

7.1 USES PERMITTED

No person shall within any A2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the A2 uses presented in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.3 and Section 7.2.9;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.4;
• a <i>farm</i> ;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.9;
• a <i>group home</i> , in accordance with the provisions of Section 5.12;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
• a <i>regulated farm</i> ;
• an <i>on-farm composting facility</i> ;
• an <i>on-farm diversified use</i> , in accordance with the provisions of Section 5.17;
• an oil or gas well;
• a <i>private airstrip</i> ;
• a <i>public use</i> , in accordance with Section 5.21;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling</i> if accessory to a <i>farm</i> or a <i>regulated farm</i> ;
• a <i>wayside sand</i> or <i>gravel pit</i> in accordance with the provisions of Section 5.31.

(Amended by By-Law 2007-30)

(Amended by By-Law 2009-15)

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7.2 ZONE PROVISIONS

No person shall within any A2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 7.2:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area, Minimum	30 ha (74.1 ac)		
Lot Frontage, Minimum	100 m (328.1 ft)		
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	Greater of 30 m (98.4 ft) or such minimum distance from the front or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i> .	5 m (16.4 ft)	15 m (49.2 ft)
Rear Yard, Minimum Depth Interior Side Yard, Minimum Width	Greater of 10 m (32.8 ft) or such minimum distance separation from the rear or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Setback, Minimum Distance from the Centreline of a County Road	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front yard</i> or <i>exterior side yard setback</i> determined through the application of the MDS II.	21 m (68.9 ft)	31 m (101.7 ft)
Minimum Manure Storage Capacity	In accordance with minimum storage requirements for manure storage facilities set out in the Nutrient Management Strategy, 2002 as amended.		
Height of Building, Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 5.28		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.		

(Amended by By-Law 2007-30)

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7.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARN AND STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 7.2, agricultural *buildings* and *structures* hereafter *erected, altered* and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 2007-30)

7.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 7.2, manure storage structures *erected* or *altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 2007-30)

7.2.3 SUPPLEMENTARY REQUIREMENT FOR REGULATED FARMS

For new or *existing Regulated farms* or *farms* expanding to the size of a *regulated farm*, new *buildings and/or structures* and/or alterations to *existing buildings and/or structures*, used or *erected* for the purpose of housing livestock or for manure containment shall be permitted only when a nutrient management strategy and/or plan is prepared in accordance with the requirements set out in the Nutrient Management Act, 2002, as amended.

(Amended by By-Law 2007-30)

7.2.4 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

<i>Single detached dwelling</i> , Maximum	1, except that up to a maximum of 3 <i>accessory single detached dwellings</i> may be located on a <i>farm</i> or a <i>regulated farm</i> subject to the approval of the Committee of Adjustment.
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(Amended by By-Law 2009-15)

<i>Converted dwelling</i> , Maximum	1, with a maximum of 2 <i>dwelling</i> units, in accordance with the provisions of Section 5.4.
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Garden Suites, Maximum 1, in accordance with the provisions of Section 5.9.

7.2.5 MINIMUM GROSS FLOOR AREA FOR A SINGLE DETACHED DWELLING

Minimum **93 m²** (1,001 ft²)

7.2.6 LOCATION OF NEW OR ENLARGED FARM DWELLINGS

New *farm dwellings*, including temporary *dwellings*, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 2009-15)

Existing farm dwellings, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

7.2.7 PROVISIONS FOR PRIVATE AIRSTRIPS

No part of any landing strip shall be located closer than:

60 m (196.9 ft) to any *lot line* or
150 m (492.1 ft) to any Residential Zone.

7.2.8 REQUIREMENTS FOR ON-FARM COMPOSTING FACILITIES

The following additional provisions apply to *on-farm composting facilities*:

- 7.2.8.1 The facility will require a concrete floor with runoff containment, solid walls not less than **1.5 m** (4.9 ft) in height consisting of a closed wooden, metal, and/or concrete wall constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials;

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- 7.2.8.2 In addition to the minimum *yard* and *setback* requirements contained in this Zoning By-Law, *on-farm composting facilities* erected or altered shall meet the Minimum Distance Separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* shall be considered a roofed or covered manure storage facility based on the capacity of the *existing* livestock or poultry housing on the *farm*;

(Amended by By-Law 2007-30)

- 7.2.8.3 The facility shall require engineered drawings submitted at the time of application for building permit;

- 7.2.8.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

(Amended by By-Law 2009-15)

7.2.9 LOCATION OF AN ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building* or *structure* or part thereof shall be used or *erected*, renovated or remodelled for use as an *animal kennel* closer than **90 m** (295.3 ft) to any *lot line*.

