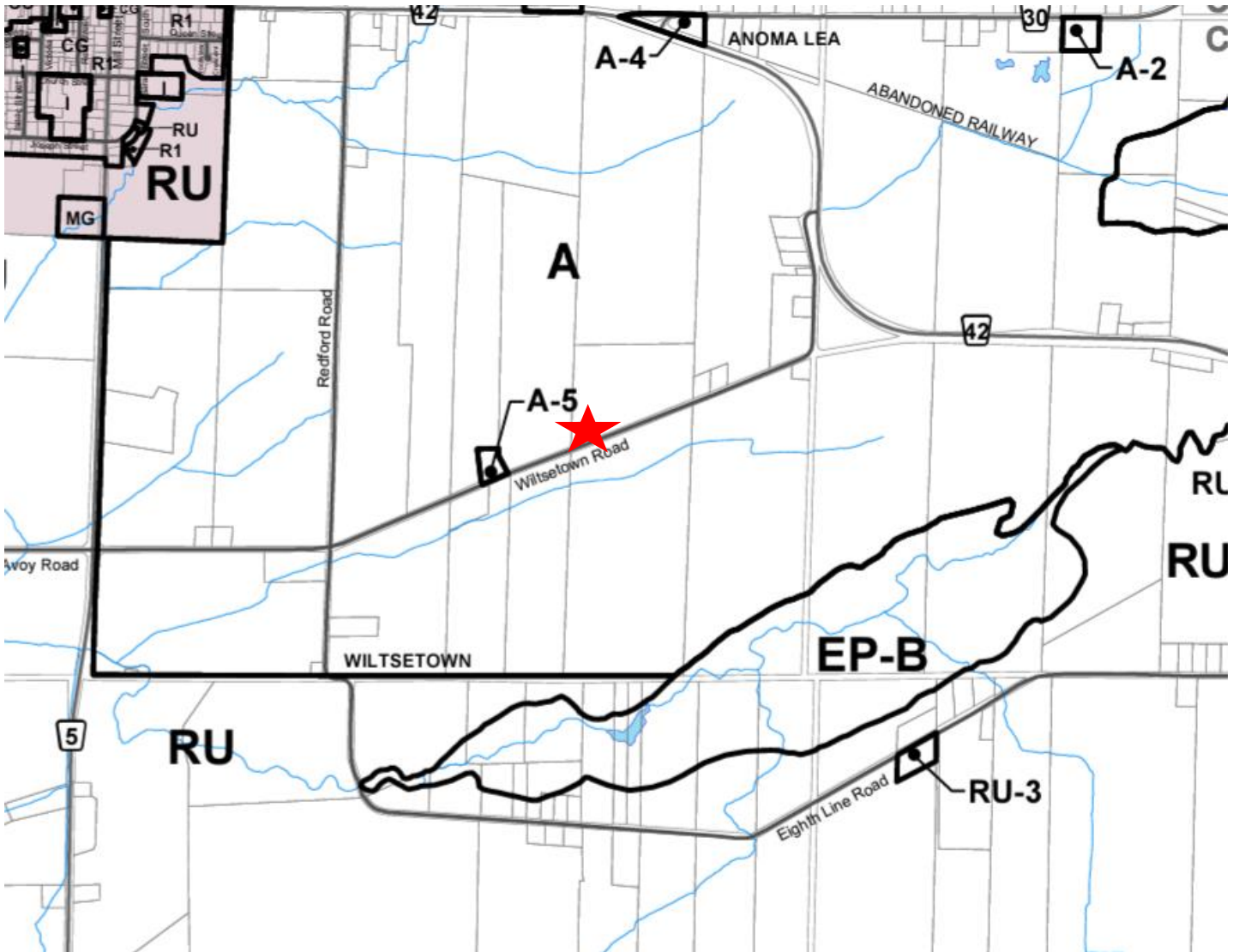


Zoning Information

120 Wiltsetown Road, Athens



A - Agricultural Zone

TOWNSHIP OF ATHENS
ZONING BY-LAW NO. 2013-10

AUGUST 2016 OFFICE CONSOLIDATION

As Adopted by Council on September 3, 2013

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SECTION 11 – AGRICULTURE ZONES

11.1 Agriculture (A) Zone

1. Permitted Uses

accessory dwelling
 accessory dwelling unit
 agricultural use
 bed and breakfast
 conservation use
 hunting or fishing camp
 single dwelling

2. Zone Provisions

• Lot Area (minimum)	40 ha
• Lot Frontage (minimum)	60 m
• Yards (minimum)	
• Front	7.5 m
• Exterior Side	7.5 m
• Interior Side	6 m
• Rear	7.5 m
• Dwelling Unit Floor Area (minimum)	75 m ²
• Dwelling Height (maximum)	10 m
• Lot Coverage (maximum)	20%
• Dwellings per Lot (maximum)	1

3. Additional Provisions

1. General Provisions

In accordance with Section 3 hereof.

2. Requirements for Residential Lots Created by Consent

Notwithstanding the zone provisions of Section 11.1.2 to the contrary, where an existing dwelling is deemed surplus to an agricultural use and is severed for residential purposes, such severed lot may be used for a single dwelling in accordance with the zone provisions of Section 5.1.2 and, further, the retained lot shall not require relief from the minimum lot area provision of Section 11.1.2 in the event that the effect of the severance has been to render it non-complying.

3. Hunting or Fishing Camp Provisions

Notwithstanding any provisions of Section 11.1.2 to the contrary, the following provisions shall apply to a hunting or fishing camp:

- A hunting or fishing camp shall not be permitted on a lot upon which a dwelling is located;
- The maximum floor area of a hunting or fishing camp shall be 60 m²;
- All yards shall be a minimum of 100 m.

4. **Minimum Separation Distance for a New or Expanding Livestock Facility from a Dwelling**

Notwithstanding any other provisions of the By-law, new or expanding livestock facilities shall comply with the Minimum Distance Separation II (MDS II), as issued by the Ministry of Agriculture and Food.

5. **Mobile Home Alternative to a Dwelling**

Notwithstanding any provisions of this By-law to the contrary, in the A zone a maximum of one mobile home having a minimum floor area of 60m² shall be permitted as an alternative to any dwelling permitted by Section 11.1.1.

4. **Special Exception Zones**

1. **A-1** (*Part of Lot 9, Concession 9*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned A-1, the following additional uses shall be permitted:

- any use permitted in the I Zone
- public use

2. **A-2** (*Part of Lot 4, Concession 8*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned A-2, the following additional uses shall be permitted:

- any use permitted in the MG Zone
- slaughterhouse and retail meat sales

3. **A-3** (*Part of Lot 4, Concession 9*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned A-3, the following additional uses shall be permitted:

- any use permitted in the MG Zone

4. **A-4** (*Part of Lot 8, Concession 8*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned A-4, the following additional uses shall be permitted:

- any use permitted in the MG Zone

5. **A-5** (*Part of Lot 9, Concession 8*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned A-5, the following additional uses shall be permitted:

- any use permitted in the MG Zone