

Section 34 – Agricultural Consolidation (AC) Zone

34.1. Within an Agricultural Consolidation (AC) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

34.2. Permitted Uses

34.2.1. Residential Uses:

- a) prohibited

34.2.2. Non-Residential Uses:

- a) agricultural use
- b) radio, television, telephone or other communications tower or transmission facility
- c) passive outdoor recreation use
- d) public use in accordance with the General Provisions Section

34.3. Zone Provisions

34.3.1. Refer to Section 3 (General Provisions)

34.3.2. Lot area (minimum) 35 ha (86.48 acres)

34.3.3. Lot frontage (minimum) 150 m (492.125 ft.)

34.3.4. Front Yard Depth (minimum) or the MDS II requirement, whichever is greater. 30 m (98.43 ft.)

34.3.5. Rear Yard Depth (minimum) or the MDS II requirement, whichever is greater 30 m (98.43 ft.)

34.3.6. Interior Side Yard Width (minimum) or the MDS II requirement, whichever is greater 30 m (98.43 ft.)

34.3.7. Exterior Side Yard Width (minimum) or the MDS II requirement, whichever is greater 30 m (98.43 ft.)

34.3.8. Maximum Building Height for all agriculturally related buildings N/A

34.3.9. Accessory buildings refer to the General Provisions Section.

- a) In addition to the above and notwithstanding the General Provisions Section, the following shall apply in regard to buildings accessory to an agricultural use:

	Yard	Required
i)	minimum front yard for an accessory building	15m (49.22 ft.)
ii)	minimum interior side yard for an accessory building	8m (26.25 ft.)
iii)	minimum exterior side yard for an accessory building	15m (49.22 ft.)
iv)	minimum rear yard for an accessory building	8m (26.25 ft.)

34.3.10. Special Lot Area Requirement

- a) No minimum lot area is required in the case of a radio, television, telephone or other communications tower.

34.4. Zone Exceptions

- 34.4.1. AC-1, Lot 1, Concession V (Flos)
2314 Baseline Road, Part of Roll No. 4341 030 001 12700 0000
Graham Farm Consolidation ZBA 5000-015

Agricultural use is not permitted.

- 34.4.2. AC-2, Part of East Halves of Lots 4 and 5, Con. IX (Vespra)
1456 Vespra Valley Road, Roll No. 4341 010 005 05400 0000
Priest Farm Consolidation ZBA 5000-052

The lot area (minimum) required shall be 33 hectares.

- 34.4.3. AC-3, South Half Lot 16, Concession VI (Flos)
2422 Crossland Road, Part of Roll No. 4341 030 007 00100 0000
Langcrest Farms Consolidation ZBA 5000-058

2026 Old Second North, Roll 4341 030 002 06400 0000, Lot 53, Con 2 (Flos)
By-law 5000-194, ZB-2014-004 Langcrest Farms

1278 Flos Road 6 West, Roll 4341 030 006 01900 0000, Lot 8 Concession 6 (Flos), By-law 5000-213, ZB-2015-006, Langcrest Farms

Pt Lot 16, Concession 9, except Parts 3 and 4 on Plan 51R-34488, (Flos)
2334 County Rd 92, Roll 4341 030 004 00100 0000
By-law 5000-214 – ZB-2015-007, Langman Meadow Farms Ltd.

THAT the keeping, feeding or raising of livestock shall not be permitted in the existing building.

- 34.4.4. AC-4, Part of the East Half of Lot 21, Concession 11 (Vespra)
1935 Sunnidale Road, Roll No. 4341 010 006 23300 0000
Harris Farm Consolidation ZBA 5000-063

The minimum lot frontage required shall be 137 metres (449 ft.) and the minimum lot area shall be 21 hectares (52 acres).

- 34.4.5. AC-5, Pt. Lot 23, Concession II (Vespra)
Walt Road, Roll No. 4341 010 001 24700 0000
Fines Farm Consolidation ZBA 5000-076

The minimum lot area shall be 18.6 hectares (46 acres).

