

PRIME AGRICULTURAL PR. AGR.

- G E N E R A L -

05-1-1 All structures and buildings erected, altered or used in a PR. AGR. Zone shall conform to the regulations of this subsection.
107/93

- Permitted Uses -

05-1-2 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:

- a) Agricultural uses, general.
- b) Agricultural uses, intensive.
- c) Forestry uses, excluding a sawmill.
- d) A farm produce sales outlet, incidental to General and/or Intensive Agricultural uses.
- e) A farm dwelling incidental to any of the above uses which must necessarily be located on the site of the work as an integral part of such activities, provided that such buildings are equipped with sanitary facilities and water satisfactory to the Medical Officer of Health. Single Family Residential Dwellings, existing prior to By-law 107/93 coming into effect. Also, such existing non-farm related residences are permitted to be reconstructed on their existing "footprint" if destroyed by fire or natural disaster.
- f) A Home Occupation.
- g) Accessory buildings for any of the above uses.
- h) Accessory buildings used for residential purposes shall be subject to the same requirements as outlined in the residential zones.

108/96

021/01

05-1-2 PERMITTED USES (CONTINUED)

NOTE: *Bylaw No. 074/88 originally proposed a Shrine Club on property described legally as Part of Lot 6, Concession 3, City of Cornwall and lying on the North Service Road along Hwy. 401. This By-law never came into effect since the related Official Plan Amendment (No. 22) was refused by the Ministry of Municipal Affairs.*

069/97 Notwithstanding any other requirements of this section, a Land Surveying firm shall be permitted on Part of Lot 15, Concession 3, municipally known as 1190 Cornwall Centre Road, City of Cornwall.

095/99 Notwithstanding any other requirements of this section, a new non-farm related single family dwelling and an existing non farm related dwelling shall be the only main permitted uses on Part of Lot 1, Concession 3, municipally known as 1600 South Branch Road, City of Cornwall. It is not the intent of this clause to permit two main Residential dwellings on one lot as a severance will follow.

097/01 Notwithstanding any other requirements of this section, a new non-farm related single family dwelling shall be the only main permitted use after severance application on Part of the East Half of Lot 1, Concession 3, municipally located on the south side of South Branch Road, City of Cornwall.

- Standards -

BUILDING AND LOT REQUIREMENTS

05-1-3 MINIMUM LOT AREA AND FRONTAGE

- a) No person shall, within a PR. AGR. Zone, erect or use any building or structure unless the lot on which the building or structure is to be located complies with the following minimum standards:
 - i) Minimum Lot Area..... 20 hectares (50 acres)
 - ii) Minimum Lot Frontage..... 150 metres (492 feet)
- b) Where an agricultural lot developed for such purpose as shown by the records of the Registry and Land Titles Office, having a lesser lot area or frontage than that required, is held under distinct and separate ownership from adjoining lots at the time of passing of this By-law, a permitted use may be used or erected on such lot provided it conforms to all other requirements of this By-law.

095/99 Notwithstanding any other requirements of this section, the Minimum Lot Area for each of two (future) parcels on Part Lot 1, Concession 3, will be 25,000 square feet.

097/01 Notwithstanding any other requirements of this section, the Minimum Lot Area for the (future) parcel on Part of the East Half Lot 1, Concession 3, will be 100,000 square feet.

05-1-4 MINIMUM YARD DIMENSIONS

- a) For structures or buildings used for livestock, poultry and fur-bearing animal housing and waste storage:
 - i) Front yard 30 metres
 - ii) Side yards (interior and exterior).....30 metres
 - iii) Rear yard30 metres

05-1-4 MINIMUM YARD DIMENSIONS (cont'd)

- b) For other permitted structures and buildings, and accessory structures:
 - i) Front Yard17 metres
provided that when abutting a Provincial Highway
the front yard shall be27.5 metres
 - ii) Side Yard.....12 metres
 - iii) Exterior Side Yard.....17 metres
 - iv) Rear Yard.....12 metres

095/99 Notwithstanding any other requirements of this section, the Standards for Front Yard,
097/01 Side Yards, Rear Yard, and Lot Occupancy of the Residential 10 Zone will apply for the
new dwelling to be constructed on this site after the severance on Part Lot 1,
Concession 3.

05-1-5 FLOOD PLAIN/BUILDING PERMITS

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.