

SECTION 45 *
(* renamed by Z-1-051390)
AGRICULTURAL (AG) ZONE

45.1 GENERAL PURPOSE OF THE AG ZONE

The Agricultural Zone is intended to be applied to agricultural and farmland areas. The creation of properties less than 40 ha (98.8 ac) in size is not permitted. The AG1 Zone variation permits a wide range of non-intensive agricultural uses whereas the AG2 Zone variation permits intensive and non-intensive agricultural uses. The AG3 Zone variation is intended to be compounded with other AG Zone variations where appropriate to permit secondary farm occupations. The AG4 Zone variation recognizes existing single detached dwellings in the rural area which may or may not have agricultural uses associated with them. The intent is that no new AG4 Zone variations will be created. The AG5 Zone variation is intended to be compounded with other AG Zone variations where appropriate to permit secondary farm dwellings. (Z.-1-202871)

The Minimum Distance Separation (MDS) guidelines, provided by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), are used to determine an appropriate setback distance between a livestock facility, manure storage or anaerobic digester and sensitive land uses. The objective is to prevent land use conflicts and minimize nuisance complaints from odour. The MDS I formula is to be used for development which expands the potential for sensitive land uses. The MDS II formula is to be used for development of new or expanding odour sources including, livestock facilities, manure storage and anaerobic digestors. The setbacks are to be calculated in accordance with the guidelines in place at the time an application is made. (paragraph replaced by Z.-1-172557)

Special regulations are also included for kennels and mushroom farms because they are not subject to MDS regulations but create impacts similar to livestock facilities.

45.2 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 AG Zone variation for any uses other than the following uses:

1) AG1

The following uses are permitted uses in the AG1 Zone variation:

- a) Agricultural uses,
- b) Livestock facilities provided that such facilities are located at least 300 metres from the City's Urban Growth boundary; or in accordance with the MDS regulations, whichever is greater;
- c) Farm dwelling;
- d) Forestry uses;
- e) Kennels;
- f) Conservation lands;
- g) Wayside pits;
- h) Nursery;
- i) Passive recreation use;
- j) Farm market.
(Z-1-051390 appealed to OMB)(Zone variation added by Z.-1-061585)
- k) Small Wind Energy Conversion System (Z.-1-071621)
- l) Greenhouse Farm (Z.-1-152403)

2) AG2

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

- a) Any use permitted in the AG1 Zone variation;
- b) Livestock facilities;
- c) deleted, Z.-1-081772
- d) deleted by Z.-1-152403
- e) Compost facility;
- f) Aquaculture;
- g) Agricultural research station;
- h) Manure storage facility;
- i) Mushroom Farm (Z.-1-172556)

3) AG3

The following uses are permitted in the AG3 Zone variation;

- a) Custom workshop;
- b) Personal service establishment;
- c) Day care centre;
- d) Bed and breakfast establishment;
- e) Business office;
- f) Building and contracting establishment;
- g) Service trades;
- h) Service and repair establishments;
- i) Vehicle repair garage;
- j) Commercial Greenhouse

4) AG4

The following uses are permitted in the AG4 Zone variation;

- a) Existing single detached dwellings;

5) AG5

The following uses are permitted in the AG5 Zone variation;

- a) Secondary farm dwelling;

6) AG6

The following are permitted uses in the AG6 Zone variation;

- a) Agriculturally-related industrial uses;
(Z.-1-081772)

45.3 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 AG Zone variation except in conformity with the regulations as set out below or in Table 45.3.

1) EXISTING AGRICULTURAL LOTS

Lots existing prior to the passing of this By-law less than 40 ha (98.8 ac.) in size which are under separate ownership from abutting parcels of land and are used for agricultural purpose, may be used for the purposes specified in the AG4 Zone variation, in accordance with Section 9.2.9 of the Official Plan, provided such lots have a minimum lot area of 4 ha (9.9 ac), a minimum lot frontage of 100m (328 ft.) and all other regulations of the By-law are satisfied. Lots less than these minimums are treated as legal conforming.

