

Table 1.0 – General amendments due to terminology, grammar and/or formatting within the Official Plan.

- 1.1– Table of Contents
- 1.2– Section 1.11.2.6.1 Objectives
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Table 2.0 – General amendments to address inclusion of on-farm diversified uses, home industries, agriculture-related uses, and agricultural events within the Official Plan.

- 2.1 – Section 2.5.3 Tourism
- 2.2– Section 3.3.1 Permitted Uses
- 2.3– Section 3.3.2 Land Use Policies 3.3.2.1 General Policies
- 2.4– Section 6.7 Site Plan Control

Table 3.0 – Amend Section 7 Definitions to include new terms and amend existing terms within the Official Plan.

3.1 through 3.5 – Section 7 Definitions

TABLE 1.0

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
1.1	Amend Table of Contents with respects to page number references in order to reflect the policy changes as outlined within this chart.	Table of Contents	No Reference Section.	No Reference Section.

<p>1.2</p>	<p>Amend Section 1.11.2.3 Economic Development 1.11.2.3.1 Objectives to incorporate further policy direction to encourage and incorporate small scale secondary farming operations within the Agriculture Designation in order to promote viability and sustainability for existing farming operations, while ensuring that the types of uses proposed are appropriate and compatible.</p>	<p>Section 1.11.2.3.1 Objectives</p>	<p>1.11.2.3 Economic Development 1.11.2.3.1 Objectives The following objectives have been established to ensure that the County remains economically progressive:</p> <ul style="list-style-type: none"> a. To direct commercial and employment growth to appropriate locations that have sufficient existing or planned infrastructure, community services, and facilities. b. To maintain a servicing capability for employment land and ensure that there is a constant supply of developable employment land. c. To ensure the long-term economic sustainability of the County’s downtowns and main streets. d. To promote and encourage the economic development opportunities associated with Highway 403 interchanges, and other roads such as Middle Townline Road, Highway #2, Highway #53, Highway #5 and Brant Road / King George Road, where transportation opportunities and compatible land use patterns exist. e. To maintain and strengthen the interconnectedness of the County’s Primary and Secondary Urban Settlement Areas through innovative and leading edge infrastructure, and through integrated, sustainable transportation systems. f. To protect agricultural resources and encourage value-added agricultural industries in order to strengthen the viability of the County’s agricultural operations. 	<p>1.11.2.3 Economic Development 1.11.2.3.1 Objectives The following objectives have been established to ensure that the County remains economically progressive:</p> <ul style="list-style-type: none"> a. To direct commercial and employment growth to appropriate locations that have sufficient existing or planned infrastructure, community services, and facilities. b. To maintain a servicing capability for employment land and ensure that there is a constant supply of developable employment land. c. To ensure the long-term economic sustainability of the County’s downtowns and main streets. d. To promote and encourage the economic development opportunities associated with Highway 403 interchanges, and other roads such as Middle Townline Road, Highway #2, Highway #53, Highway #5 and Brant Road / King George Road, where transportation opportunities and compatible land use patterns exist. e. To maintain and strengthen the interconnectedness of the County’s Primary and Secondary Urban Settlement Areas through innovative and leading
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		<p>g. To promote the remediation and redevelopment of brownfield sites and contaminated sites.</p> <p>h. To promote and encourage sustainable energy use through energy conservation, building design, green technologies, and other means.</p> <p>i. To promote and encourage balanced and diversified economic opportunities.</p> <p>j. To encourage tourism and recreation opportunities in the County by promoting and investing in the Grand and Nith Rivers and their shorelines, walking trails, cycling trails, natural heritage, built heritage resources, cultural heritage landscapes, restaurants, accommodations, businesses and special events.</p> <p>k. To plan for and coordinate economic development opportunities and initiatives throughout the County with agencies, landowners, and local groups.</p> <p>l. To encourage the implementation of an Economic Development Strategy to promote commercial development and the strategic development of employment land.</p>	<p>edge infrastructure, and through integrated, sustainable transportation systems.</p> <p>f. To protect agricultural resources and encourage value-added agricultural industries in order to strengthen the viability of the County's agricultural operations.</p> <p><u>f. To protect and promote the agricultural character and economy of the County by providing for the continued viability of agricultural areas, the agricultural industry, and agricultural communities. This Plan supports agricultural practices and provides opportunities for farmers to supplement their incomes through diverse on-farm activities that are secondary to farm operations. This will be accomplished in part through the minimization of land use conflicts and the prevention of non-agricultural urban uses outside of the Urban Settlement Areas. Furthermore the Plan seeks to minimize the expansion of urban land uses, and the establishment of non-agricultural uses in prime agricultural areas.</u></p> <p><u>g. Ensure the continued economic strength of agriculture and viability of farm operations by protecting agricultural activities and the agricultural land base from the intrusion of incompatible uses and providing opportunities for small scale businesses</u></p>
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				<p><u>that are secondary to farm operations.</u></p> <ul style="list-style-type: none"> h. To promote the remediation and redevelopment of brownfield sites and contaminated sites. i. To promote and encourage sustainable energy use through energy conservation, building design, green technologies, and other means. j. To promote and encourage balanced and diversified economic opportunities. k. To encourage tourism and recreation opportunities in the County by promoting and investing in the Grand and Nith Rivers and their shorelines, walking trails, cycling trails, natural heritage, built heritage resources, cultural heritage landscapes, restaurants, accommodations, businesses and special events. l. To plan for and coordinate economic development opportunities and initiatives throughout the County with agencies, landowners, and local groups. m. To encourage the implementation of an Economic Development Strategy to promote commercial development and the strategic development of employment land.
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<p>1.3</p>	<p>1.11.2.6.1 Context to remove and replace and italicise terms in order to maintain consistency such as “uniform farm practices” to “normal farm practices” in order to maintain consistency and the intent of the Provincial Legislation, mainly the Provincial Policy Statement (PPS).</p>	<p>1.11.2.6.1 Context</p>	<p>1.11.2.6 Context 1.11.2.6.1 Agricultural land uses make up a significant portion of the County. The County is comprised of large areas of prime agricultural land and land that has considerable agricultural potential, subject to adequate drainage, irrigation, or specialty crop farming.</p> <p>The predominant soil classification throughout the County (and particularly within the Agriculture designation, as described in Section 3.3) is Class 1 and 2 under the Canada Land Inventory (CLI) land classification system. There are also selective pockets of Class 4, and Class 5 and significant areas of a Class3-5 blend within the County. However, despite these limited poorer pockets of associated Canada Land Inventory Class 4 to 7 soils, the entire Agricultural designation constitutes a <i>prime agricultural area</i>.</p> <p>Some of the County’s farms may have a variety of soil types and soil characteristics. Despite the challenges this may pose to the application of uniform farm practices, the viability of the agricultural economy should be protected by prohibiting incompatible, non-farm development in the County’s Agricultural Area.</p>	<p>1.11.2.6 Agriculture</p> <p>1.11.2.6.1 Context Agricultural land uses make up a significant portion of the County. The County is comprised of large areas of prime agricultural land and land that has considerable agricultural potential, subject to adequate drainage, irrigation, or specialty crop farming.</p> <p>The predominant soil classification throughout the County (and particularly within the Agriculture designation, as described in Section 3.3) is Class 1 and 2 under the Canada Land Inventory (CLI) land classification system. There are also selective pockets of Class 4, and Class 5 and significant areas of a Class3-5 blend within the County. However, despite these limited poorer pockets of associated Canada Land Inventory Class 4 to 7 soils, the entire Agricultural designation constitutes a <i>prime agricultural area</i>.</p> <p>Some of the County’s farms may have a variety of soil types and soil characteristics. Despite the challenges this may pose to the application of uniform <u>normal farm practices</u>, the viability of the agricultural economy should be protected by prohibiting</p>
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Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
				incompatible, <u><i>non-farm development</i></u> in the County's Agricultural Area.

