

SECTION 6 – 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:

6.1 PERMITTED USES

- 6.1.1 a single detached dwelling
- 6.1.2 an abattoir
- 6.1.3 an agricultural or farm use
- 6.1.4 an agriculture-related use
- 6.1.5 an on-farm diversified use
- 6.1.6 a bed and breakfast establishment
- 6.1.7 a commercial kennel
- 6.1.8 a conservation area including recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 6.1.9 a farm produce outlet
- 6.1.10 a feed mill
- 6.1.11 forestry
- 6.1.12 a grain cleaning plant
- 6.1.13 a grain drying and storage facility
- 6.1.14 a group home
- 6.1.15 a home industry
- 6.1.16 a home occupation
- 6.1.17 a livestock sales barn
- 6.1.18 a riding or boarding stable
- 6.1.19 a veterinary clinic
- 6.1.20 a wayside pit or quarry
- 6.1.21 Cannabis Micro-Cultivation, subject to Section 4.7 of the General Provisions

6.2 REGULATIONS FOR USES PERMITTED IN SECTION 6.1

- 6.2.1 Minimum Lot Area:
 - (a) Abattoir, Feed Mill, Grain Cleaning Plant, Grain Drying and Storage Facility, Veterinary Clinic 2.0 ha (4.94 ac.)
 - (b) Livestock Sales Barn 4.0 ha (9.88 ac.)
 - (c) Conservation Area Not Applicable
 - (d) Other Permitted Uses 36.0 ha (88.95 ac.)

6.2.2	Minimum Lot Frontage:	
	(a) Abattoir, Feed Mill, Grain Cleaning Plant, Grain Drying and Storage Facility, Veterinary Clinic	60.0 m (196.85 ft.)
	(b) Livestock Sales Barn	60.0 m (196.85 ft.)
	(c) Other Permitted Uses	150.0 m (492.13 ft.)
6.2.3	Minimum Front Yard Depth	18.0 m (59.05 ft.)
6.2.4	Minimum Exterior Side Yard Width	15.0 m (49.21 ft.)
6.2.5	Minimum Interior Side Yard Width	15.0 m (49.21 ft.)
6.2.6	Minimum Rear Yard Depth	12.0 m (39.37 ft.)
6.2.7	Minimum Dwelling Unit Floor Area	93.0 m ² (1,001.08 ft.)
6.2.8	Maximum Building Height	11.0 m (36.09 ft.)
6.2.9	Maximum Lot Coverage of All Buildings	15%
6.2.10	Minimum Landscaped Open Space	10%
6.2.11	Maximum Number of Single Detached Dwellings Per Lot	1
6.2.12	Maximum Number of Dwelling Units Per Lot	2
6.2.13	Regulations for On-Farm Diversified Uses	
	a) Maximum area of all buildings, structures, parking areas outdoor storage, septic systems, landscaped areas, laneways and	2% of farm parcel up to 1 hectare
	b) Maximum gross floor area of buildings used for the On-farm Diversified Use	30% of total area set aside for OFDU

6.3 **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 Agricultural (A) Zone shall apply.

6.4. SPECIAL AGRICULTURAL (A) ZONES

6.4.1 Agricultural-1 (A-1) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-1 (A-1) Zone the following provision shall apply:

(a) Special Regulation:

- (i) The minimum side yard width for a private garage shall be 3.048 metres (10.0 feet). This special zone regulation shall apply only to the side yard adjacent to the road allowance between B.F. Concession "A" and the B.F. Concession in Front of B.F. Concession "A".

6.4.2 Agricultural-2 (A-2) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-2 (A-2) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area: 14.56 hectares

(b) Special Regulations for a Commercial Kennel located in the A-2 Zone:

- (i) Minimum Interior Side Yard Width (west side): 65.0 metres
- (ii) Minimum Interior Side Yard Width (east side): 200.0 metres
- (iii) Minimum Front Yard Depth: 260 metres, measured along a straight line parallel to the side lot line of the lot zoned A-2, from a point established by the minimum interior side yard widths.
- (iv) Minimum Rear Yard Depth: 170.0 metres
- (v) For the purposes of the Agricultural-2 (A-2) Zone, a "Commercial Kennel" shall have the same meaning as a "Kennel, Commercial Boarding or Commercial Breeding" as defined in By-law No. 2009-31 of the Township of Otonabee-South Monaghan, being a By-law to licence, regulate and govern kennels in the Township of Otonabee-South Monaghan.

