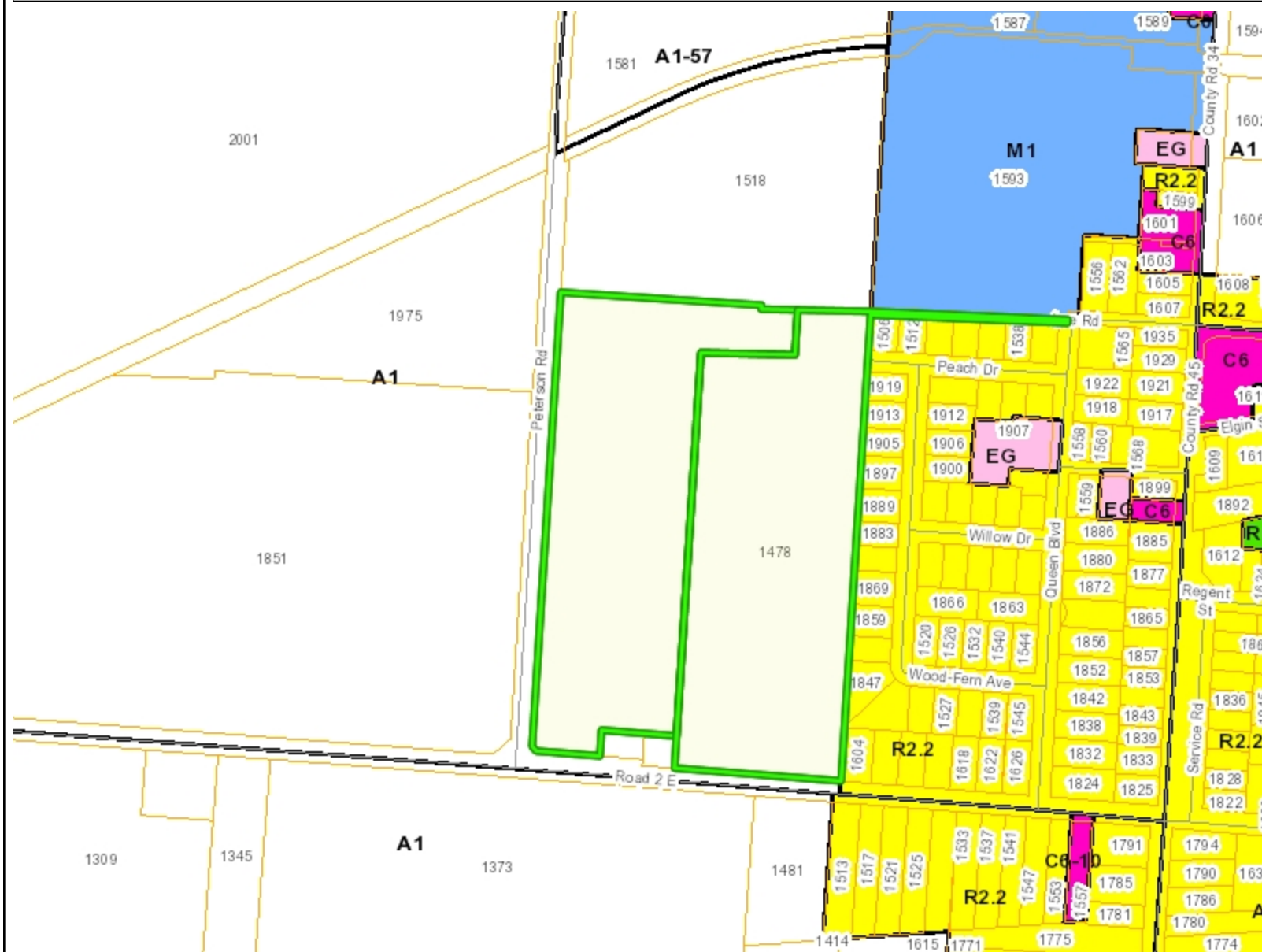


1478 Road 2 East & VL Road 2 East



Legend

Essex Municipalities

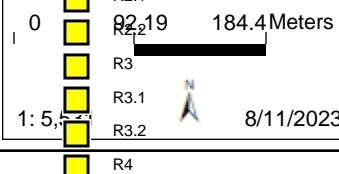
- <all other values>
- Kingsville

Street

- Kingsville Assessment

Zoning

- A1
- A2
- C1
- C2
- C3
- C4
- C5
- C6
- CG
- EG
- LR
- M1
- M2
- M3
- M4
- MG
- P
- PG
- R1
- R1.1
- R1.2
- R2
- R2.1
- R2.2
- R3
- R3.1
- R3.2
- R4



Notes

Zoning Designation - A1

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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8/11/2023

SECTION 7 Agriculture Zone Provisions

SUBSECTION 7.1		AGRICULTURE (A1) (general agricultural zone)	
a) Permitted Uses			
	Agricultural Uses	Rural Residential	Specialty Crops/All other Uses
i) Main use	Agriculture Agricultural related service Agriculture research stations Agriculture co-op Agricultural operations Agricultural operations, intensive Agriculture produce storage, packaging, processing facility and/or shipping Aquaculture Dog kennel Farm produce outlet Farm machinery/equipment sales, rental, storage facility, parts and servicing facility Fish farm Forestry Use Fruit/vegetable processing facility Garden centres Greenhouses in compliance with Section 7.1 d) Hunting/gaming/wildlife preserve Landing strip and flying clubs Mushroom farm in compliance with subsection 7.1 d) Nursery or landscaping facility Orchards Riding stables Specialty crop Telecommunication tower Tree farms Wayside pits and quarries Winery	Rural Residence	Aquaculture Farm produce outlet Fish farm Forestry use Greenhouses in compliance with 7.1 d) Hunting/gaming/wildlife preserve Orchards Specialty crop as defined by Provincial Evaluation procedures Telecommunication tower Tree farms Wayside pits and quarries Winery
ii) Accessory use	Accessory uses Aviary or establishment for the raising/breeding of fish, poultry or fur bearing animals Boarding, lodging, and rooming – house Agricultural; Contractor’s yard, office and shop Farm produce outlet One Bed and breakfast One Home industry One Home occupation Residential use Retail component Roadside stand Tradesman’s yard and shop	Accessory uses Boarding, lodging, and rooming – house Agricultural; Contractor’s office/shop Horse farm One greenhouse in compliance with 7.1 d) i) Agricultural operation exclusive of a Livestock Intensive Agricultural Use One roadside stand One Bed and breakfast One Home occupation Tradesman’s yard and shop	Accessory uses Aviary or establishment for the raising/breeding of fish, poultry or fur bearing animals Boarding, lodging, and rooming – house Agricultural; Roadside stand One Bed and breakfast One Home industry One Home occupation Residential use

b) Permitted Buildings and Structures			
i) Permitted Buildings and Structures	Agricultural Regulations	Rural residential	Specialty Crops/All Other Uses
	<i>Accessory structures Agricultural buildings Dog kennels Enclosed storage Farm produce outlet Fruit/vegetable processing facility Greenhouses Oil doreys Roadside stand A single detached dwelling Outdoor storage</i>	<i>Accessory structures greenhouse One single detached dwelling</i>	<i>Accessory structures Agricultural buildings Enclosed storage Farm produce outlet Road side stand Greenhouses Oil doreys A single detached dwelling Outdoor storage Roadside stand</i>
c) Regulations			
	Agricultural Regulations	Rural residential	Specialty Crops/All Other Uses
i) Lot area (minimum)	40 ha (100 ac)	c) 2,000 m ² (21,500 ft. ²) if residence is not connected to all 3 municipal services (water/sewer/storm); d) 1,400 m ² (15,070 ft. ²) for a residence on full municipal services.	16 ha (39.5 ac.) or 2 ha (5 ac.) for an <i>existing</i> greenhouse operation where a <i>minimum</i> of 0.4 ha of greenhouse exists
ii) Lot frontage (minimum)	30 m (100 ft.)	25 m (82 ft.)	25 m (82 ft.)
iii) Interior Side Yard (min.)	3 m (10 ft.)		
iv) Front Yard Setback (min.)	15 m (49 ft.)		
v) Exterior Side Yard (minimum)	4.5 m (15 ft.)		
vi) Rear Yard (minimum)	15 m		
vii) Lot coverage (maximum)	10% including all <i>accessory buildings and structures</i>	30% including all <i>accessory buildings and structures</i>	80% including all <i>accessory buildings and structures</i>
viii) Main building height (max)	15 m	10.5 m	15 m
ix) Accessory structure height (max)	14.5 m	See Section 4.2 (h)	15 m