<p>1.4</p>	<p>Amend Section 1.11.2.6.2 Objectives to incorporate the correct terminology utilized within the PPS 2019 and update the current policies pertaining to objectives within the Agriculture designation to provide greater flexibility and provisions concerning both on-farm diversified uses and agriculture-related uses.</p>	<p>1.11.2.6.2 Objectives</p>	<p>1.11.2.6.2 Objectives The following objectives have been identified with respect to agricultural land in the County:</p> <ul style="list-style-type: none"> a. To recognize the agricultural industry as an important component of the County’s economic base and as a contributor to the County’s rural character. b. To protect the County’s prime agricultural area for long-term agricultural purposes. c. To protect the right to farm based on normal farm practices. d. To promote and encourage a wide range and scale of agricultural activities, including community gardening and value-added agricultural industries that are limited in scale, directly related to a farm operation and compatible with surrounding agricultural operations. e. To restrict the creation of new residential lots and other non-farm development in the County’s Agricultural Areas. f. To preserve and enhance natural features such as hedge rows, fence rows, water tables and woodlands, in order to sustain Agricultural Areas and the ability to grow crops and/or raise livestock. g. To encourage agricultural uses to operate in a manner that preserves and enhances the natural environment. h. To ensure the continued presence of farm-related services, infrastructure, and social and recreational facilities within the agricultural portion of the County in order to 	<p>1.11.2.6.2 Objectives The following objectives have been identified with respect to agricultural land in the County:</p> <ul style="list-style-type: none"> a. To recognize the agricultural industry as an important component of the County’s economic base and as a contributor to the County’s rural character. b. To protect the County’s prime agricultural area for long-term agricultural purposes. <ul style="list-style-type: none"> c. To protect the right to farm based on <u>normal farm practices</u>. d. To promote and encourage a wide range and scale of agricultural activities, including community gardening and value-added agricultural industries that are limited in scale, directly related to a farm operation and compatible with surrounding agricultural operations. <u>d. To promote and encourage a wide range and scale of on-farm diversified uses and businesses, in accordance with provincial guidelines, which provide the opportunity for farm operators to earn a supplementary income in a manner that minimizes the use of prime agricultural lands.</u> e. To restrict the creation of new residential lots and other non-farm development in the County’s Agricultural Areas.
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		<p>support agricultural operations and communities.</p> <p>i. To direct the development of urban and nonfarm-related land uses to the County's Primary and Secondary Urban Settlement Areas and Hamlets and Villages, or areas specifically intended for the proposed land use, in order to protect the long-term operation and economic role of agriculture.</p> <p>j. To ensure that agricultural operations are protected from surrounding land uses by incorporating the Minimum Distance Separation Formulae in order to prevent adverse effects from odour.</p> <p>k. To permit farming operations that will help the County as a whole adjust to changing economic and technological conditions.</p> <p>l. To promote and encourage organic and non-traditional farming and to support the sale and availability of locally produced food.</p> <p>m. To encourage the introduction of specialty crops those traditionally have not been grown in the area but which offer greater agricultural diversity.</p>	<p>f. To preserve and enhance natural features such as hedge rows, fence rows, water tables and woodlands, in order to sustain Agricultural Areas and the ability to grow crops and/or raise livestock.</p> <p>g. To encourage agricultural uses to operate in a manner that preserves and enhances the natural environment.</p> <p>h. To ensure the continued presence of farm-related services, infrastructure, and social and recreational facilities within the agricultural portion of the County in order to support agricultural operations and communities.</p> <p>i. To direct the development of urban and non-farm related land uses to the County's Primary and Secondary Urban Settlement Areas and Hamlets and Villages, or areas specifically intended for the proposed land use, in order to protect the long-term operation and economic role of agriculture.</p> <p>j. To ensure that agricultural operations are protected from surrounding land uses by incorporating the Minimum Distance Separation Formulae in order to prevent adverse effects from odour.</p> <p>k. To permit farming operations that will help the County as a whole adjust to changing</p>
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Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
				<p>economic and technological conditions.</p> <ul style="list-style-type: none"> l. To promote and encourage organic and non-traditional farming and to support the sale and availability of locally produced food. m. To encourage the introduction of specialty crops those traditionally have not been grown in the area but which offer greater agricultural diversity. n. <u>Encourage the establishment of farm-gate sales as an on-farm diversified use.</u> o. <u>Encourage the establishment of on-farm overnight tourist accommodations for visitors to the County's rural areas.</u> p. <u>Encourage the establishment of on-farm experience and educational activities in a manner that does not conflict with farm operations.</u> q. <u>Encourage the establishment of farmers markets in the urban, suburban, and hamlet areas of the County to provide opportunities for residents and visitors to purchase fresh farm produce directly from the producer.</u>

