

SECTION 46

AGRICULTURAL COMMERCIAL (AGC) ZONE (Z.-1-98573) (Z-1-051390)

46.1 GENERAL PURPOSE OF THE AGC ZONE

This Zone provides for and regulates a limited range of agriculturally related commercial uses which are supportive of the agricultural community. The AGC1 Zone variation permits a range of small-scale commercial uses which have limited impacts on neighbouring uses, some of which have outdoor storage. The AG2 Zone variation includes less desirable uses which involve the processing and handling of livestock. All uses are subject to site plan control as indicated in the Official Plan. (Z-1-051390)

46.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used or cause or permit any land to be used in any AGC Zone variation for any uses other than the following uses:

1) AGC1

The following uses are permitted uses in the AGC1 Zone variation:

- a) [Farm food and products market](#);
- b) [Existing dwelling\(s\)](#).
- c) [Agricultural service establishment](#);
- d) [Agricultural supply establishment](#);
- e) [Animal hospital](#);
- f) [Assembly hall](#);
- g) [Auction establishment](#) excluding livestock sales;
- h) [Farm equipment sales and service establishment](#);
- i) Farm supply;
- j) [Garden store](#);
- k) [Offices](#);
- l) [Retail store](#) selling agriculturally-related products;
- m) [Building supply outlet](#);

(Z-1-051390)

2) AGC2

The following uses are permitted uses in the AG2 Zone variation;

- a) [Abattoir](#);
- b) Commercial grain drying, handling and storage;
- c) Farm chemical and fertilizer storage;
- d) Farm livestock hospital;
- d) Livestock sales;
- e) Transfer station for dead farm livestock;

(Z-1-051390)

46.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any AGC Zone variation except in conformity with the regulations as set out below or in Table 46.3.

1) [GROSS FLOOR AREA](#) (MAXIMUM):

- a) [Farm food and products market](#) 6 000 square metres
(64,500 square feet)
- b) [Restaurant eat-in](#)
15% of the total gross floor area on the site.

46.4 SPECIAL PROVISIONS

a) AGC1 Zone Variation

AGC1(1)

a) Additional Permitted Uses:

- i) [Truck sales and service establishment](#);
- ii) [Automobile sales and service establishment](#).

AGC1(2) 5653 Colonel Talbot Road

a) Additional Permitted Use:

- i) [Recreational Vehicle](#) Sales and Service Establishment;
(Z.-1-051390)

AGC1(3)

a) Permitted Uses:

- i) Dairy product manufacturing in association with an existing agricultural use;
- ii) Agri-tourism in association with existing agricultural uses, providing farm-themed commercial, recreational and education activities and may include ancillary office, and retail sales of agriculturally-related products and food.

b) Regulations:

- i) Parcel size (Maximum) 0.6 hectares
- ii) Size of dairy product manufacturing establishment (Z.-1-122070) 600 square metres (Maximum)

AGC1(4) 6097 Colonel Talbot Road

a) Regulations

- i) Heavy Equipment/agricultural machinery dealerships (buildings) shall be located at least 202 metres away from abutting livestock facility. (Z.-1-243195)

b) AGC2 Zone Variation

AGC2(1) 8076 Longwoods Road

a) Permitted Uses:

- i) Existing dwelling
- ii) Abattoir
- iii) Livestock facility within existing structure
(Z.-1-172592 – OMB Order dated Mar 16, 2018)

TABLE 46.3

**AGRICULTURAL COMMERCIAL (AGC) ZONE
REGULATIONS FOR THE AGC ZONE VARIATIONS**

Column	A	B	C
Line 1	ZONES	AGC1	AGC2
2	PERMITTED USES	See Section 46.2 1	See Section 46.2 2
3	<u>LOT AREA</u> (m ²) MINIMUM	2000	5000
4	<u>LOT FRONTAGE</u> (m) MINIMUM	30	45
5	<u>FRONT & EXTERIOR SIDE YARD DEPTH</u> (m) MINIMUM	7.5	10
6	<u>REAR YARD DEPTH</u> (m) MINIMUM	10	15
7	<u>INTERIOR SIDE YARD DEPTH</u> (m) MINIMUM	7.5	15
8	<u>LANDSCAPED OPEN SPACE</u> (%) MAXIMUM	10	10
9	COMBINED <u>LOT COVERAGE</u> AND OUTDOOR STORAGE AREA (%) MAXIMUM	50	50
10	<u>HEIGHT</u> (m) MAXIMUM	12	12
11	<u>LOT DEPTH</u> (m) MINIMUM	40	50
12	<u>COVERAGE</u> (%) MAXIMUM	30	20

(Z-1-051390)