2) EXISTING SINGLE DETACHED NON-AGRICULTURAL DWELLINGS

Lots containing single detached dwellings existing prior to the passing of this By-law are recognized and regulated by the Legal Conforming

Provisions in Section 1.3 (Non-Conforming Uses) and 4.16 (Existing Uses Continued) subject to the following regulations;

Lot Area (m ²) Minimum	4000 m ² (1 acre)
Lot Frontage (m) Minimum	60m (200 ft.)
Lot Depth (m) Minimum	60m (200 ft.)
Front Yard (m) Minimum	20m (66 ft.)
Interior Side Yard (m) Minimum	7.5m (25 ft.)
Rear Yard (m) Minimum	7.5m (25 ft.)
Coverage (%) Maximum	20
Height (m) Maximum	10m (32.8 ft.)

Building additions and changes to structures with the boundaries of the lots must meet these regulations. Requests for changes which do not meet these regulations will be considered through a variance application to the Committee of Adjustment.

3) SECONDARY FARM OCCUPATIONS

Secondary farm occupations are permitted as part of the farm unit within a farm accessory building or dwelling subject to the following provisions:

- a) One secondary farm occupation shall be permitted per farm lot in addition to seasonal or intermittent uses permitted in conjunction with the primary farming operation;
- b) A secondary farm occupation may include small scale operations such as the processing or retailing of goods produced on the farm, a welding or fabricating shop, a vehicle service establishment, a contractor or trade shop, a personal service establishment, a custom workshop, a day care facility, a farm market, a bed and breakfast or farm vacation establishment, a small business office, or any other occupation which is directly related to agriculture;
- c) A secondary farm occupation may be conducted within the main farm dwelling or within buildings or structures located a maximum distance of 50 m (165 ft.) from the main farm dwelling, or within, on the lot;
- d) The area used to conduct the secondary farm occupation shall not exceed 300 m² (3230 sq.ft.) of floor area;
- e) Outdoor storage related to the secondary farm occupation shall be restricted to the rear and/or side of the building/structure from which the secondary farm occupation is being conducted;
- f) Buildings or structures used for secondary farm occupations shall be located a minimum distance of 150 m (492 ft.) from the farm dwellings located on adjacent lots;
- g) The maximum number of employees for the secondary farm occupation who do not reside within the farm unit is two.
- h) Access to the secondary farm occupation shall be the same access for the main farm dwelling.

4) SECONDARY FARM DWELLINGS IN AG5 ZONE VARIATION

Secondary farm dwellings are permitted in the AG5 Zone variation on a farm lot, subject to the following provisions;

- a) The minimum lot area for the lot on which the secondary farm dwelling is located shall be 40 ha (98.8 ac.).
- b) The secondary farm dwelling shall be located a maximum distance of 30 m (98 ft.) from the main farm dwelling on the lot.
- c) Access to the secondary farm dwelling shall be the same access for the main farm dwelling.

5) KENNELS

The following additional regulations apply to kennels:

- a) Minimum distance from a dwelling located on a neighbouring lot shall be 150 m (492 ft.)

6) MANURE STORAGE FACILITIES

The following additional regulations apply to manure storage facilities;

- a) The facilities will be constructed of masonry, metal, pressure treated lumber or other impervious, durable material. Manure storage facilities shall be designed and constructed in accordance with the provisions of the Ontario Building Code, as amended, with specific reference to CAN/CSA A23.3-M94 "Design of Concrete Structures for Buildings." and the National Farm Building Code, as amended, or the Agricultural Pollution Control Manual, as amended, in the case of earthen manure storage facilities;
- b) Have walls that extend 1m (3 ft.) or more above grade level with solid fencing of plywood, chain-link, metal panelling erected on top of these walls and extending 1m (3 ft.) or more above the top edge of these walls to provide for the safety of the general public for a total height of 2m (7 ft.) above grade level;
- c) Be adequate in size to contain the total amount of manure generated in 240 days by the associated agricultural operation as well as sufficient capacity to accommodate precipitation;
- d) Be sealed to prevent surface drainage or groundwater from gaining entrance; and,
- e) Be erected in accordance with the separation distance requirements of MDS Formula II.