6.4.3 Agricultural-3 (A-3) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-3 (A-3) Zone the following provisions shall apply:

6.4.7 Agricultural-7 (A-7) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-7 (A-7) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area 3.375 hectares

6.4.8 Agricultural-8 (A-8) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-8 (A-8) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of Section 6.1 with the exception of a single detached dwelling, a converted dwelling, or any other residential use, which shall be prohibited.

6.4.9 Agricultural-9 (A-9) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-9 (A-9) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) The 6.71-metre (22-foot) by 16.15-metre (53-foot) barn, located 58.83 metres (193 feet) west of Part 1 on Plan 45R-12124, shall not be used as a livestock facility for housing livestock. This does not prohibit the construction of a new livestock facility provided that Minimum Distance Separation II (MDS II) requirements and the provisions of Section 4 and 6.2 of this By-law are complied with.

6.4.10 Agricultural-10 (A-10) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-10 (A-10) Zone the following provisions shall apply:

(a) Permitted Uses:

On lands zoned A-10 in part of Lot 21, Concession 14, only the following uses shall be permitted:

- (i) Residential Uses:
 - A single detached dwelling

- (ii) Non-Residential Uses:
 - Two (2) commercial kennels

(b) Special Regulations:

(i)	Minimum Lot Area	3,318 square metres
(ii)	Minimum Lot Frontage	43.89 metres
(iii)	Minimum Rear Yard Depth	5.79 metres
(iv)	Minimum Interior Side Yard Width (south side)	3.63 metres

6.4.11 Agricultural-11 (A-11) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-11 (A-11) Zone the following provisions shall apply:

(a) Permitted Uses:

On lands zoned A-11 in part of Lots 14 and 15, Concession 13, only the following uses shall be permitted:

- (i) Residential Uses:
 - Prohibited
- (ii) Non-Residential Uses:
 - A communications tower
 - A telecommunication equipment shelter
 - An accessory transmitter building

(b) Special Regulations:

(i)	Minimum Lot Area	929.0 square metres
(ii)	Maximum Lot Area	20.0 hectares
(iii)	Minimum Lot Frontage	30.5 metres
(iv)	Minimum Front Yard Depth	12.0 metres
(v)	Minimum Rear Yard Depth	6.0 metres
(vi)	Minimum Interior Side Yard Width	6.0 metres

6.4.12 Agricultural-12 (A-12) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-12 (A-12) Zone the following provisions shall apply:

(a) Special Regulations:

(i)	Minimum Lot Area	8.6 hectares
(ii)	Minimum Lot Frontage	180.0 metres
(iii)	Minimum Front Yard Depth	12.2 metres
(iv)	Minimum Exterior Side Yard Width	12.2 metres
(v)	Minimum Interior Side Yard Width	12.2 metres
(vi)	Minimum Rear Yard Depth	12.2 metres
(vii)	Minimum Dwelling Unit Area	110 square metres
(viii)	Maximum Lot Coverage	10%
(ix)	Maximum Building Height	9.0 metres
(x)	Dwellings per Lot (maximum)	1 only

6.4.13 Agricultural-13 (A-13) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-13 (A-13) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses:

- A single detached dwelling

(ii) Non-Residential Uses:

- A home occupation

(b) Special Regulations:

(i)	Minimum Lot Area	0.8 hectares
(ii)	Minimum Front Yard Depth	12.2 metres
(iii)	Minimum Exterior Side Yard Width	12.2 metres
(iv)	Minimum Interior Side Yard Width	12.2 metres
(v)	Minimum Rear Yard Depth	12.2 metres
(vi)	Minimum Dwelling Unit Area	110 square metres
(vii)	Maximum Lot Coverage	15%
(viii)	Maximum Building Height	9.0 metres
(ix)	Dwellings per Lot (maximum)	1 only

6.4.14 Agricultural-14 (A-14) Zone

By-law not passed

6.4.15 Agricultural-15 (A-15) Zone

By-law 2012-18

1506 010 008 17415

Part of Lot 17, Conc. 13

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-15 (A-15) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of Section 6.1 shall be permitted, with the exception that a single detached dwelling, a converted dwelling or any other residential use shall be prohibited.