7.2.10 REQUIREMENTS FOR AN OIL OR GAS WELL

No gas or oil well or drilling in connection therewith, or storage tank, or other *accessory use* in connection with the foregoing shall be located closer than **75 m** (246 ft) to any Residential Zone or any building in an adjacent *lot*.

7.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A2-C)

In accordance with the provisions of Section 5.5, all A2-C zoned *lots* may contain a *converted dwelling*, or any *use* permitted in Section 7.1, in accordance with the provisions of Section 7.2.

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7.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (A2-G)

In accordance with the provisions of Section 5.9, all A2-G zoned *lots* may contain a *garden suite* or any *use* permitted in Section 7.1, in accordance with the provisions of Section 7.2. Upon expiry of the temporary use by-law, the *garden suite* shall be removed unless an application is submitted for an extension of the *use* and approved by the Corporation pursuant to Section 39 of the Planning Act.

7.4.1 Location: Part Lot 23 & 24, Concession 14 (East Zorra), A2-G1

Time Period for a *Garden suite*:

Maximum	December 6 th , 2010 to December 6 th , 2020
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(Amended by By-Law 2010-51)

7.5 SPECIAL PROVISIONS7.5.1 Location: Part Lot 9, Concession 15 (East Zorra), A2-1

7.5.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;
on-farm diversified use consisting of an *on-farm* winery and retail outlet in an *existing building*; and

7.5.1.2 That all the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*

(Amended by By-Law 2004-13)

(Amended by By-Law 2009-15)

7.5.2 Location: Part Lot 5, Concession 11 (East Zorra), A2-2

(Added by By-Law 2003-41)

(Deleted by By-Law 2009-15)

December/10

7.5.3 **Location: Part of Lot 9, Concession 10 (East Zorra), A2-3**

7.5.3.1 Notwithstanding any provisions of Zoning By-Law to the contrary, no *person* shall within any 'A2-3' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law; and
an *on-farm diversified use* consisting of a retail store for quilts, fabrics, and *accessory* goods and a workshop for the assembling of quilts.

7.5.3.2 Notwithstanding any provisions of Zoning By-Law the contrary, no *person* shall within any 'A2-3' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions.

7.5.3.2.1 GROSS FLOOR AREA REQUIREMENT FOR ON-FARM DIVERSIFIED USE

Maximum **176 m²** (1,900 ft²)

7.5.3.2.2 That all the other provisions of the 'A2' Zone in Section 7.2 to Zoning By-Law, as amended, shall apply, and further that all other provisions of Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2004-37)

7.5.4 **Location: Part Lots 26 and 27, Concession 1, (North Oxford), A2-4**

7.5.4.1 Notwithstanding any provisions of Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses* permitted in Section 7.1 to this Zoning By-Law.

7.5.4.2 Notwithstanding any provision of Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.5.4.2.1 For the purpose of this Zoning By-Law, the *lot frontage* shall be deemed to be the *lot frontage* of the A2-14 Zone in this Zoning By-Law.

(Added by By-Law 2005-53)

July 7/09

- 7.5.4.2.2 That all the other provisions of the A2 Zone in Section 7.2 to Zoning By-Law, as amended, shall apply, and further that all other provisions of Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2005-53)

7.5.5 **Location: Lot 6, Concession 13 and 14, (East Zorra), A2-5**

- 7.5.5.1 Notwithstanding any provisions of Zoning By-Law to the contrary, no *person* shall within any A2-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law.

- 7.5.5.2 Notwithstanding any provisions of Zoning By-Law to the contrary, no *person* shall within any A2-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions.

- 7.5.5.2.1 In addition to meeting the *yard* and *setback* requirements contained in Table 7.2 and Sections 7.2.1 and 7.2.2 and notwithstanding the provisions of Section 2.7.2, where an agricultural *building* or *structure*, or manure storage structure, is being *erected*, *altered* and/or used for the housing of livestock, in the vicinity of areas zoned or designated for residential, institutional, active recreational, industrial or commercial *uses* within the Corporate boundary of the City of Woodstock the MDS II *setbacks* shall be calculated using a Type A Land *Use*.

(Amended by By-Law 2007-30)

- 7.5.5.2.2 That all the other provisions of the A2 Zone in Section 7.0 to Zoning By-Law, as amended, shall apply, and further that all other provisions of Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2006-38)

July 7/09

7.5.6 Location: Part of Lot 32, Concession 19 (East Zorra), A2-6

7.5.6.1 Notwithstanding any provisions of Zoning By-Law to the contrary, no *person* shall within any A2-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *conservation project*;

an *on-farm composting facility* for dead pigeons, provided the dead pigeons are generated from the operation on which the composting facility is located;

a *public use*;

a seasonal fruit, vegetable, flower or *farm* produce sales outlet, provided the produce is the product of the *farm* on which the outlet is located;

a livestock barn for the purposes of housing 150 pairs of racing pigeons.