7) MUSHROOM FARMS

Notwithstanding Table 45.3, the following additional regulations apply to mushroom farms;

- a) The front yard depth shall be 60m (200 ft.);
- b) The minimum distance between a Mushroom Farm and a dwelling on a separate lot shall be 300m.
- c) The minimum distance between a Mushroom Farm and a Residential Zone, Community Facility (CF) Zone or Neighbourhood Facility (NF) Zone shall be 500m.
(b and c replaced by Z.-1-172556)

8) MINIMUM DISTANCE SEPARATION (MDS)

All new agricultural and non-agricultural uses shall comply with the appropriate Minimum Distance Separation formulae as determined by the Ontario Ministry of Agriculture, Food and Rural Affairs guidelines. (Z.-1-172557)

9) SMALL WIND ENERGY CONVERSION SYSTEM

- a) A Small Wind Energy Conversion System (SWECS) shall not be permitted on a lot smaller than 0.4 hectares (1 acre) in total lot area.
- b) Notwithstanding the regulations for the AG zone variations regulating height identified in Table 45.3:
 - i) on a lot between 0.4-2 hectares (1-5 acres) in total lot area, a SWECS of not more than 20.0 metres (66 feet) shall be permitted;

- ii) on a lot more than 2 hectares (5 acres) in total lot area a SWECS of not more than 24.5 metres (80 feet) shall be permitted;

provided that the applicant includes evidence that the proposed height does not exceed the height recommended by the manufacturer or distributor of the system.

- c) A SWECS shall not be located closer than 100 meters (328 feet) to the closest neighbouring farm dwelling.
- d) The minimum setback for a SWECS is 1.25 times the height of the SWECS from the nearest portion of the structure to the front, side and rear lot lines and where the height is measured from the highest point of the blade rotation to the lowest grade elevation at the base of the tower.
- e) No SWECS will be located within the front yard depth or exterior side yard depth.
- f) Where a SWECS is constructed within 5,000 metres of London International Airport, written approval from Transport Canada will be required to provide assurance that there will be no adverse effect on the safe operation of the Airport. (Z.-1-071621)

10) GREENHOUSE FARM (Section added by Z.-1-152403)

Notwithstanding Table 45.3, the following additional regulations apply to a Greenhouse Farm.

- a) Maximum Lot Coverage 70% (including all additional accessory uses).
- b) Where ventilation fans are used, the setback requirement shall be 10 meters in addition to the required yard depth otherwise set out in Table 45.3 for the yard where the fans are located.
- c) The outdoor storage of goods, materials or supplies is only permitted in rear yards and that part of the front yard or side yard which is not part of the required front yard or side yard setback.
- d) If provided, manure storage and anaerobic digesters shall meet the MDS II setbacks as determined by the appropriate Minimum Distance Separation (MDS) formula.
- e) No storage of manure, compost or other odoriferous and combustible materials is permitted within 30 metres of a road allowance, a watercourse, stormwater facility, a neighbouring residential use or a residential use on the site including a secondary farm dwelling.
- f) The secondary farm dwelling on the site shall be located in a front or exterior side yard.
- g) A greenhouse farm that uses artificial lighting for growing purposes shall locate the lighted portion of the greenhouse a minimum distance of 150 metres from any residential use on an adjacent lot and 300 metres from any residential zone.
- h) Packing, Shipping and Loading Facilities
 - i. Packing, shipping and loading facilities are not to exceed 5% of the size of the growing portion of a greenhouse farm.
 - ii. Packing, shipping and loading facilities are to have 30 m minimum setback from all lot lines or 45 m from the nearest residential use on a separate lot whichever is greater.
 - iii. Additional parking for tractor trailers is to be provided at a rate of 1 parking space per packing bay.

