COUNTY RD 28

$49,900

Vacant Land

- MLS #218083
- Toronto MLS #X4558446
- P.I.N # 280180124
- A-H5 Zoning
- 123.31 Frontage
- .44 Acre

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COUNTY RD 28

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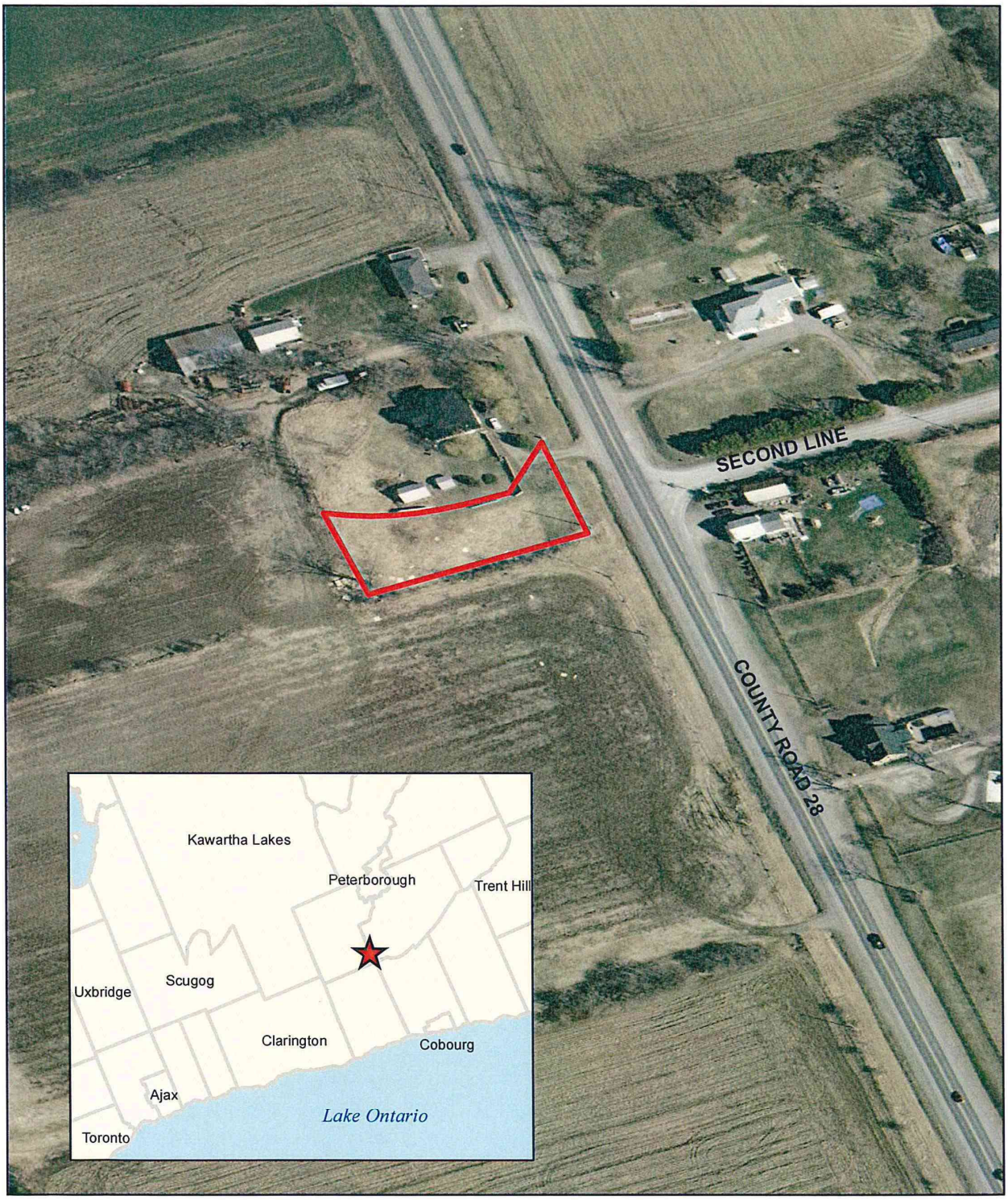
1039171: Cavan-Millbrook-North Monaghan -
NW from the Intersection of County Rd 28



Date: 4/18/2016
Name: 1039171

0 15 30 60
Meters

N

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Areas and Limits to be confirmed by survey.

