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DEVELOPMENT SERVICES DEPARTMENT FARM HOME PLATE

Farm Home Plate requirements apply to the Agricultural Zone and all other Zones located within the Agricultural Land Reserve

Farm Home Plate Definition:

The *Farm Home Plate* is the portion of the property including the farm residence, a farm employee residence, and any associated accessory farm residential facilities. Accessory farm residential facilities include:

- attached or detached garages or carports;
- yard area and decorative landscaping;
- attached or detached household greenhouse or sunroom;
- residential accessory buildings including garages, workshops, tool and storage sheds;
- artificial pond not serving farm drainage or irrigation needs or agriculture use;
- residential related recreation facilities e.g. swimming pools & tennis courts;
- residential water well and system; and
- residential sewage septic system.

Siting Requirements for Farm House:

- Maximum area of a Farm Home Plate containing the farm residence is 2,023 m² (21,780 ft²) (0.5 acres).
- A Farm Home Plate containing a farm employee residence or a home occupation located in an accessory building may be increased by a maximum of 506 m² (5,446 ft²) (0.125 acres).
- The minimum lot size for a farm employee residence is 4.0 ha (9.88 acres).
- All accessory residential facilities must be included within the Home Plate area.
- Maximum depth for a Farm Home Plate is 60 m measured from a dedicated and constructed road.
- One boundary of a Farm Home Plate must be located at a property line fronting on a road from which vehicular access is obtained.
- The rear face of a farm house or additional farm house must not be less than 10 m from the rear of the Farm Home Plate.

Floor Area Requirements:

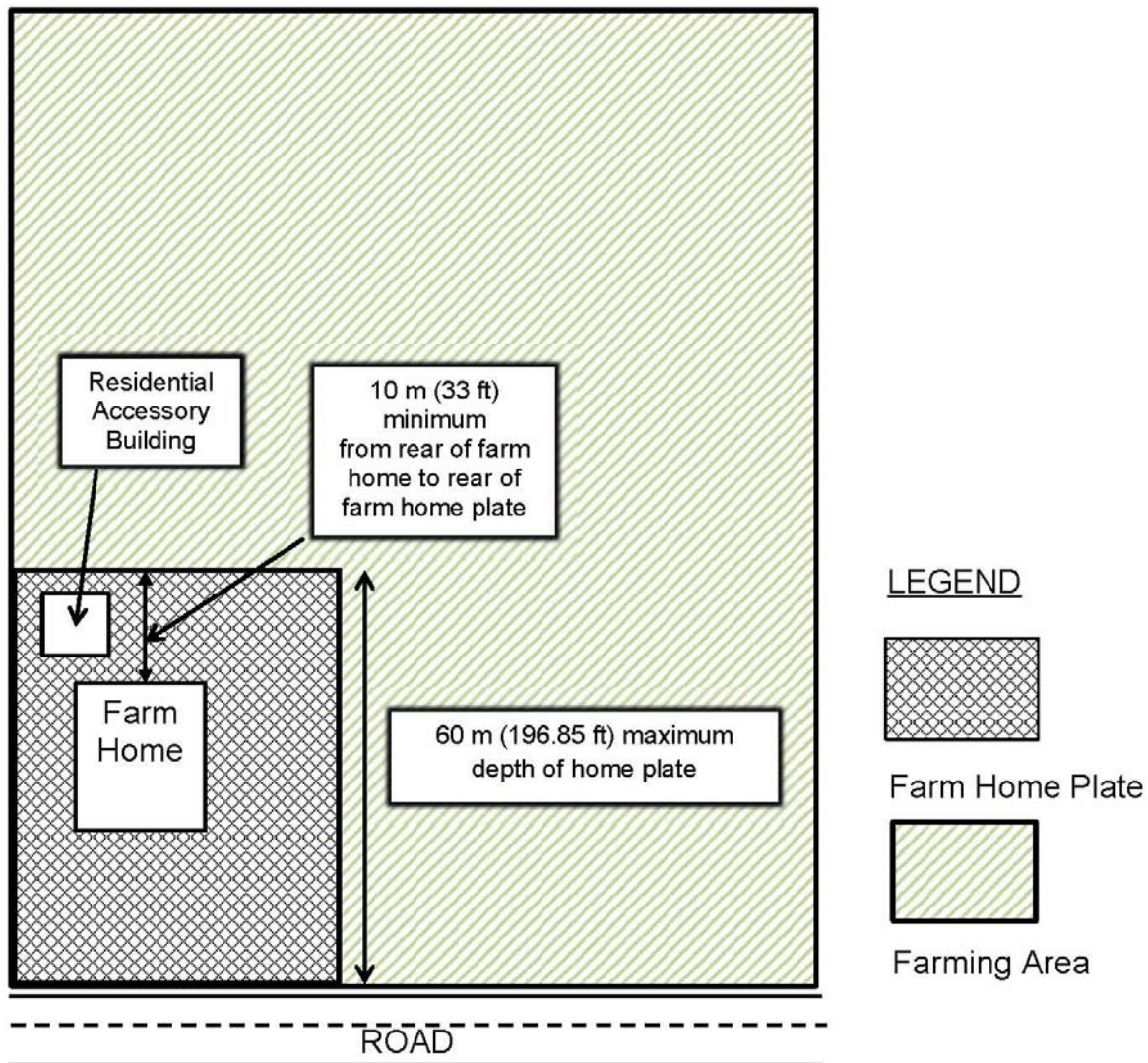
- The maximum floor area for a farm residence on a lot less than 8 Ha (19.77 acres) shall be 370 m² (4,000 ft²)
- The maximum floor area for a farm residence on a lot 8 Ha and greater shall be 465 m² (5,000 ft²)
- The maximum floor area for a farm employee residence shall be 280 m² (3,000 ft²)

Floor Area Definitions:

Floor area – farm employee residence means the total floor area of the farm employee residence on a lot measured between exterior walls and required firewalls including the space occupied by interior walls and partitions, all areas giving access thereto such as corridors, hallways, landings, foyer, staircases, stairwells, enclosed balconies, mezzanines, enclosed porches or verandas but not including exits, vertical service spaces, and their enclosing assemblies, attached garages or carports to a maximum of 46 m² (495 ft²).

Floor area – farm residence means the total floor area of the farm residence on a lot measured between exterior walls and required firewalls including the space occupied by interior walls and partitions, all areas giving access thereto such as corridors, hallways, landings, foyer, staircases, stairwells, enclosed balconies, mezzanines, enclosed porches or verandas but not including exits, vertical service spaces, and their enclosing assemblies, attached garages or carports to a maximum of 46 m² (495 ft²).

Sample Farm Home Plate Boundary



(DRAWING NOT TO SCALE)