

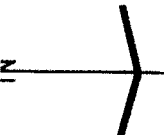
Adjoining Map Hammer Township Map 7

Special Zones

R8.D7.5-1, A-14, RU-22

636 GRAVEL

ZONED A



HANMER
TOWNSHIP

Date	
8-06	
11-10	
04-05	
04-09	
05-01	

SECTION 5 A ZONE - AGRICULTURAL RESERVE

(1) SCOPE

The provisions of this Section shall apply in all Agricultural Reserve (A) Zones in addition to the General Provisions set out in Part II hereof, except as otherwise provided in Part VII hereof.

(2) USES PERMITTED

No person shall, within any A Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following A uses, namely:

- (i) an agricultural use;
- (ii) an animal hospital or shelter;
- (iii) a commercial kennel;
- (iv) a forestry use;
- (v) a garden nursery;
- (vi) a public use; -
- (vii) a public utility;
- (viii) a veterinarian's clinic;
- (ix) a single detached dwelling or a mobile home dwelling mounted on a permanent foundation;
- (x) any use permitted in all zones under Section 17 of Part II hereof.

(3) ZONE REQUIREMENTS

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

(a) LOT AREA (MINIMUM)

- (i) single dwellings other than accessory dwellings - 0.4 ha minimum.
- (ii) other uses - 30 ha minimum.

(b) LOT FRONTAGE (MINIMUM) - 60 m

(c) LOT DEPTH (MINIMUM) - 60 m

(d) FRONT YARD DEPTH (MINIMUM) - 10 m

(e) CORNER SIDE YARD WIDTH (MINIMUM)

- (i) legal existing lots having an area of 0.4 ha or less - 3 m
- (ii) other lots - 10 m

- (f) INTERIOR SIDE YARD WIDTH (MINIMUM)
 - (i) legal existing lots having an area of
0.4 ha or less - 3 m
 - (ii) other lots - 10 m
- (g) REAR YARD DEPTH (MINIMUM) - 10 m
- (h) LOT COVERAGE (MAXIMUM)
 - 10%, except that this provision shall not apply with respect to any greenhouse constructed primarily of translucent materials and used solely for growing plants in conjunction with an agricultural use or a garden nursery.
- (i) BUILDING HEIGHT (MAXIMUM)
 - (i) residential uses - 8 m
 - (ii) other uses - 21 m
- (j) MAIN BUILDINGS PER LOT (MAXIMUM)
 - (i) residential uses - 1 only
 - (ii) other uses - no maximum
- (k) BUILDING SEPARATION (MINIMUM) - 2 m
- (l) OPEN STORAGE AREAS

Open storage areas shall be permitted in any yard, other than a required yard, in an A zone.
- (m) SPECIAL RESTRICTIONS NEAR RESIDENTIAL LOTS AND ZONES

No air strip or feed lot directly associated with an agricultural use nor any non-residential building or structure directly associated with an intensive agricultural use or commercial kennel or with the cutting or sawing of timber, shall hereafter be established or erected closer than 300 metres to a residential building or Residential Zone, nor shall any residential building hereafter be established as a main use in an A Zone within 300 metres of any such building, structure, air strip or feed lot previously established in an Open Space Zone.
- (n) PARKING SPACE REQUIREMENTS - No minimum

(o) PERMITTED SIGNS

The following unlit or illuminated signs shall be permitted on any lot in an A Zone:

- (i) not more than 1 name plate ground or wall sign accessory to a dwelling, provided that:
 - 1. no such sign has more than 2 sign faces;
 - 2. the total sign area of any such sign does not exceed 0.2 m² per sign face; and
 - 3. the height of any ground sign does not exceed 1.5 m;
- (ii) business identification or building identification signs consisting of any combination of the following:
 - 1. not more than 1 wall sign, not exceeding 2 m² in sign area, adjacent to each exterior yard;
 - 2. not more than 1 ground sign in each exterior yard, each such sign having a sign area not exceeding 4 m² per sign face or 8 m² in total, located not closer than 3 m to any lot line; and
 - 3. not more than 2 unlit wall signs identifying an agricultural use and painted directly on a building; and
- (iii) not more than 1 advertising ground sign having not more than 1 sign face and a total sign area not exceeding 60 m², provided that:
 - 1. such sign is located adjacent to a section of arterial road which:
 - is either straight or has a maximum curve of 1 degree 30 minutes; and
 - has a grade not exceeding 4%,

in such a way that such sign faces oncoming traffic and is fully visible from the said arterial road at a distance of not less than 75 m;
 - 2. no part of such sign is located in a required yard or closer to a street line than:
 - 80 m, where the sign area of such sign exceeds 30 m²;
 - 50 m, where the sign area of such sign does not exceed 30 m²; or
 - 23 m, where the sign area of such sign does not exceed 12 m² and the sign face measures not more than 3 m vertically and 4 m horizontally;

- (151) "PUBLIC PARK" means an area of public land used primarily for active or passive recreational purposes of any kind or as a conservation area.

"PUBLIC SCHOOL" See "SCHOOL".

- (152) "PUBLIC UTILITY" means:

- (i) any agency, corporation, board or commission, or any department of the Region or an area municipality, providing electricity, gas, steam, water, telegraph, telephone, cable television, transportation, drainage or sewage or refuse collection and disposal services to the general public, and includes, without limiting the generality of the foregoing, any "public utility" as defined in The Public Utilities Corporations Act, R.S.O. 1980, Chapter 424, and any railway company subject to The Railway Act, R.S.C. 1970, Chapter R-2; or
- (ii) any use, other than an office, pertaining directly to the provision of such services by any such agency, corporation, board, commission or department, and includes, without limiting the generality of the foregoing, any public works yard or automotive use associated therewith.

- (153) "QUARRY" See "PIT".

- (154) "RACE TRACK" means an area of land, other than a road, used primarily for the sports of racing horses or dogs or racing vehicles including, without limiting the generality of the foregoing, racing cars, stock cars, go-carts and motorcycles, with or without related bleachers, spectator stands, refreshment booths, restaurants, refreshment rooms, stables or other structures or uses accessory thereto.

"REAR LOT LINE" See "LOT LINE".

"REAR YARD" See "YARD"