

## INTRODUCTION

Try to imagine the Municipality of the County of Kings without agriculture. It just wouldn't be quite the same, would it? It wouldn't be as unique, economically vibrant, or sustainable. Because of this, the Municipality preserves quality farmland with planning policies and regulations.

## REQUIREMENTS OF THE LAND USE BYLAW

Municipal policies and bylaws have been developed to restrict the amount of non-farm development that can take place in the Agricultural (A1) Zone. If your lot meets the qualifications to allow a non-farm dwelling in the A1 Zone, there are steps required before construction can take place. If the Development Officer determines that your property is suitable, he or she will require Site Plan Approval. This process allows Municipal staff to guide development to preserve farmland, as intended by our strategic plan. This brochure is designed to help you understand if your agricultural land is appropriate for a Non-Farm Dwelling.

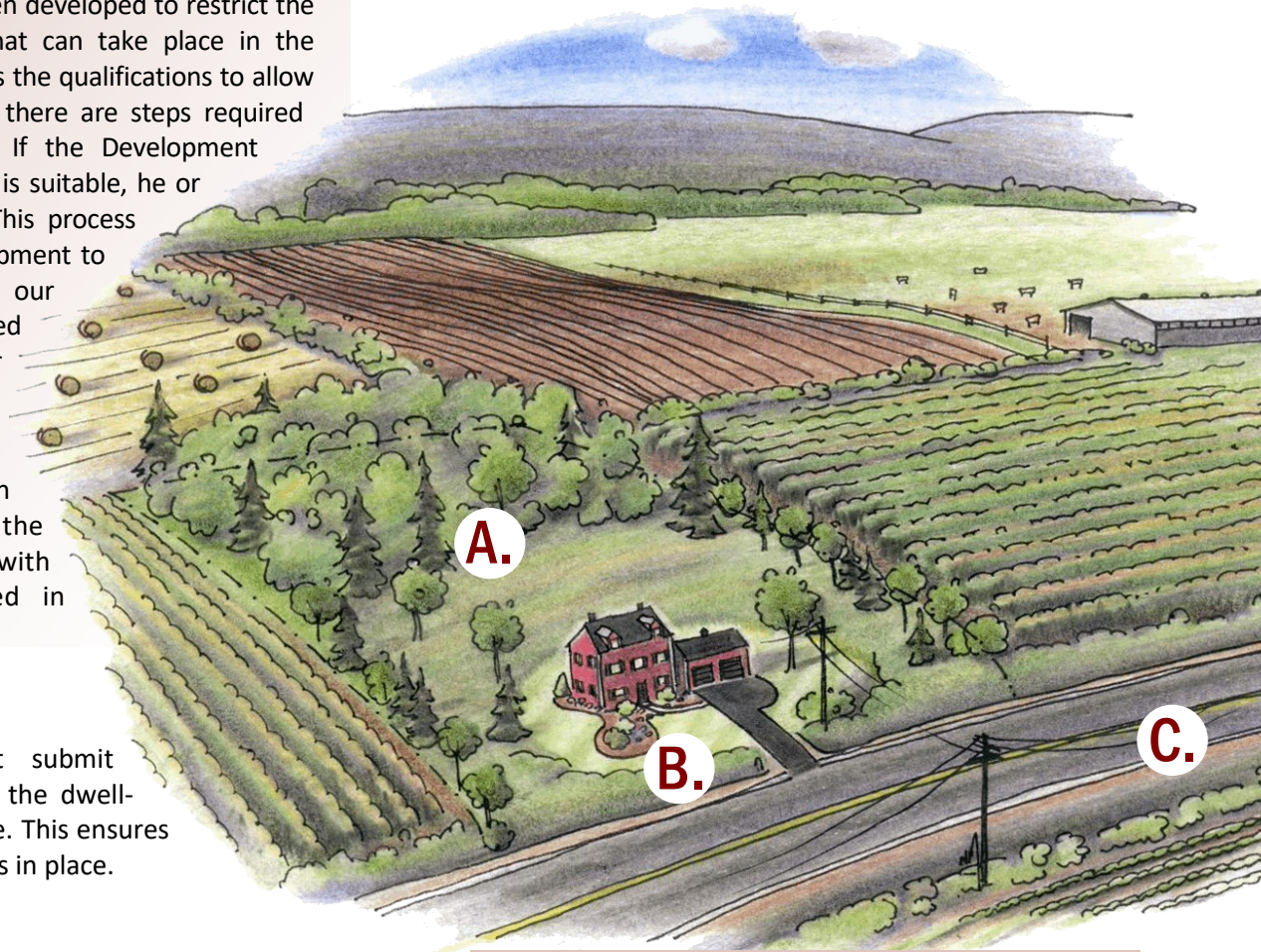
All applications requiring site plan approval for non-farm dwellings in the Agricultural (A1) Zone must comply with the following criteria as described in

**A.** The property owner must submit written acknowledgment that the dwelling is located in the Agricultural Zone. This ensures awareness of the land-use regulations in place.

**B.** The non-farm dwelling must be located *as close to the front lot line as possible*. The rear wall of the dwelling must be within 150 feet of the front lot line. Exceptions may be made if this is not viable because of steep slopes, very poor drainage, other natural factors or cropland is established

**C.** Proposed non-farm dwelling must be between two existing dwellings which are no more than 300 ft apart, or between a road and existing dwelling no more than 300ft apart.