45.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard AG Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 45.3 apply.

a) AG1 Zone Variation

AG1(1)

- a) Permitted Uses
 - i) a farm, excluding a single detached dwelling
 - ii) all other uses permitted in the AG1 Zone variation excluding single detached dwellings.
(Z.-1-081763)

AG1(2)

- a) Permitted Uses:
 - i) Farms Foods and Products Market;
 - ii) Storage associated with the Farms Foods and Products Market;
 - iii) Livestock facilities provided that such facilities are located at least 300 metres from the City's Urban Growth boundary, or in accordance with the MDS regulations, whichever is greater;
 - iv) Farm dwelling associated with the Farm Foods and Products Market or Farm;
 - v) Forestry uses;
 - vi) Kennels;
 - vii) Conservation lands;
 - viii) Wayside pits;
 - ix) Nursery;
 - x) Passive recreation use;
 - xi) Farm market;
 - xii) Small wind energy conversion system.

b) Regulations

- | | | |
|------|---|--|
| i) | Lot Area
(Minimum) | 9.2 ha (22.7 acres) |
| ii) | Farm Foods and
Products Market
(Maximum gross floor) | 93 square metres
(1,000 square feet) |
| iii) | Storage associated
with Farm Foods and
Products Market
(Maximum gross floor area) | 465 square metres
(5,000 square feet) |
| v) | Farm dwelling associated
with Farm Foods and
Products Market or Farm
(Maximum gross floor area)
(Z.-1-091895) | 279 square metres
(3,000 square feet) |

AG1(3) 6421 Wellington Road South

- a) Additional Permitted Use
 - i) Single Detached Dwelling

- b) Regulations
 - i) Lot Area
(Minimum) 0.65 ha (1.6 ac)

	ii)	Lot Frontage (Minimum) (Z.-1-152373)	61.5 m (201 ft)
AG1(4)		8477 Longwoods Road	
	a)	Regulation[s]	
		i)	Lot Area (minimum) 2.5 ha (6.2 acres)
		ii)	Lot Frontage (minimum) (Z.-1-152379) 130 metres (426.5 ft)
AG1(5)			
	a)	Permitted Use:	
		i)	Single detached dwelling
	b)	Regulations:	
		i)	Lot Area (Minimum) 2.5 ha (6.2 ac)
		ii)	Lot Frontage (Minimum) 190.0 metres (623.4 feet)
		iii)	Front Yard (Minimum) 10 metres (32.8 feet)
		iv)	Interior Side Yard East (Minimum) 4 metres (13.1 feet)
		v)	Interior Side Yard West (Minimum) 15 metres (49.2 feet) (Z.-1-152380)
AG1(6)		2426 Wickerson Road	
	a)	Regulation	
		i)	Lot Area (minimum) (Z.-1-172607) 9.1 hectares (22.4 acres)
AG1(7)			
	a)	Regulations	
		i)	Lot Area (Minimum) (Z.-1-172629) 2.6 hectares
AG1(8)			
	a)	Regulations	
		i)	Lot Area (Minimum) 1.5 hectares
		ii)	Lot Frontage (Minimum) (Z.-1-172629) 50.0 metres
AG1(9)		2156 Highbury Avenue North	
	a)	Prohibited Uses:	
		i)	Farm dwelling
	b)	Regulations	
		i)	Lot Area (Minimum): 0.6 hectares (1.48 acres)
		ii)	Lot Frontage (Minimum): (Z.-1-192729) 0 metres (0 feet)
AG1(10)		2701 Hyde Park Road	
	a)	Permitted Uses:	
		i)	An existing single detached dwelling

	b)	Regulation[s]:	
	i)	Lot Area (Minimum):	1.1 hectares (2.7 acres)
	ii)	Lot Frontage (Minimum):	71 metres (232.9 feet)
	iii)	Interior Side Yard Depth (Minimum): (Z.-1-202841)	5.0 metres (16.4 feet)
AG1(11)		2701 Hyde Park Road	
	a)	Regulation[s]:	
	i)	Lot Area (Minimum): (Z.-1-202841)	6.7 hectares (16.6 acres)
AG1(12)		991 Sunningdale Road West	
	a)	Additional Permitted Use:	
	i)	Single detached dwelling	
	b)	Regulation(s):	
	i)	Lot area (Minimum)	0.21 hectares (2,103m ²)
	ii)	Lot Frontage (Minimum)	45.8 metres (150.2 feet)
	iii)	Interior Side Yard Depth (west)	13.8 metres (45.2 feet)
	iv)	Interior Side Yard Depth (east)	10.6 metres (34.7 feet)
	v)	Rear Yard Depth	14.5 metres (47.5 feet)
	vi)	Front Setback from ultimate road allowance (Z.-1-223038)	7.2 metres (23.6 feet)
AG1(13)		1176 Crumlin Sideroad	
	a)	Prohibited Uses	
	i)	Single Detached Dwellings	
	b)	Regulations	
	i)	Lot Area (Minimum) – 0.6 hectares	
	ii)	Lot Frontage (Minimum) – 0 metre (0 feet) (Z.-1-253314)	
b)	AG2 Zone Variation		
AG2(1)			
	a)	Additional Permitted Use	
	i)	Private zoo.	
	b)	Regulations	
	i)	Lot Frontage (Minimum)	30m (98 ft)
	ii)	Lot Depth (Minimum)	40m (131 ft.)
	iii)	Lot Coverage (Maximum)	20%
	iv)	Front Yard (Minimum)	20m (66 ft.)

