



## 23 Prime Agricultural (PR AGR) Zone

The Prime Agricultural (PR AGR) Zone is intended to implement the Prime Agricultural designation in the Official Plan. This Zone is comprised of prime agricultural lands, which have Canada Land Inventory Class 1, 2, and 3 soils. Permitted uses include agricultural uses, agriculture-related uses, and on-farm diversified uses.

All structures and buildings erected, altered or used in a PR AGR Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

### 23.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Agricultural uses
- Agriculture-related uses
- Dwelling, single-detached incidental to an agricultural use
- On-farm diversified uses

### 23.2 Zone Standards

| Provision               |                                | Requirement |
|-------------------------|--------------------------------|-------------|
| a) Minimum Lot Area     |                                | 40 ha       |
| b) Minimum Lot Frontage |                                | 150 m       |
| c) Minimum Front Yard   | i. For all livestock buildings | 30 m        |
|                         | ii. For all other buildings    | 17 m        |
|                         | i. For all livestock buildings | 30 m        |

| Provision                     |                                | Requirement |
|-------------------------------|--------------------------------|-------------|
| d) Minimum Interior Side Yard | ii. For all other buildings    | 12 m        |
| e) Minimum Exterior Side Yard | i. For all livestock buildings | 30 m        |
|                               | ii. For all other buildings    | 17 m        |
| f) Minimum Rear Yard          | i. For all livestock buildings | 30 m        |
|                               | ii. For all other buildings    | 12 m        |
| g) Maximum Building Height    |                                | 13.5 m      |

## 23.3 Additional Provisions

### 23.3.1 Additional Provisions for Permitted Single-detached Dwellings

The following provisions apply to single-detached dwellings permitted incidental to an agricultural use:

- a) Such a dwelling must be located on the site of agricultural uses; and
- b) Such a dwelling must be equipped with sanitary facilities and water satisfactory to the Medical Officer of Health.

### 23.3.2 Front Yard Abutting Provincial Highway

Where the front yard of a non-livestock building abuts a Provincial Highway, the minimum front yard shall be 27.5 m.

### 23.3.3 Areas Subject to Flooding

Notwithstanding any provision of this By-law to the contrary, in areas subject to flooding, as determined by reference to the City's Official Plan, latest Water Resource Mapping of the Raisin Region Conservation Authority and appropriate site investigation, a construction or fill permit and approval of the Raisin Region Conservation Authority may be required before a building permit will be issued.



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### 23.4 Exception Zones

Reserved for future use.