d) Supplemental Regulations

- i) Notwithstanding any other provisions of the By-law to the contrary, the following provisions shall also apply to a greenhouse facility:
- a) *Lot frontage*: 60 m or as shown on an approved site plan demonstrating adequate setbacks and buffering from abutting sensitive land uses but at no time less than 30 m, minimum;
 - b) *Front yard*: 20 m, minimum
 - c) *Interior side yard*: 3 m or equal to the height of the sidewall of the greenhouse, whichever is greater, when abutting a sensitive land use 15 m, minimum;
 - d) *Rear yard*: 5 m;
 - e) *Lot coverage (maximum)*: 80%;
 - f) *Landscaped Open Space*: 25%, minimum of the required front yard setback area
- ii) Notwithstanding any other *yard* or *setback* provision of this By-law to the contrary, no residential, institutional, *commercial*, industrial or recreational *use* located on a separate *lot* and other wise *permitted* by this By-law, *shall* be established and no *building* or *structure* for such *use shall* be *erected* or altered unless it complies with the requirements of *Minimum Distance Separation I* as outlined in the Implementation Guidelines administered by the Ontario Ministry of *Agriculture*, Food and Rural Affairs.
- iii) Notwithstanding any other *yard* or *setback* provision of this By-law to the contrary, no livestock *facility* or manure storage *facility shall* be *erected* or expanded unless it complies with the requirements of *Minimum Distance Separation II* as outlined in the Implementation Guidelines administered by the Ontario Ministry of *Agriculture*, Food and Rural Affairs.
- vi) Prohibited *uses*, *structures* and *buildings*: *mobile homes* and RV's for the purpose of living accommodations;
- v) 60 % of the goods and materials sold in the *roadside stand* or *farm produce outlet* are grown on the property where the road side stand or *farm produce outlet* is placed.
- vi) a new mushroom farm *shall* not locate within 500 m of an *existing* residence.
- vii) Each *dwelling shall* be connected to full municipal services (storm water services, potable water services, sanitary services) and electrical services where available and as approved by The *Corporation* or any other authority having jurisdiction.
- viii) *Dog kennels shall* be *permitted* in any Agricultural *Zone* as identified in Subsection 7.1 of this By-law provided that no part of a kennel *shall* be *permitted* closer than 300 m to any *existing dwelling* on a *lot* other than the *lot* on which such kennel is located.
- ix) The following supplementary regulations *shall* also apply to lands zoned (A1):
- Subsection 3: Definitions
 - Subsection 4: General Regulations (ie: *Home occupations*)
 - Subsection 5: Parking Regulations
 - xi) Subsection 4.15 *Floodplain Development Control Area shall* apply in whole or in part to lands situated within the following restricted areas shown on Schedule "A":
 - 1. *Natural Environment Zone* – Subsection 11.1;
 - 2. *Wetland Zone* – Subsection 11.2,&
 - 3. *ERCA Floodplain Development Control Area*

By-law
89-2019