- v) Interior and Exterior Side Yards (Minimum) 7.5m (24.6 ft.)
- vi) Rear Yard (Minimum) 10m (32.8 ft.)
- vii) Landscaped Open Space (Minimum) 20%
- viii) Height (Maximum) 12m (39.4 ft.)

AG2(2)

- a) Additional Permitted Use
 - i) Municipal waste disposal facility;
 - ii) Leachate Pre-treatment/Hauled Liquid Waste Facility (Z.-1-091831)

AG2(3)

- a) Permitted Uses
 - i) one existing single detached dwelling.
 - ii) Accessory buildings.
- b) Regulations
 - i) Lot Frontage (Minimum) 50m
 - ii) Lot Depth (Minimum) 60m

AG2(4)

- a) Permitted Uses:
 - i) a farm, excluding a single detached dwelling.
 - ii) All other uses permitted in the AG2 Zone variation excluding single detached dwellings.

AG2(5)

- a) Additional Permitted Use:
 - i) a pollution control plant with no incineration of biosolids to occur at this site for a minimum of 20 years after start-up of the plant.
- b) Regulations
 - i) Maximum Size -4 MIGD (Million Imperial Gallons per day)
 - ii) Minimum setbacks and side yards: 20m from all property boundaries
 - iii) Uncovered primary tanks are prohibited.

AG2(6)

- a) Additional Permitted Use:
 - i) Auction establishment, livestock.
- b) Regulations:
 - i) Lot Area (Minimum) 19.6 hectares (48.4 acres)
 - ii) Size of Auction Establishment (Maximum) 3 000 square metres (32,293 square feet) (Z.-1-061506)

AG2(7)

- a) Regulations:
 - i) Lot area (Minimum)

- ii) Existing buildings are permitted at their existing location with their existing dimensions on the date of passing this By-law, May 1, 2006.
(Z.-1-061497)

AG2(8)

- a) Regulations:
 - i) Single detached dwelling
- b) Regulations
 - i) Lot Area (minimum) 0.4 hectares (0.9 acres)
 - ii) Lot Frontage (minimum) 53.0 metres (173.8 feet)
 - iii) Front Yard Depth 15.0 metres (49.2 feet)
 - iv) Interior Side Yard Depth (west) 24.0 metres (78.7 feet)
 - v) Interior Side Yard Depth (east) 19.0 metres (62.3 feet)

AG2(9)

- a) Permitted Uses
 - i) Agricultural uses
 - ii) Livestock facilities provided that such facilities are located at least 300 metres from the City’s Urban Growth boundary; or in accordance with the MDS regulations, whichever is greater;
 - iii) Forestry uses;
 - iv) Kennels;
 - v) Conservation lands;
 - vi) Wayside pits;
 - vii) Nursery;
 - viii) Passive recreation use;
 - ix) Farm market;
 - x) Small wind energy conversion system;
 - xi) Livestock facilities;
 - xii) Riding stables;
 - xiii) Commercial greenhouse;
 - xiv) Compost facility;
 - xv) Aquaculture;
 - xvi) Agricultural research station;
 - xvii) Manure storage facility.
- (Z.-1-081732)

AG2(10)