6.4.16 Agricultural-16 (A-16) Zone

By-law 2012-53

1506 020 010 13950

1165 County Road 28

Part of Lot 1 Conc. 6

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-16 (A-16) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) Notwithstanding the provisions of Section 4.16.3, the maximum floor area of a home industry shall be 371.6 square metres (4,000 square feet). All other provisions of Section 4.16 for Home Industries shall apply.
- (ii) The minimum lot area shall be as existing at the date of passing of By-law No.2012-53.

6.4.17 Agricultural-17 (A-17) Zone

By-law 2014-30

1506 010 008 155

1652 Keene Road

1506 010 008 15505

1638 Keene Road

Part of Lot 19, Concession 12

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-17 (A-17) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) The minimum lot area shall be 20.0 hectares.
- (ii) The minimum lot frontage shall be the total of the front lot lines abutting Keene Road.

- (iii) The minimum front yard depth for a dwelling existing as of May 26, 2014 shall be 14.0 metres.
- (iv) All other provisions of the Agricultural (A) zone shall apply.

6.4.18 Agricultural-18 (A-18) Zone

No. 2018-10

1506 020 010 01310 County Road 2 Part of Lot 2 Concession A

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-18 (A-18) Zone the following provisions shall apply:

- (a) Special Regulations:
 - (i) The minimum lot area shall be 31.0 hectares
 - (ii) All other provisions of the Agricultural (A) Zone shall apply.

6.4.19 Agricultural-19 (A-19) Zone

By-law 2014-41

1506 010 006 029 1260 Duncan's Line Part of Lot 14, Conc. 9

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-19 (A-19) Zone the following provisions shall apply:

- (a) Permitted Uses:
 - All uses of Section 6.1 with the exception of:
 - (i) A single detached dwelling, converted dwelling or any other residential use, which shall be prohibited.
 - (ii) A livestock facility existing at the time of the passing of this By-law shall not be used as a livestock facility after that date.
 - (i) All other provisions of the Agricultural (A) Zone shall apply.

6.4.20 Agricultural-20 (A-20) Zone

By-law 2015-03

1506 010 006 0220 2845 County Rd 2 Part of Lot 12, Conc.9

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-20 (A-20) Zone the following provisions shall apply:

- (a) Permitted Uses:
 - (i) All uses of Section 6.1 shall be permitted. A maximum of one

single detached dwelling shall be permitted on lands zoned Agricultural-20 (A-20).

(b) Special Regulations:

(i) The minimum lot area shall be 30.0 hectares.

(iii) Notwithstanding any other provisions of By-law No. 2010-65 to the contrary, for the purposes of determining the lot frontage for a lot in the Agricultural-20 (A-20) Zone, the front lot line shall be the lot line abutting County Road No. 2.

6.4.21 Agricultural-21 (A-21) Zone

Reserved

6.4.22 Agricultural-22 (A-22) Zone,

By-law 2016-24

1506 010 006 04800 941 Hiawatha Line Part of Lot 10, Conc. 10

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-22 (A-22) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) All uses of Section 6.1 shall be permitted, with the exception that a single detached dwelling, a converted dwelling, or any other Residential Use which shall be prohibited.

(ii) A Livestock Facility (barn) existing as of April 18, 2016 shall not be used as a Livestock Facility after that date, and shall be used only as an accessory storage building.

(b) Regulations:

(i) Notwithstanding the provisions of Section 4.2.2.2 and Section 6.2.5, where an interior side lot line of a lot in the Agricultural-22 (A-22) Zone abuts the rear lot line of a lot in the Rural Residential (RR) Zone located at 941 Hiawatha Line:

- the minimum setback and minimum interior side yard width between an accessory storage building existing as of April 18, 2016 (a former livestock facility/barn) and the interior side lot line of the lot in the A-22 zone shall be 0.0 metres.

(ii) Notwithstanding the provisions of Section 4.2.4, the maximum height of an accessory storage building existing as of April 18,

2016 (a former livestock facility/barn) shall be as existing on April 18, 2016.

- (iii) The minimum area of the Agricultural-22 (A-22) zone on a lot zoned Agricultural-22 (A-22) zone, Rural-40 (RU-40) and Environmental Protection (EP), shall be 17.0 hectares.

