



## Secondary Farm Occupation Questionnaire

### Statement of Conformity of Section 3.135 of Municipality of West Perth Zoning

Owner(s) Name(s): \_\_\_\_\_

Municipal Location: \_\_\_\_\_

Lot(s): \_\_\_\_\_ Con/Plan: \_\_\_\_\_ Ward: \_\_\_\_\_

Size of Property: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

Description of proposed Secondary Farm Operation:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section 3.135 of the West Perth Zoning By-law 100-1998 states that a Secondary Farm Occupation and/or profession conducted on a farm as part of the farm unit and such secondary farm occupation shall:

1. Will the Secondary Farm Occupation be limited to those uses involved in manufacturing or fabrication of goods, small scale-food processing operations, trades occupations (such as an electrician, plumber, carpenter, small engine repair, welder) and occupation which are primarily and directly related to agriculture and farming.

**Explain:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Will the Secondary Farm Occupation be conducted by residents of the farm who are involved in conducting the farming operation on a day-to-day basis and not more than one employee from off the farm? **Explain:**

\_\_\_\_\_  
\_\_\_\_\_

## Secondary Farm Occupation Questionnaire

3. What will be the method water supply and waste removal of the Secondary Farm Operation, noting that Secondary Farming Operation cannot use municipal water or sewer services, and ensuring the approval of the appropriate authority for water supply and waste removal? **Explain:**

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### A Secondary Farm Occupation must also meet the following criteria:

- The Secondary Farm Occupation be conducted inside of buildings and/or structure and not occupy more than 186 square metres in area, provided such outdoor storage is abutting the building containing the secondary farm occupation and is maintain in a neat and orderly fashion.  
**Size of Secondary Farm Occupation is:** \_\_\_\_\_
- The Secondary Farm Occupation must be accommodated in buildings and structures which are capable of being converted/reverted to a farming use that is appropriate for the farm property at such time that the Secondary Farm Occupation ceases to exist, and which are located in proximity to the principal farm buildings as the farm dwelling and barns.
- The Secondary Farm Occupation be small scale to the principal use of the farm for farming purposes, not be separate or independent from the farm operation, and be located on the same farm therewith.
- There shall only be one Secondary Farm Occupation use per farm lot. The Secondary Farm Occupation will not result in the loss of good and/or productive farm land; not occupy building area that is necessary for/or essential to the farming operation; and in no way impede or interfere with the ability to conduct the farming operation.
- The Secondary Farm Occupation will be accessed by a driveway which serves the farm unit, and not accessed by a separate driveway serving only the Secondary Farm Occupation.
- I have reviewed the attached Section 3.135 of the Municipality of West Perth Zoning By-law 100-1998.

## Secondary Farm Occupation Questionnaire

I believe to the best of my knowledge that the home occupation described above meets all the applicable requirements of Section 3.135 of the Municipality of West Perth By-law 100-1998.

Date: \_\_\_\_\_

Signature of Owner(s): \_\_\_\_\_

Witness by Municipality of West Perth Staff: \_\_\_\_\_

Approved Date: \_\_\_\_\_

Chief Building Official: \_\_\_\_\_

and includes the teachers and other staff members associated with such unit or institution and the lands and premises used in connection therewith.

**3.133 School, Private** means an institution at which instruction is provided for five or more pupils who are of or over compulsory school age in any of the subjects of the elementary or secondary school courses of study and that is not a school as defined in this section.

**3.134 School, Commercial** means a school other than an academic school where instruction is given for hire or gain and without limiting the generality of the foregoing may include the studio of a dance teacher, an art school, business or trade school.

**3.135 Secondary Farm Occupation** means an occupation and/or a profession conducted on a farm as part of the farm unit and such secondary farm occupation shall:

- (a) be conducted only by residents of the farm who are involved in conducting the farming operation on a day-to-day basis and not more than one employee from off of the farm;
- (b) be limited to those uses involved in the manufacture or fabrication of goods, small-scale food processing operations, trades occupations (such as an electrician, plumber, carpenter, small engine repair, welder), and occupations which are primarily and directly related to agriculture and farming;
- (c) not result in the loss of good and/or productive farm land; not occupy building area that is necessary for or essential to the farming operation; and in no way impede or interfere with the ability of the farmer to conduct the farming operation;
- (d) be conducted inside of buildings and/or structures and not occupy more than 186 square metres total floor area; not include any outdoor storage exceeding 2000 square metres in area, provided such outdoor storage is abutting the building containing the secondary farm occupation and is maintained in a neat and orderly fashion;

*Amended by By-law No. Z98-2007*

- (e) be accommodated in buildings and structures which are capable of being converted/reverted to a farming use that is appropriate for the farm property at such time that the secondary farm occupation ceases to exist, and which are located

in proximity to the principal farm buildings (i.e. farm dwelling and *livestock facilities*);

- (f) be small scale and clearly secondary to the principal use of the farm for farming purposes, not be separate or independent from the farm operation, and be located on the same farm therewith;
- (g) be accessed by a driveway which serves the farm unit, and not accessed by a separate driveway serving only the secondary farm occupation;
- (h) not require municipal water or sewer services; and require the approval of the appropriate authority for the method of water supply and waste disposal, if such approval is required
- (i) be limited to not more than one secondary farm occupation use per farm lot; and

*Amended by By-law No. Z98-2007*

- (j) *the requirements of Section 3.135 shall apply, with necessary modifications, to permit a trades occupation (such as an electrician, plumber, carpenter, welder, painter) to be conducted accessory to an existing non-farm dwelling in the "Agricultural Zone (A)". However, no outdoor storage is permitted where the lot area of the existing non-farm dwelling use is less than 1.0 ha. All other requirements of Section 3.135 (a) through (i) shall apply with the necessary modifications for a non-farm lot.*

**3.136 Shopping Centre** means a group of commercial establishments designed, developed, owned, and managed as a unit containing three or more separated spaces for lease or occupancy by commercial uses or business or professional offices, providing common open spaces, on-site parking areas, loading areas, driveways, and other shared facilities, and which may be held in a single ownership or by participants in a condominium corporation.

**3.137 Sign** means a name, identification description, device, display, or illustration which is affixed to, or represented directly upon a building, structure, or lot and which directs attention to an object, product place, activity, person, institution, organization, or business.

**3.138 Storey**, means that portion of a building, other than an attic, basement, or cellar, which is situated between any floor and the ceiling or roof next above it.