7.5.6.2 Notwithstanding any provisions of Zoning By-Law to the contrary, no *person* shall within any A2-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.5.6.2.1 LOT AREA

Minimum	1.00 ha (2.47 ac)
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7.5.6.2.2 SPECIAL PROVISIONS FOR LOCATION OF MANURE STORAGE

Minimum <i>setback</i> from a drilled well	15 m (49.2 ft)
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Minimum <i>setback</i> from a dug well	30 m (98.4 ft)
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7.5.6.2.3 That all the other provisions of the A2 Zone in Section 7.0 to Zoning By-Law, as amended, shall apply, and further that all other provisions of Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2007-3)

July 7/09

7.5.7 Location: Part Lot 34, Concession 11 (East Zorra), A2-7

7.5.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'A2-7' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;
a *seasonal summer camp* for children.

7.5.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'A2-7' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.5.7.2.1 DEFINITION OF SEASONAL SUMMER CAMP

For the purpose of this subsection, a *seasonal summer camp* means the *use* of land from June 20th to September 20th where care and agriculturally-related recreational and educational activities are provided, including, but not limited to, horse riding and animal care together with related, supportive uses such as swimming, archery, wall climbing and group games. A *seasonal summer camp* may provide for daily attendance or may include facilities for overnight accommodation.

7.5.7.2.2 SPECIAL PROVISIONS FOR MINIMUM DISTANCE SETBACK

Notwithstanding any other provision of this By-Law to the contrary, for the purpose of this subsection, the minimum distance separation between a livestock barn and/or manure storage facility located on lands to the immediate north of lands zoned A2-7 and any portion of a *building* or *structure* used for human occupancy shall be **400 m** (1,312.3 ft).

7.5.7.2.3 That all provisions of the 'A2' Zone in Section 7.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2011-24)

May/11

7.5.8 **Location: Part Lot 13, Concession 11 (East Zorra), A2-8**

7.5.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'A2-8' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

7.5.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'A2-8' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.5.8.2.1 LOT FRONTAGE

Minimum **12 m (39.4 ft)**

7.5.8.2.2 That all provisions of the 'A2' Zone in Section 7.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2011-49)

7.5.9 **Location: Part Lot 15, Concession 13 (East Zorra), A2-9**

7.5.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'A2-9' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law.

7.5.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'A2-9' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.5.9.2.1 LOT AREA

Minimum **29 ha (71.7 ac)**

(Added by By-Law 2011-51)

December/11

7.5.9.2.2 That all provisions of the ‘A2’ Zone in Section 7.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2011-51)

7.5.10 **Location: Part Lot 15, Concession 12 E (East Zorra), A2-10 (T) (Key Map 35)**

7.5.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-10 (T) Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following;

all *uses* permitted in Section 7.1 of this Zoning By-Law.

7.5.10.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-10 (T) Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.5.10.2.1 SPECIAL PROVISION FOR AN ACCESSORY SINGLE DETACHED DWELLING

Maximum number of accessory single detached dwellings	2
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7.5.10.2.1.1 TIME PERIOD

Notwithstanding any other provision of this Zoning By-Law to the contrary, 2 accessory single-detached dwellings shall be permitted on those lands zoned A2-10 (T) from April 16, 2014 to April 16, 2017, after which only 1 accessory single-detached dwelling shall be permitted.

7.5.10.3 That all provisions of the A2 Zone in Section 7.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2014-17)

April/15

7.5.11 **Location: Part Lot 33, Concession 13 (East Zorra), A2-11 (Key Map 9)**

7.5.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'A2-11' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 except that a *single detached dwelling* shall not be permitted.

7.5.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'A2-11' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.5.11.2.1 LOT AREA

Minimum **19.5 ha** (48.2 ac)

7.5.11.2.2 That all provisions of the 'A2' Zone in Section 7.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2015-4)

7.5.12 **Location: Part Lots 9 & 10, Concession 12 (East Zorra), A2-12 (Key Map 42)**

7.5.12.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any A2-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this By-law; and
a maximum of two *single detached dwellings accessory to a farm or a regulated farm*.

7.5.12.2 That all of the provisions of the A2 Zone in Section 7.2 of this By-law, as amended, shall apply; and further, that all other provisions of this Zoning By-law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 2016-10)

March/16