6.4.23 Agricultural-23 (A-23) Zone

By-law 2017-23

Part Lot 13, Concession 8 (Otonabee) 3018 County Road 2
15-06-010-003-28300

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-23 (A-23) zone, the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of Section 6.1 shall be permitted, with the exception that a single detached dwelling, a converted dwelling, or any other residential use shall be prohibited.”

6.4.24 Agricultural-24 (A-24) Zone

By-law 2017-25

Part Lots 15 & 16, Concession 8 (Otonabee) 1345 Duncan’s Line
15-06-010-003-29100

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-24 (A-24) zone, the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of Section 6.1 shall be permitted, with the exception that a single detached dwelling, a converted dwelling, or any other residential use shall be prohibited.”
- (ii) A Livestock Facility (barn) existing as of May 1st, 2017 shall not be used as a Livestock Facility after that date, and shall be used only as an accessory storage building.

(b) Regulations:

- (i) Minimum Frontage 40.0 metres

For the purposes of the subject property, the frontage shall be split and is deemed to be along Duncan’s Line.

6.4.25 Agricultural-25 (A-25) Zone

By-law 2018-59
Part Lot 11, Conc 8 (Otonabee) 991 Duncan's Line
15-06-010-003-28700

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-25 (A-25) zone, the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of Section 6.1 shall be permitted, with the exception that a single detached dwelling, a converted dwelling, or any other residential use shall be prohibited.
- (ii) A Livestock Facility (barn) existing as of October 15th, 2018 shall not be used as a Livestock Facility after that date, and shall be used only as an agricultural storage building in accordance with the Change in Use Permit.

(b) Regulations:

- (i) Minimum Interior Side Yard Width 2.46 metres

from the agricultural storage building to the adjacent residential lot line, being Part 1 as shown on the draft survey plotted by Elliott and Parr on June 6, 2018.

6.4.26 Agricultural-26 (A-26) Zone

By-law 2019-04
Part Lot 13 & 14 Concession 16 (Otonabee) 3275 Wallace Point Road
15-06-010-007-15900 & 15-06-010-007-16100

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-26 (A-26) zone, the following provisions shall apply:

(a) Special Regulations:

- (i) No sensitive land use shall be erected within the A-26 zone without the completion of an aggregate assessment to the satisfaction of the Ministry of Natural Resources and Forestry (MNR).

all other provisions of the Agricultural (A) zone shall apply.

6.4.27 Agricultural-27 (A-27) Zone

By-law No. 2019-10 Part Lot 13, Conc 3 South Monaghan
996 Third Line 15-06-020-020-18000

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-27 (A-27) zone, the following provisions shall apply:

(a) Special Regulations:

- (i) For the purposes of the subject property, the lot frontage shall be deemed to be along County Road 2

all other provisions of the Agricultural (A) zone shall apply.

6.4.28 Agricultural-28 (A-28) Zone

By-law No. 2020-09 Part Lot 1, Conc 1 South Monaghan
365 County Road 28 15-06-020-010-06400

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-28 (A-28) Zone, the following provisions shall apply:

(a) Permitted Uses:

In addition to the uses permitted under Section 6.1, the follow shall be permitted in the A-28 Zone:

- (i) Landscaping Business;
- (ii) For the purposes of the Agricultural-28 (A-28) Zone, a Landscaping Business shall mean a business that provides off-site lawn maintenance, fertilization, tree removal, retaining walls, roadside maintenance, snow and ice removal, snow plowing services and storage bin rentals.

(b) Special Provisions related to a Landscaping Business:

- (i) Maximum number of buildings 4
- (ii) Maximum floor area of all buildings: 1,115 sq. metres
- (iii) The outdoor storage of salt or stockpiling of landscape material is not permitted.

(c) Lot Regulations:

- (i) Maximum area of the A-28 Zone 1.95 hectares
- (ii) Minimum frontage of the A-28 Zone 27 metres
- (iii) Interior Side Yard Setback for existing accessory structures (min) 1.8 metres

all other provisions of the Agricultural (A) Zone shall apply.

6.4.29 Agricultural-29 (A-29) Zone

By-law No. 2020-09 Part Lot 1, Conc 1 South Monaghan
365 County Road 28 15-06-020-010-06400

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-29 (A-29) Zone, the following provisions shall apply:

(a) Lot Regulations:

- (i) Minimum Lot Area for entire land holding 18 hectares
- (ii) Minimum Front Yard Depth 4 metres

all other provisions of the Agricultural (A) Zone shall apply.

