

**SECTION 18 - AGRICULTURAL ZONE- A (BY-LAWS 8631 AND 9349)**

The following provisions shall apply in all AGRICULTURAL ZONES, A:

No *PERSON* shall *HEREAFTER USE* any *BUILDING, STRUCTURE* or land nor *ERECT* any *BUILDING* or *STRUCTURE* except in accordance with the following provisions:

**18.1.1            Agricultural:**

*FARMING,*  
Agricultural research stations,  
*USES ACCESSORY* to the *FARM* operation

**18.1.2            Other:**

A *SINGLE-DETACHED DWELLING* associated with the *FARMING* operation: except on *LOTS*-undersized where a *SINGLE-DETACHED DWELLING* is permitted; *KENNEL*.

For farms containing over 20 hectares, the following *USES* will be permitted as ancillary *USES* to a *FARM* operation:

Custom grain drying;  
Custom produce storage;  
Custom welding for the repair of *FARM* machinery;  
Sales outlet for the sale of produce raised on the *FARM*;  
Growing and sale of commercial seed.

**18.2                AREA REQUIREMENTS**

**18.2.1            Minimum Separation Distance:**

New *DWELLING UNITS* shall be separated from *EXISTING* animal operations, in accordance with the Minimum Distance Separation (M.D.S.) I Requirements, or 300 metres, whichever is greater, excepting *FARM* buildings under the same ownership; and new and expanded livestock operations must be separated from *EXISTING DWELLING UNITS* in accordance with the Minimum Distance Separation (M.D.S.) II Requirements.

**18.2.2            *LOT FRONTAGE:***

Minimum - 60 metres

**18.2.3            *LOT AREA:***

Minimum - 4 hectares

**18.2.4            *YARD Requirements:***

*FRONT YARD* - minimum 12 metres  
*REAR YARD* - minimum 12 metres  
*SIDE YARD* - minimum 6 metres

In addition to the above minimum *YARD* requirements, the following *USES*

shall be a minimum distance of 50 metres from a *DWELLING UNIT* on an adjacent *LOT* or 44 metres from a *LOT LINE* where no *DWELLING UNIT* exists on the adjacent *LOT*: *COMMERCIAL GREENHOUSES*, custom welding for the repair of FARM machinery, sawmills, *VETERINARY CLINICS* and grain dryers,

Minimum Distance Separation (M.D.S.) Requirements must also be satisfied.

**18.2.5 GROSS FLOOR AREA of Main DWELLING UNIT:**

Minimum - 88 square metres

**18.2.6 BUILDING Coverage:**

Maximum - 10 percent of *LOT AREA*

*COMMERCIAL GREENHOUSE FARMS* shall be governed by the minimum *YARD* requirements contained in 18.2.4 and no maximum *BUILDING* coverage shall be required

**18.3 LOTS Undersize**

A *LOT* held under separate ownership on the date that this By-law is passed by COUNCIL which has insufficient *LOT FRONTAGE* or *LOT AREA* to permit the owner or purchaser of such *LOT* to comply with the provisions of the By-law, then notwithstanding the other provisions of this Section, a *SINGLE-DETACHED DWELLING* may be erected thereon and occupied, provided that the following provisions are complied with:

*LOT AREA* - minimum with municipal piped water supply - 2,000 square metres

- minimum without municipal piped water supply - 4,000 square metres

*LOT FRONTAGE* - minimum 18 metres

*LOT COVERAGE* - maximum 30 percent

*YARD* Requirements:

*FRONT YARD* - minimum 12 metres

*REAR YARD* - minimum 7.5 metres

*SIDE YARD* - minimum 2.4 metres

Minimum Separation Distance:

New *DWELLING UNITS* on lots undersize shall be separated from *EXISTING* livestock operations in accordance with the Minimum Distance Separation (M.D.S.) Requirements.

**18.4 A-X1 (By-law 11324)**

1. Part of *LOT 1*, Concession 13, former Township of Pelham now in the City of Welland known municipally as 361 South Pelham Road (rear lands) and shown on Schedule "A" of By-law 11324 as "Change to A-X1 ZONE" is hereby rezoned A-X1 ZONE.

2. The *USES* permitted in the A-X1 ZONE shall be: growing of crops, growing of forest products, market gardening.
3. The provisions for the A-X1 ZONE shall be as follows:
 

Minimum <i>LOT FRONTAGE</i>	-	88 metres
Minimum <i>LOT AREA</i>	-	3.8 hectares
Minimum <i>FRONT YARD</i> Setback	-	12.0 metres
Minimum <i>REAR YARD</i> Setback	-	12.0 metres
Minimum <i>SIDE YARD</i> Setback	-	6.0 metres

**(361 SOUTH PELHAM ROAD (REAR LANDS))**

**18.5**

**A-X2 (By-law 2000-92)**

1. That Part of *LOT 234*, former Township of Thorold, now in the City of Welland, known municipally as 491 Quaker Road and shown on Schedule "A" of By-law 2000-92 as "Change to A-X2 ZONE" is hereby rezoned A-X2 ZONE;
2. The *USES* permitted in the A-X2 ZONE shall be *SINGLE-DETACHED DWELLING* and accessory *USES*;
3. The provisions for the A-X2 ZONE shall be as follows:

Minimum <i>LOT FRONTAGE</i>	30.0 metres
Minimum <i>LOT AREA</i>	1,760 square metres
Minimum <i>FRONT YARD</i> Setback	12 metres
Minimum <i>REAR YARD</i> Setback	12 metres
Minimum East <i>SIDE YARD</i> Setback	3.6 metres
Minimum West <i>SIDE YARD</i> Setback	6.0 metres
Maximum <i>BUILDING COVERAGE</i>	12% of <i>LOT AREA</i>

**(491 QUAKER ROAD)**

**18.6**

**A-X3 (By-law 2000-92)**

1. That Part of *LOT 234*, former Township of Thorold, now in the City of Welland, known municipally as 402 Rice Road and shown on Schedule "A" of By-law 2000-92 as "Change to A-X3 ZONE" is hereby rezoned A-X3 ZONE;
2. The *USES* permitted in the A-X3 ZONE shall be limited to Agricultural uses with no *DWELLING UNITS* and indoor storage only within existing *BUILDINGS* or any replacements thereof;
3. The provisions for the A-X3 ZONE shall be those of the A ZONE except as follows:

Minimum <i>LOT FRONTAGE</i>	85 metres
Minimum <i>LOT AREA</i>	2.5 hectares

**(402 RICE ROAD)**