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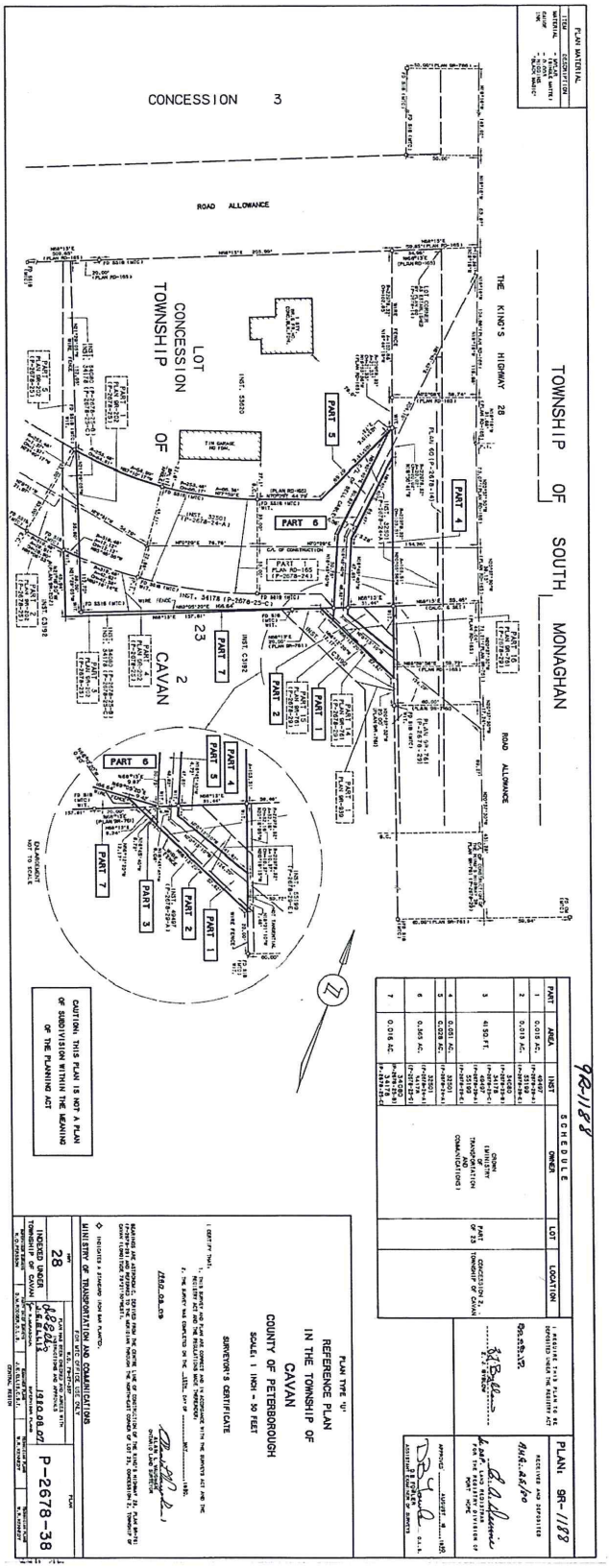

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7.0 Agricultural and Rural Zones

7.1 List of Applicable Zones

Agriculture	A
Rural	RU

7.2 Permitted Uses

Uses permitted in an Agricultural or Rural Zone are denoted by the symbol '✓' in the column applicable to the Zone and corresponding with the row for a specific permitted use in Table 7A. A number(s) following the symbol '✓' or identified permitted use indicates that one or more special provisions apply, which are listed below Table 7A.

