

Development of New Residential Use on Agricultural Lands

Requirements of the Land Use By-law

Municipal policies and by-laws have been developed to restrict the amount of non-farm residential development that can take place in the Agricultural (A1) Zone. Most other rural zones permit the development of low-density residential uses as-of-right. If your lot meets the qualifications to allow a new residential use in the Agricultural (A1) Zone, there are steps required before construction can take place. If the Development Officer determines that your property is suitable, they will require Site Plan Approval prior to qualifying for a Development Permit. This is a process that allows Municipal staff to guide development to comply with the applicable land-use policies and regulations.

All applications requiring site plan approval for non-farm dwellings in the Agricultural (A1) Zone must comply with the following criteria as described in Section 8.3.4.2 of the Land Use By-law.

- a) Residential uses shall locate as close to the front lot line as possible. The dwelling and all accessory buildings shall be within 150 feet of the front property line, measured from the rear wall of the dwelling or accessory building, unless restricted by topography or it is shown that the impact on agricultural lands is greater than if the dwelling and accessory buildings were located elsewhere.
- b) Written acknowledgement by the property owner that the dwelling is located in an agricultural area.

Development Process for a new residential use in the Agricultural (A1) Zone.

1. Demonstrate that land qualifies for a non-farm dwelling as per Section 8.3.4.1, criteria of the Land Use Bylaw.
2. Property owner applies for the formal agricultural site plan approval, which has a fee of \$100.00.
3. Staff and property owner negotiate site plan and a draft Agreement produced.
4. Development Officer approves or refuses Agreement.

5. Notification of appeal period to neighbors within 100 feet of the subject property, if approved by the Development Officer.

6. If no appeals are lodged with Municipal Clerk, Agreement is in effect.

7. Property owner notified that property is now eligible for development permit.

This process takes approximately 4 - 8 weeks.