**D.** Existing dwellings noted in C must have existed at the date of this bylaw



## ARE YOU A FARMER?

Farmers looking to build a farm-dwelling have other options. Contact a **Development Officer** for more info at **902.690.6152**.

## DEVELOPMENT PROCESS FOR NON-FARM DWELLINGS IN THE AGRICULTURAL (A1) ZONE

**1** Demonstrate that land qualifies for a non-farm dwelling as per Section 8.3.4.1—*Residential Uses* of the Land Use Bylaw.

**2** Property owner applies for the formal agricultural site plan approval, which has a fee of \$100.

**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 recorded against title.

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

This process takes approximately 4 - 6 weeks.

## REQUIREMENTS AND GUIDELINES FOR SITE PLANS

Section 11.1.8.3 of the Land Use Bylaw:

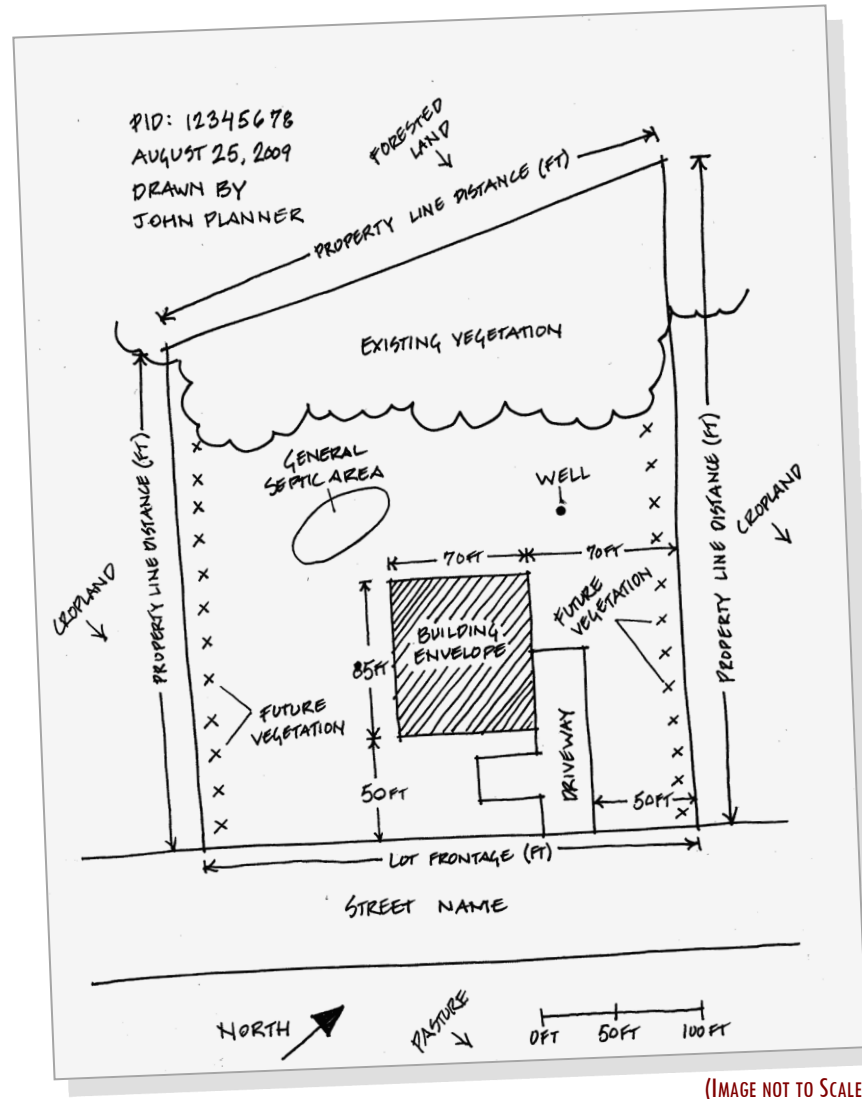
Site plans are required for developing any non-farm dwelling in the Agricultural (A1) Zone. It is recommended that you hire a surveyor, to assist you with the site plan. As the surveyor will need to be able to confirm your footings are in the approved location, with a location certificate, during your building process. A site plan is essentially a way for Municipal Staff to understand your development concept. If you think something will make your concept easier to understand, go ahead and include it.

Remember that your site plan will become part of a legal

### Site plans MUST meet the following criteria:

- R Be on 8.5" x 11" paper or 8.5" x 14" paper
- R Be drawn in black ink
- R Include the Property Identification number (PID)
- R Be dated and show the person's name who drew it
- R Be drawn to scale and include a scale bar
- R Show the name of the street the property fronts on
- R Show the location of the driveway
- R Show existing buildings (footprint)
- R Show building envelope (general area where new dwelling will be located)
- R Show the location of septic systems and wells (if existing)
- R Show existing vegetation that is being maintained
- R Show future vegetation for buffering (see section 11.1.8.3 of the Kings County Land Use Bylaw)
- R Include labels of adjacent uses on adjacent lots
- R Include distance arrows (see example)

## EXAMPLE SITE PLAN



## CONTACT

For more information about agricultural land planning policies or the site plan approval process, please contact a **Development Officer** at **902.690.6152**.



# AGRICULTURAL ZONE NON-FARM DWELLINGS



MUNICIPALITY OF THE COUNTY OF