6.4.30 Agricultural-30 (A-30) Zone

By-law No. 2022-43 and 2023-32 Part Lot 16, Conc 14 Otonabee
1923 Base Line 15-06-010-007-01600

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-30 (A-30) Zone, the following provisions shall apply:

(a) Permitted Uses

In addition to the uses permitted under Section 6.1, the follow shall be permitted in the A-30 Zone:

- (i) A composting facility that accepts and processes leaf and yard waste and source separated organics.
- (ii) Buildings and structures accessory to the above-noted use

(b) Lot Regulations:

- (i) Minimum Lot Area 12 hectares
- (ii) Minimum Lot Frontage 300 metres
- (iii) Maximum Lot Coverage (all buildings) 10%
- (iv) Minimum Side Yard Setback on the south side 5 metres
- (v) Minimum Landscaped Open Space 10%
- (vi) A buffer strip in accordance with Section 4.6 of this By-Law

or a berm shall be required between the front, rear and north side lot lines adjacent to the composting facility.

all other provisions of the Agricultural (A) Zone shall apply.

6.4.31 Agricultural-31 (A-31) Zone

By-law No. 2023-41 Part Lots 11 and 12, Conc A South Monaghan
841 County Road 2 15-06-020-030-14900

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-31 (A-31) Zone, the following provisions shall apply:

(a) Lot Regulations:

- (i) Maximum Separation Distance between
Primary Dwelling Unit and Secondary
Dwelling Unit 70.0 metres

all other provisions of the Agricultural (A) Zone shall apply.

6.4.32 Agricultural-32 (A-32) Zone

By-law No. 2023-41 Part Lot 13, Conc 3 South Monaghan
1353 County Road 2 15-06-020-020-18300

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural-31 (A-31) Zone, the following provisions shall apply:

(a) Lot Regulations:

- (i) Minimum Lot Area 34.5 hectares (85.27 acres)

all other provisions of the Agricultural (A) Zone shall apply.

6.4.33 Agricultural-33 (A-33) Zone

By-law No. 2025-10 Part Lot 18, Conc 12 Otonabee
1594 Keene Road 1506-010-008-14900

Notwithstanding any other provision of this By-law to the contrary, within the Agricultural-33 (A-33) Zone, the following provisions shall apply:

(a) Special Regulations:

- (i) The distance from a private kennel to a residential zone shall be no less than 158.0 metres
- (ii) A maximum of eight (8) dogs is permitted at this kennel location at any one time.

6.4.34 Agricultural-34 (A-34) Zone

By-law No. 2025-63 Part of Lot 18, Conc 13 Otonabee
1540 Crowley Line 1506-010-008-17500

Notwithstanding any other provision of this By-law to the contrary, within the Agricultural-34 (A-34) Zone the following provisions shall apply:

Permitted On-Farm Diversified Uses

- Dog Daycare; and
- Commercial Boarding Kennel

Lot Regulations

Lot Regulations of Section 6.2 apply with the exception of the following:

(i) Minimum Lot Area	39.4 ha (97.36 ac)
(ii) Minimum Lot frontage on Crowley Line	260.0 metres
(iii) Maximum Lot Area Dedication to On-Farm Diversified Uses	2.2% (0.86 ha)
(iv) Maximum Distance to Residential Zone located at 1522 Crowley Line	33.30 metres
(v) Maximum Number of Dogs Permitted On-Site at One Time, total, for all Permitted Uses	Thirty (30)

Special Provisions

- A vegetation Buffer Strip, in accordance with Section 4.6.1 of the Township's Zoning By-law, shall be installed and maintained along the property boundary between 1540 Crowley Line and 1522 Crowley Line, prior to Kennel License issuance/reissuance; to the discretion of the Township of Otonabee-South Monaghan
- The permitted setbacks and coverage calculations shall be determined using the Architectural Plan prepared by Marshall Design Studio, dated October 1, 2025, included as Schedule "B" to this By-law

6.4.35 Agricultural-35 (A-35) Zone

Notwithstanding any other provision of this By-law to the contrary, within the Agricultural-34 (A-35) Zone the following provisions shall apply:

a) Lot Regulations

Lot regulations of Section 6.2 apply with the exception of the following:

- i. Minimum Lot Frontage 70.0 metres

All other provisions of the Agricultural (A) Zone shall apply.

6.4.35