Notwithstanding the permitted uses and applicable regulations of this section, permitted uses may be restricted by General Provisions (Section 11) and Parking and Loading Regulations (Section 12).

Table 7A Agricultural and Rural Zones – Permitted Uses

Use	A	RU
Accessory apartment	✓	✓
Agricultural uses	✓	✓
Agriculture-related uses	✓	✓
Agricultural service and supply establishment	✓	✓
Agri-tourism use	✓ (1)	✓ (1)
Bed and breakfast	✓	✓
Conservation use	✓	✓
Dwelling, single detached	✓	✓
Farm business	✓ (1)	✓ (1)
Farm greenhouse	✓	✓
Farm produce sales outlet	✓	✓
Farmer's market	✓	✓
Home business	✓	✓
Home industry	✓	✓

Table 7A Agricultural and Rural Zones – Permitted Uses		
Use	**A**	**RU**
Low intensity recreational uses	✓	✓
On-farm diversified uses	✓(1)	✓(1)
Riding arena, private indoor	✓	✓
Riding school or boarding stable	✓	✓
Wayside pits and quarries	✓	✓

Table 7A Additional Regulations:

(1) The following regulations apply to on-farm diversified uses, farm businesses and agri-tourism uses:

a) An on-farm diversified use, farm business or agri-tourism use may be located on a lot having a minimum lot area of 4.0 hectares and containing a permitted agricultural use and associated single detached dwelling, where the specific type of use is permitted by the applicable Zone.

b) A maximum of three on-farm diversified use, farm businesses and/or agri-tourism uses shall be permitted on a lot.

c) On-farm diversified uses, farm businesses and agri-tourism uses shall not exceed the following size limits:

(i) The area of the lot permanently, temporarily or seasonally devoted to on-farm diversified uses, farm businesses or agri-tourism uses shall not exceed the lesser of two percent of the lot area or one hectare, including the area of existing and new buildings and structures, required parking and loading areas, outside display and sales areas, outside storage areas, and any other areas of the lot used for the use, excluding existing driveways shared with a permitted principal use on the lot and areas that produce a harvestable crop; and,

(ii) The total gross floor area that is permanently, temporarily or seasonally devoted to on-farm diversified uses, farm businesses or agri-tourism uses shall not exceed 500 square metres including the gross floor areas used within all principal buildings or structures and accessory buildings or structures on the lot; and,

(iii) Accessory buildings or structures that are used for on-farm diversified uses, farm businesses or agri-tourism uses shall comply with the requirements of Section 11.4; and,

(iv) On-farm diversified, farm businesses and agri-tourism uses shall be accessory and directly related to the existing permitted agriculture use(s) on the lot.

d) On-farm diversified uses, farm businesses and agri-tourism uses that involve value-added packaging, processing, sale and/or storage of products shall be limited to products produced by, or derived from, the principal agricultural use(s) on the lot as the primary source of the majority of the product and may include product sourced from agricultural uses on other lots in the Township or in municipalities abutting the outer boundaries of the Township as a secondary source of product.

e) Retail sales that form part of on-farm diversified uses, farm businesses or agri-tourism uses shall be subject to the following regulations:

(i) The gross floor area devoted to retail sales shall not exceed 50 percent of the gross floor area of all buildings and structures used in conjunction with the uses, to a maximum of 200 square metres of gross floor area for retail use; and,

(ii) The gross floor area devoted to retail sale of products that are not produced on, or derived from, agricultural products produced on the lot, shall not exceed 25% of the gross floor area of all buildings and structures used in conjunction with the uses, and,

(iii) A maximum of one accessory retail store shall be permitted on a lot; and,

(iv) The maximum area of the lot permitted to be used for outside display and sales areas shall be 25 square metres and such outdoor area shall not be counted as part of the maximum gross floor area permitted for retail use; and,