- a) Permitted Use
 - i) Single detached dwelling
- b) Regulations
 - i) Lot Area (minimum) 1.0 hectares (2.4 acres)
 - ii) Lot Frontage (minimum) 76.0 metres (249.3 feet)
 - iii) Front Yard Depth 27.0 metres (88.5 feet)
 - iv) Interior Side Yard Depth (west) 11.0 metres (36.0 feet)
 - v) Interior Side Yard 10.0 metres (32.8 feet)

Depth (east)

AG2(11)

- a) Permitted Uses
- i) Agricultural uses
 - ii) Livestock facilities provided that such facilities are located at least 300 metres from the City's Urban Growth boundary; or in accordance with the MDS regulations, whichever is greater
 - iii) Forestry uses
 - iv) Kennels
 - v) Conservation lands
 - vi) Wayside pits
 - vii) Nursery
 - viii) Passive recreation use
 - ix) Farm market
 - x) Small wind energy conversion system
 - xi) Livestock facilities
 - xiii) Commercial greenhouse
 - xiv) Compost facility
 - xv) Aquaculture
 - xvi) Agricultural research station
 - xvii) Manure storage facility
- b) Regulations
- i) Lot Area 19.0 hectares (46.9 acres)
(minimum)
 - ii) Lot Frontage 201.0 metres (659.4 feet)
(minimum)
(Z.-1-081789)

AG2(12)

- a) Permitted Use:
- i) Single detached dwelling
- b) Regulations:
- i) Lot Area 0.8 hectares (2 acres)
(Minimum)
 - ii) Lot Frontage 76 metres (250 feet)
(Minimum)
 - iii) Rear Yard Depth 15.0 metres (49.2 feet)
 - iv) Interior Side Yard Depth 15.0 metres (49.2 feet)
(Z.-1-091846)

AG2(13)

- a) Permitted Uses:
- i) Agricultural uses,
 - ii) Forestry uses;
 - iii) Kennels;
 - iv) Conservation lands;
 - v) Wayside pits;
 - vi) Nursery;
 - vii) Passive recreation use;
 - viii) Farm market;
 - ix) Small wind energy conversion system;
 - x) Livestock facilities;
 - xi) Commercial greenhouse;
 - xii) Compost facility;

- xiii) Aquaculture;
 - ixv) Agricultural research station;
 - xv) Manure storage facility.
- b) Prohibited Uses:
 - i) Dwelling Units
- c) Regulations:
 - i) Lot Area (Minimum) (Z.-1-091846) 44 hectares (108 acres)

AG2(14)

- a) Permitted Uses:
 - i) One existing single detached dwelling.
 - ii) Accessory buildings.
- b) Regulations:
 - i) Lot Area (Minimum) 1.8 hectares
 - ii) Lot frontage (Minimum) 200.0 metres
 - iii) Front Yard (Minimum) 18.0 metres
 - iv) Height for an agricultural accessory structure (Maximum) 12.0 metres
 - v) Gross Floor Area for Accessory Buildings (Maximum) 1050 square metres
 - vi) Rear and Interior Side Yard Setback for an accessory building (Z.-1-101940) 6.0 metres

AG2(15)

- a) Prohibited Uses:
 - i) Dwelling Units (Z.-1-101940)

AG2(16)

- a) Additional Permitted Uses:
 - i) Manufacturing and assembly industry (excluding household waste recycling depot)
 - ii) Warehouse
 - iii) Automobile body shop
 - iv) Automobile sales and service establishment.
- b) Regulations:
 - i) Lot Area (Minimum) 2.8 ha (6.9 acres)
 - ii) Lot Frontage (Minimum) 160 metres (525.0 feet)
 - iii) Front yard setback (Minimum) 19.0 metres (62.3 feet) (Z.-1-101941)

AG2(17)

- a) Permitted Uses:
 - i) One single detached dwelling;
 - ii) A home occupation
 - iii) An accessory structure or building
- b) Regulations
 - i) Northeast and Southeast boundary to follow 80.6m (264.5 foot) contour;
 - ii) Minimum setback from Open Space Zone 10 m (32.8')
 - iii) Minimum setback from Agricultural Zone 7.5 m (24.6')
 - iv) Minimum lot area 0.9 ha (2.2 ac)
 - v) Minimum lot frontage 24 m (78.7') (Z.-1-101968)

AG2(18)