- 34.4.6. AC-6, Part Lot 14, Concession 8 (Flos)
2042 Flos Rd. Eight West, Roll No. 4341 030 006 09600 0000
Langcrest Farms ZBA 5000-011

Part Lot 15, Concession 1 (Vespra), Parts 1, 4 and 5, Plan 51R-25081
748 Penetanguishene Rd., Roll No. 4341 010 001 09200 0000
Eisses ZBA 5000-119

Part of Lots 18 and 19, Concession 3 (Flos)
2586 Flos Road Three West, Roll No. 4341 030 005 01900 0000
ZBA 5000-159, ZB-2012-003 VanLaarhoven

North Half Lot 8, Concession 5 (Flos)
1283 & 1323 Flos Road Six West, 4341 030 003 19500 0000
ZB-2016-016, Tjeerdsma

That the keeping, feeding or raising of livestock shall not be permitted in existing building(s) which do not comply with MDS.

- 34.4.7. AC-7, West Half Lot 2, Concession 1 (Vespra)
1153 Glengarry Landing South, Roll No. 4341 010 005 02010 0000
Downey ZBA 5000-118

That the keeping, feeding or raising of livestock shall not be permitted in existing building(s) which do not comply with MDS. New buildings are not permitted.

- 34.4.8. AC-8, East Part Lots 18 & 19, Con. 10 (Vespra)
3319 George Johnston Rd., Roll No. 4341 010 006 17200 0000

By-law 5000-131 (ZB-2010-007 Scott)

The lot area of the farmland retained under Consent File B01/10 is permitted.
The keeping of livestock in the existing accessory structures is prohibited.

- 34.4.9. AC-9, S1/2 Lot 4, Con 10, Flos, Part 2 on 51R-7849
1200 Flos Road Ten East, Roll No. 4341 030 002 39800 0000
Woodhouse (Temolder) ZBA 5000-138

The minimum lot area shall be 26.84 hectares (66.3 acres).

- 34.4.10. AC-10, 4340 Horseshoe Valley Rd. W., Roll No. 4341 030 003 03000 0000
By-law 5000-155; ZB-2011-014 Kapteyn

The lot area of the farmland retained under Consent File B18/11 is permitted.
The keeping of livestock in the existing accessory structures is prohibited.

- 34.4.11. AC-11, Part Lot 7, Concession 10 (Vespra)
1866 George Johnston Road, Roll No. 4341 010 005 18900 0000

The minimum rear yard setback for agricultural related buildings shall be 7.0 metres (23 ft).

- 34.4.12. AC-12, Part of Lot 6, Concession 7, (Flos)
14772 County Road 27, Roll No. 4341 030 006 04100 0000
ZB-2013-004 McGill, By-law 5000-172

The minimum lot area shall be 31.93 hectares (78.90 acres). The keeping of livestock in the existing accessory structure is prohibited.

- 34.4.13. AC-13, Lot 15, Concession 11 (Flos)
2184 Flos Road Eleven West, Roll No. 4341 030 006 18100 0000
ZB-2013-020 Springvalley Farms (Elmvale) Ltd. ZB-5000-182

The minimum lot area shall be 37.03 hectares (91.5 acres).

- 34.4.14. AC-14, 15695 County Rd 27, Roll No. 4341 030 002 41800 0000 (Retained portion)
ZBA 5000-185, (ZB-2013-021 Archer)

The minimum lot area shall be 30.18 hectares (74.57 acres).

- 34.4.15. AC-15, E1/2 Lot 4, Concession 9 (Vespra) 1352 Vespra Valley Rd.
4341 010 005 05100 0000, By-law 5000-189 (ZB-2014-002 Vespra Valley Farms)

The minimum lot area shall be 15.3 hectares (38 acres).

- 34.4.16. AC-16, Lot 8, Concession 9, (Flos)
110 Queen Street West, Roll 4341 030 006 10400 0000
ZB-2014-012, By-law 5000-206, Elliott & Ritchie

A minimum lot area of 20 hectares (49 acres) is permitted.

