

CHANGES TO AGRICULTURAL ZONING PROVISIONS TO PERMIT ON-FARM DIVERSIFIED USES AND ADDITIONAL RESIDENTIAL UNITS IN THE AGRICULTURAL (A) ZONE

- 1) Add the following new definitions, as provided below, for “Additional Residential Unit”, “Agricultural Use”, “Agriculture-Related Use”, “Agri-Tourism Use”, “Farm”, “Farm Building Cluster”, “Normal Farm Practices”, “On-Farm Diversified Uses”.

“Additional Residential Unit (Attached)” means the use of a single detached residential dwelling, semi-detached dwelling unit, or street townhouse dwelling unit where a separate self-contained dwelling unit is located within the principal building.

“Additional Residential Unit (Detached)” means the use of a building where a separate self-contained residential dwelling unit is located in a detached building on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit.

“Agricultural Use” means the growing of crops including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur and fibre including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to, livestock facilities, manure storage, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

“Agriculture-Related Use” means farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct product and/or services to farm operations as a primary activity.

“Agri-Tourism Use” means farm-related tourism uses, including limited accommodation such as bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

“Farm” means a parcel of land on which the predominant activity is agricultural and includes associated buildings and structures such as residential dwellings, livestock facilities, farm implement structures, silos, granaries and similar buildings and structures.

“Farm Building Cluster” means the close grouping of the main buildings and structures on a farm contained within a limited area so that the remaining land is used for agriculture. Buildings and structures within the cluster shall share a common driveway.

“Normal Farm Practice” means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards, as established and followed by

similar agricultural operations under similar circumstances, or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

“On-Farm Diversified Use” means uses that are secondary to the principal agricultural use of the property and are limited in area. On-Farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

- 2) Amend the permitted uses of the Agricultural (A) zone to include “Additional Residential Unit”, and “On-Farm Diversified Uses”
- 3) Amend the building regulations the Agricultural (A) zone to establish the following regulations:

Minimum Lot Area:	10 ha
Minimum Lot Frontage:	120 m
Minimum Front Yard:	12.5 m
Minimum Rear Yard:	7.5 m
Minimum Side Yard:	3.0 m
Minimum Exterior Side Yard:	12.5 m

- 4) Amend the permitted uses of the Agricultural (A) Zone to add “On-Farm Diversified Use”, and “Additional Residential Unit”.
- 5) Add the following regulations for “On-Farm Diversified Uses”:

Maximum Proportion of A Lot That Can Be Used for On-Farm Diversified Uses:

2% of the lot area to a maximum of 1 ha

Maximum Building Area

20% of the land area devoted to an on-farm diversified use
(i.e. 20% of the above 2%)

- 6) Add the following regulations for “Additional Residential Units”:

Additional Residential Units, Agricultural Zone

Notwithstanding any other provision of this by-law to the contrary, in any Agricultural (A) zone, one Additional Residential Unit (Attached) shall be permitted within a single detached dwelling, subject to the following:

- a) An Additional Residential Unit (Attached) must have a gross floor area that is less than or equal to the gross floor area of the dwelling already in the building.

- b) An Additional Residential Unit (Attached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Residential Unit.
- c) An Additional Residential Unit (Attached) shall have a separate private entrance;
- d) No additional driveway access from the street shall be created.

In addition to the foregoing, one Additional Residential Unit (Detached) shall be permitted within a building that is ancillary to a single detached dwelling, subject to these additional regulations:

- a) An Additional Residential Unit (Detached) shall not be severed from the lot containing the single detached dwelling.
- b) An Additional Residential Unit (Detached) must comply with the provisions for accessory buildings (Table 4A). Notwithstanding Table 4A, the maximum accessory building height shall be 8.0 m.
- c) Any Additional Residential Unit (Detached) must have a gross floor area that is less than or equal to the gross floor area of the dwelling already in the building.
- d) An Additional Residential Unit (Detached) shall comply with MDS requirements, except where such dwelling unit is located no closer to existing manure storage, or anaerobic digesters, or livestock facilities than the existing dwelling on the same lot.
- e) An Additional Residential Unit (Detached) shall be located within the Farm Building Cluster and no more than 61 m (200 ft) from the existing single detached dwelling on the lot.
- f) An Additional Residential Unit (Detached) shall be subject to site plan control pursuant to Section 41 of the Planning Act.