- a) Additional Permitted Use:
 - i) Agri-tourism in association with existing agricultural uses, providing farm-themed commercial, recreational and education activities and may include an ancillary office, and retail sales of agriculturally-related products and food. (Z.-1-122070)

AG2(19)

- a) Permitted Use:
 - i) Single detached dwelling
- b) Regulations:
 - i) Lot Area 0.82 ha (2.03 ac)
 - ii) Lot Frontage 53.4 metres (175.2 feet)
 - iii) Side Yard (Minimum) 15 metres (49.2 feet) (Z.-1-142363)

AG2(20) 3243 Manning Drive

- a) Additional Permitted Uses:
 - i) Greenhouse Farm
- b) Prohibited Uses:
 - i) Dwelling Units, in association with a Greenhouse Farm
- c) Additional Regulations for uses permitted in a)
 - i) Lot Coverage (Maximum) 80%
 - ii) Front Yard Depth (Minimum) 15 metres
 - iii) Exterior Side Yard Depth (Minimum) 15 metres
 - iv) Side Yard Depth (Minimum) 15 metres
 - v) Rear Yard Depth (Minimum) 15 metres (Z.-1-152396)

AG2(21) 2001 Sunningdale Road West

	a)	Regulations	
	i)	Front Yard Depth (Minimum) (Z.-1-162464)	23 m (75 feet)
AG2(22)			
	a)	Permitted Uses:	
	i)	a farm, excluding a farm dwelling	
	ii)	all other uses permitted in the AG2 Zone Variation excluding a farm dwelling. (Z.-1-162464)	
AG2(23)		2215 Sunningdale Road West	
	a)	Permitted Uses	
	i)	An existing single detached dwelling	
	b)	Regulations	
	i)	Lot Area (Maximum)	1.7 hectares (4.2 acres)
	ii)	Lot Frontage (Minimum) (Z.-1-162464)	65 metres (213 feet)
AG2(24)		6188 Colonel Talbot Road	
	a)	Regulations	
	i)	Lot Area (Minimum)	4 hectares (10 acres)
	ii)	Lot Frontage (Minimum) (Z.-1-172625)	100 metres (328 feet)
AG2(25)		6188 Colonel Talbot Road	
	a)	Regulations	
	i)	Lot Frontage (Minimum) (Z.-1-172625)	36 metres (118 feet)
AG2(26)		6682 Fisher Lane	
	a)	Additional Permitted Use:	
	i)	Single Detached Dwelling	
	b)	Additional Regulations:	
	i)	Lot Area (Minimum):	4,437 m ² (47,759.5 ft ²)
	ii)	Lot Frontage (Minimum):	209 metres (685.7 feet)
	iii)	Front Yard Depth (Minimum):	18 metres (59 feet)
	iv)	Rear Yard Depth (Minimum):	0 metres (0 feet)
	v)	Interior Side Yard Depth (Minimum):	0 metres (0 feet)
	vi)	Driveway Width (Maximum):	22 metres (72 feet)
	vii)	Rear Yard Setback for an Unenclosed Deck (Minimum): (Z.-1-192742)	0 metres (0 feet)

- AG2(27) 3207 Woodhull Road
- a) Regulations
 - i) Lot Area (Minimum) 10.0 ha. (24.71 acres)
 - ii) Yard Depth for all buildings and structures adjacent to any Open Space Zone located within the City of London (Minimum) (Z.-1-223001) 20.0 metres (65.62 feet)
- AG2(28) 942 Westminster Drive
- a) Permitted Uses
 - i) Existing single detached dwelling and existing accessory structure
 - b) Regulations
 - i) Interior Side Yard Depth (West)(Minimum) 23.2 metres (76 feet)
 - ii) Interior Side Yard Depth (East)(Minimum) 23.1 metres (75.8 feet)
 - iii) Front Yard Depth (Minimum) 19.28 metres (62.9 feet)
 - iv) Rear Yard Depth (Minimum) 71 metres (232.9 feet)
 - v) Lot Area (Minimum) 5,451.9 square metres
 - vi) Lot Frontage (Minimum) (Z.-1-233085) 62.6 metre (205.3 feet)
- AG2(29) 6097 Colonel Talbot
- a) Regulations
 - i) Lot Frontage (Minimum) 15.0 metres
 - ii) Lot Area (Minimum) (Z.-1-243195) 15.0 hectares
- AG2(30) 2034 Wilton Grove Road
- a) Additional Permitted Uses
 - i) Agricultural Service Establishment
 - b) Regulations
 - i) Lot Frontage (Minimum) – 11.0 metres
 - ii) Lot Area (Minimum) – 1.1 hectare
 - iii) West Interior Side Yard Setback (Minimum) – 3.0 metres
 - iv) East Interior Side Yard Setback (Minimum) – 0.8 metres
 - v) South Interior Side Yard Setback (Minimum) – 9.0 metres
 - vi) Rear Yard Depth (Minimum) – 22.0 metres
 - vii) Building Coverage (Maximum) – 15% (Z.-1-253338)

