Notwithstanding Section 7.2.1 of this By-law to the contrary, within the Agricultural Exception 10 (A-10) Zone, the minimum lot area shall be 30.9 hectares. All other provisions of the Agricultural (A) Zone shall apply.



- 7.4.11 Agricultural Exception 11 (A-11) Zone (By-law 16-062)  
640 Hamilton Road  
Notwithstanding Section 7.1 of this By-law, within the Agricultural Exception 11 (A-11) Zone, a petting zoo shall be permitted in addition to the uses normally permitted in the Agricultural (A) Zone. For the purposes of the A-11 Zone, a petting zoo shall be limited to farm animals on the most southerly 200 metres of the lands. No exotic animals are permitted. All other provisions of the Agricultural (A) Zone shall apply.
- 7.4.12 Agricultural Exception 12 (A-12) Zone (By-law 16-042)  
843 Maple View Road  
Notwithstanding Section 7.2.3 of this by-law to the contrary, within the Agricultural Exception 12 (A-12) Zone, the minimum Front Yard Depth shall be .5 metres.
- Notwithstanding Section 7.1.1 of this by-law to the contrary, within the Agricultural Exception 12 (A-12) Zone, the two single detached dwellings existing on the date of passing of this By-law shall be permitted. All other provisions of the Agricultural (A) Zone shall apply.
- 7.4.13 Agricultural Exception 13 (A-13) Zone (By-law 16-133)  
164 Flindall Road  
Notwithstanding Section 7.2.1 of this by-law to the contrary, within the Agricultural Exception 13 (A-13) Zone, the minimum lot area shall be 36.8 hectares.
- Also notwithstanding any provision of this by-law to the contrary, within the Agricultural Exception 13 (A-13) Zone, all residential uses are prohibited. All other provisions of the Agricultural (A) Zone shall apply.
- 7.4.14 Agricultural Exception 14 (A-14) Zone (By-law 17-060)  
1808 Harrington Road  
Notwithstanding Sections 7.2.1 and 7.2.2 of this By-law to the contrary, within the Agricultural Exception 14 (A-14) Zone, the minimum lot area shall be 20.6 hectares and the minimum lot frontage



shall be 67 metres. All residential uses are prohibited. All other provisions of the Agricultural (A) Zone shall apply.

- 7.4.15 Agricultural Exception 15 (A-15) Zone (By-law 17-071)  
613 Frankford Road  
Notwithstanding Sections 7.2.1 and 7.2.3 of this By-law to the contrary, within the Agricultural Exception 15 (A-15) Zone, the minimum lot area shall be 10 hectares and the buildings existing on the date of passage of this By-law shall be deemed to satisfy all setbacks requirements of this By-law. All other regulations of the Agricultural (A) Zone shall apply.
- 7.4.16 Agricultural Exception 16 (A-16) Zone (By-law 18-091)  
198 Hennessey Road  
Notwithstanding Section 7.2.1 of this By-law to the contrary, within the Agricultural Exception 16 (A-16) Zone a lot area of 2.19 ha is permitted.
- 7.4.17 Agricultural Exception 17 (A-17) Zone (By-law 18-078)  
112 River Valley Road  
Notwithstanding Section 7.2.1 and 7.2.3 of this By-law to the contrary, within the Agricultural Exception 17 (A-17) Zone, all residential uses are prohibited; the minimum lot area shall be 12 hectares; and the minimum lot frontage shall be 52 metres. All other regulations of the Agricultural (A) Zone shall apply.
- 7.4.18 Agricultural Exception 18 (A-18) Zone (By-law 18-108)  
200, 286A, 372 Hamilton Road  
In addition to the uses permitted in Section 7.1 of this By-law, within the Agricultural Exception 18 (A-18) Zone, the following uses shall also be permitted:
- Farm supply facility
  - A full farm service centre including the agricultural feed/seed warehouse
  - A fertilizer blending facility
  - An agricultural chemical warehouse
  - Equipment storage and offices.





Notwithstanding Sections 7.2.1 and 7.2.2 of this By-law, within the Agricultural Exception 18 (A-18) Zone the minimum lot area shall be 8 ha and the minimum lot frontage shall be 120 metres.

7.4.19 Agricultural Exception 19 (A-19) Zone (By-law 18-108)  
200, 286A, 372 Hamilton Road

In addition to the uses permitted in Section 7.1 of this By-law, within the Agricultural Exception 19 (A-19) Zone, the following uses shall also be permitted:

- Grain handling facility which includes the primarily grain storage, drying and shipping.

Notwithstanding Sections 7.2.1 and 7.2.2 of this By-law, the minimum lot area for the Agricultural Exception 19 (A-19) Zone shall be 7 ha and the minimum lot frontage shall be 90 metres.

7.4.20 Agricultural Exception 20 (A-20) Zone (By-law 18-112)  
109 Dalmas Road and 1602 Old Wooler Road

Notwithstanding Section 7.2.1 of this By-law, within the Agricultural Exception 20 (A-20) Zone, the minimum lot area shall be 25 ha.

7.4.21 Agricultural Exception 21 (A-21) Zone (By-law 19-021)  
168 Moran Road

Notwithstanding Section 7.1.1 of this By-law, within the Agricultural Exception 21 (A-21) Zone no future residential development on prime agricultural land is permitted and a reduced lot area of 28 ha is recognized.

7.4.22 Agricultural Exception 22 (A-22) Zone (By-law 21-053)  
246 English Settlement Road

Notwithstanding Section 7.1 of this By-law to the contrary, within the Agricultural Exception 22 (A-22) Zone, no future residential development on prime agricultural land is permitted and a reduced lot area of 19.11 ha is recognized. All other provisions of the Agricultural (A) Zone shall apply.



- 7.4.23 Agricultural Exception 23 (A-23) Zone (By-law 21-054)  
342 English Settlement Road  
Notwithstanding Section 7.1 of this By-law to the contrary, within the Agricultural Exception 23 (A-23) Zone, no future residential development on prime agricultural land is permitted and a reduced lot area of 13.13 ha is recognized. All other provisions of the Agricultural (A) Zone shall apply.
- 7.4.24 Agricultural Exception 24 (A-24) Zone (By-law 21-056)  
2 Ray Palmer Road  
Notwithstanding Section 7.1 of this By-law to the contrary, within the Agricultural Exception 24 (A-24) Zone, no future residential development on prime agricultural land is permitted and a reduced lot area of 10.99 ha is recognized with 24 m of frontage on Ray Palmer Road. All other provisions of the Agricultural (A) Zone shall apply.
- 7.4.25 Agricultural Exception 25 (A-25) Zone (By-law 22-049)  
1482 Harrington Road  
Notwithstanding Section 7.1 of this By-law to the contrary, within the Agricultural Exception 25 (A-25) Zone, a reduced lot frontage of 59 meters and a reduced lot area of 20 hectares will apply. All other provisions of the Rural (RU) Zone shall apply.”
- 7.4.26 Agricultural Exception 26 (A-26) Zone (By-law 22-095)