(v) Outside display and sales areas shall be setback a minimum of 3 metres to all lot lines; and,

(vi) Outside display and sales areas and any related structures shall not exceed a maximum height of 3 metres.

f) Outside storage on the lot shall be located in a rear yard or side yard and screened from view from public streets and adjacent lots by planting strips in accordance with Subsection 11.19, and shall comply with the regulations of the applicable Zone.

g) On-farm diversified uses, farm businesses and agri-tourism uses shall be operated by the person or persons whose principal residence is the dwelling on the lot, and a maximum of two persons other than the residents of the dwelling on the lot are permitted to be employed in the business of the uses.

h) On-farm diversified uses, farm businesses and agri-tourism uses that include overnight accommodations shall be limited to a permitted bed and breakfast establishment.

7.3 Zone Requirements

No person shall, within any Agricultural or Rural Zone, use any lot or erect, alter or use any building or structure except in accordance with the Zone standards set out in Table 7B. A number(s) following the Zone standards, Zone heading, or the standard, indicates that one or more special provisions apply, which are listed below Table 7B.

Table 7B Agricultural and Rural Zone Standards

Standard	A	RU
Minimum Lot Area (ha)	40	20
Minimum Lot Frontage (m)	130	
Minimum Front Yard (m)	30	
Minimum Interior Side Yard (m)	5	
Minimum Side Yard if adjacent to any Residential Zone boundary (m)	15	
Minimum Exterior Side Yard (m)	6	
Minimum Rear Yard (m)		
Minimum Rear Yard if adjacent to any Residential Zone boundary (m)	15	
Maximum Building Height (m)	12 (1)	

Table 7B Additional Regulations:

(1) Applies to single detached dwellings only.

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14.0 Holding Provisions

Notwithstanding any other provision in this By-law, where a Zone symbol is followed by a Holding Symbol (the letter 'H' and a number) or superscript [ag], the following provisions shall apply:

a) Until the Holding Symbol is removed, the lands may only be used for a use, building or structure which legally existed on the date the by-law applying the Holding provision came into effect; and,

b) Council may pass a by-law in accordance with the Planning Act to remove the "H" symbol once it is satisfied the applicable condition(s) in Table 14A have been satisfied.

Table 14A Holding Zones

Hold Number	Conditions of Hold Removal	Enacting By-law	By-law Removing "H"
H1	• Registration of an agreement acknowledging that the severance of the second dwelling unit as a surplus farm dwelling is not permitted.	2016-53	
H2	• Registration of a subdivision agreement.	2016-63	
H3	• Completion of Environmental Impact Study to satisfaction of Otonabee Region Conservation Authority.		
H4	• Completion of Environmental Impact Study and Flood Plain Analysis to satisfaction of Otonabee Region Conservation Authority.		
H5	• The owner shall agree that it shall not use the identified lands for any purpose that does not comply with Part IV of The Ontario Heritage Act, R.S.O, c.O.18 • The owner shall undertake the necessary archaeological assessment prior to any potential development impacts on the lands, including Stage 3 and Stage 4 archaeology. Any archaeological assessment or activity Heritage Act, R.S.O. 1990, c.O.18, the "Standards and Guidelines for Consultant Archaeologists" (2011) and "Engaging Aboriginal Communities in Archaeology" (2011) by the Ministry of Tourism, Culture and Sport, as may be amended, and shall be conducted by a licensed archaeologist.		

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Property Details

GeoWarehouse Address:

Not Available

PIN:	280180124
Land Registry Office:	PETERBOROUGH (45)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold

Lot Size

Area:	19256.62 sq.ft
Perimeter:	698.82 ft
Measurements:	52.35ft x 70.61ft x 175.97ft x 112.41ft x 217.42ft x 70.96ft

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.

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