- AG2(31) 2034 Wilton Grove Road
 - a) Regulations
 - i) Lot Frontage (Minimum) – 209.0 metres
 - ii) Lot Area (Minimum) – 11.11 hectares (Z.-1-253338)

- AG2(32) 2598 Woodhull Road
 - c) Regulations:
 - vii) Lot Frontage (Minimum) 81.6 metres
 - viii) Lot Area (Minimum) 0.34 hectares
 - ix) South Interior Side Yard Depth (Minimum) 27.4 metres (89.9 feet) (Z.-1-253342)

- AG2(33) 2624 Woodhull Road
 - a) Additional Permitted Uses
 - i) Single detached dwellings
 - b) Regulations:
 - i) Lot Frontage (Minimum) 38.0 metres
 - ii) Lot Area (Minimum) 0.18 hectares
 - iii) Front Yard Depth (Minimum) 6.0 metres (19.8 feet)
 - iv) Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)
 - v) Rear Yard Depth (Minimum) 1.0 metres (3.3 feet)
 - vi) Lot Coverage (Maximum Percent) 24%
(Z.-1-253342 – OLT-24-000228 (08/08/26); Amended by OLT on 29/06/26)

c) AG3 Zone Variation

- AG3(1)
 - a) Additional Permitted Use:
 - i) Trucking terminal and parking yard.

- AG3(2)
 - a) Additional Permitted Use:
 - i) Agriculturally-related industrial uses

- AG3(3)
 - a) Additional Permitted Use:
 - i) Garden centre
 - b) Regulations
 - i) Gross Floor Area for Garden 500m² or 15% of

	Centre (Maximum)	greenhouse building gross floor area, whichever is less.
ii)	Lot Coverage (Maximum)	10%

AG3(4)

- a) Additional Permitted Uses
 - i) trucking terminal and parking yard
 - ii) truck sales and service establishment
 - iii) warehouse establishment
(Z.-1-081709)

d) AG4 Zone Variation

e) AG5 Zone Variation

AG5(1)

- a) Regulations:
 - i) The minimum lot area for the lot on which the secondary farm dwelling is located shall be 40 ha. (98.8 ac.)
 - ii) The secondary farm dwelling shall be located a maximum distance of 360 metres (1,181 ft.) from the main dwelling on the lot.
(Z.-1-061549)

TABLE 45.3
REGULATIONS FOR THE
AGRICULTURAL (AG) ZONE VARIATIONS

ZONES	AG1*	AG2	AG3	AG4	AG5
	*Approved by OMB R050168 February 20, 2008 Z.-1-051390				
PERMITTED USES	See Section 45.2				
LOT AREA (ha) (minimum)	40	40	40	As existing on the date of the passing of the by-law	40
LOT FRONTAGE (m) (minimum)	200	300	200		200
FRONT & EXTERIOR SIDE YARD DEPTH (m) (minimum)	15	30	15		15
REAR YARD DEPTH (m) (minimum)	15	30	15		15
INTERIOR SIDE YARD DEPTH (m) (minimum)	15	30	15		15
RESIDENTIAL HEIGHT (m) (maximum)	12	12	12		12
ALL OTHER BUILDING HEIGHT (m) (maximum)	15	15	15		15
COVERAGE (%) (maximum)	20	10	20		20