- 34.4.17. AC-17, Pt Lot 6, Concession 10
2473 Ronald Road, 4341 010 005 17000 0000
ZB-2015-002

The minimum lot area shall be 19.41 hectares (47.96 acres).

- 34.4.18. AC-18, South Half Lot 24, Con 1 (Flos)
3298 Rainbow Valley Road W., Roll No. 4341 030 008 04100 0000
ZB-2015-005, By-law 5000-212 DeGorter

AC-18, East Half Lot 13, Concession 7, (Flos)
1911 Flos Road Eight West, 4341 030 006 05800 0000
ZB-2016-011 Ververs

The keeping of livestock in existing agricultural buildings are prohibited.

- 34.4.19. AC-19, Lot 2, Concession 13 (Vespra)
1162 McNabb Road, Roll 4341 010 007 02200 0000
ZB-2015-013, By-law 5000-218, Kapteyn/McNaughton

All structures/buildings are prohibited.

- 34.4.20. AC-20, Pt. Lot 8, Concession 8
Vacant lands on Flos Road Eight East, 4341 030 992 35510 0000
Zoning By-law 5000-222, Housekeeping

The minimum lot area shall be 31.15 hectares (76.9 acres).

- 34.4.21. AC-21, West Half of Lot 2, Concession 10
1425 Flos Road 11 East, 4341 030 002 39400 0000
ZB-2016-008

The minimum lot area shall be 19.86 hectares (49.07 acres).

- 34.4.22. AC-22, South ½ Lot 9 and Southeast ¼ Lot 10, Con 7 (Flos)
1446 Flos Road Seven West, 4341 030 006 04800 0000
ZB-2016-025, By-law 5000-252, O'Neill

AC-22, South Part Lot 4, Concession 9 (Flos)
136 Queen Street East, Roll 4341 030 001 38500 0000
ZB-2017-019, By-law 5000-2-68, Graham

AC-22, Part Lot 16, Concession 4 (Flos)
1940 Crossland Road, Roll 4341 030 005 04400 0000
ZB-2018-004, By-law 5000-274, VanLaarhoven

AC-22 – South Part Lot 7, Concession 7, Flos
1158 Flos Road 7 West, Property Roll No. 4341 030 006 04200 0000
ZB-2019-008 – By-law 5000-297 - Hummelink

The keeping of livestock in the existing building shall be subject to MDS requirements.

34.4.23. AC-23, Part Lot 16, Concession 2, WPR (Vespra)
3024 Old Second South, 4341 010 001 23600 0000
ZB-2016-020, O'Connor

The minimum lot area shall be 22 hectares (54.36 acres).

34.4.24. AC-24, East Part Lot 19, Concession 9 (Vespra)
3344 Barrie Hill Road, Roll 4341 010 006 11600 0000
ZB-2018-006, By-law 5000-275, Wardlaw

The minimum lot area shall be 18.59 hectares (45.9 acres).

34.4.25 AC-25 – Concession 6 South Part Lots 1 and 2, Flos
2494 Baseline Road, Roll No. 4341 030 002 32200
By-law 5000-351 – ZB-2022-003 – de Boer

The keeping of livestock in the existing building (hay storage structure) shall be prohibited.

34.4.26 AC-26 - CON 6 S PT LOTS 1 AND 2, FLOS
2494 Baseline Road, Roll No. 4341 030 002 32200
By-law 5000-351 – ZB-2022-003 – de Boer

The permitted uses of Section 34.2 shall apply with the exception of forestry uses and equestrian facilities.

34.4.27 AC-27 – PT LTS 7 & 8, CON 8, PTS 4-6 51R-27117 & PT 1 51R-34750;
Vespra
1860 Golf Course Road, Roll No. 4341 010 005 02200 0000
By-law 5000-367 – ZB-2023-004 – Vander Wielen

The keeping of livestock in the existing buildings shall be subject to MDS requirements.