TABLE 2.0

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
2.1	Amend Section 2.5.3 Tourism within the Recreation Section of the OP to include a clause which will encourage and support the development of tourism related activities which work with the most recent amendments brought forward with respects to outdoor patios and vending as a result of COVID-19	Section 2.5.3 Tourism	<p style="text-align: center;">2.5.3 TOURISM</p> <p>The County features many existing and potential tourism assets and opportunities, including the Grand River and associated recreational uses sponsored by the local Conservation Authorities, cultural and heritage resources, parks and open spaces, and areas of agricultural and natural amenity. The development of these sustainable tourism opportunities contribute to long-term economic prosperity in the County. As such, the following shall be the policies of the County:</p> <p>a. The County may develop a tourism strategy to identify the County’s tourism assets and opportunities and to promote and enhance tourism. The strategy may also provide guidance with respect to the protection of natural heritage features, areas, and systems, and agricultural areas with respect to tourism opportunities.</p> <p>b. The County may promote the maintenance and improvement of existing tourism and tourist destination-oriented uses in the County and encourage the establishment of additional tourism opportunities in the form of accommodation facilities, and appropriate entertainment and recreational attractions.</p> <p>c. The County recognizes and supports the development of tourism uses within the Urban Settlement Areas and the Grand River that will encourage visitor stops, provided such</p>	<p style="text-align: center;">2.5.3 TOURISM</p> <p>The County features many existing and potential tourism assets and opportunities, including the Grand River and associated recreational uses sponsored by the local Conservation Authorities, cultural and heritage resources, parks and open spaces, and areas of agricultural and natural amenity. The development of these sustainable tourism opportunities contribute to long-term economic prosperity in the County. As such, the following shall be the policies of the County:</p> <p>a. The County may develop a tourism strategy to identify the County’s tourism assets and opportunities and to promote and enhance tourism. The strategy may also provide guidance with respect to the protection of natural heritage features, areas, and systems, and agricultural areas with respect to tourism opportunities.</p> <p>b. The County may promote the maintenance and improvement of existing tourism and tourist destination-oriented uses in the County and encourage the establishment of additional tourism opportunities in the form of accommodation facilities, and appropriate entertainment and recreational attractions.</p>

		<p>uses do not detract from the principal functions and uses of these areas. Such initiatives may include, but not limited to, support for:</p> <ul style="list-style-type: none"> i. tourist-recreational activities associated with the Grand River and initiatives to enhance the Primary and Secondary Urban Settlement Areas; ii. multi-purpose trail systems connecting the County’s Urban Settlement Areas and other population centres, natural amenities, the Grand River, and other significant natural features; iii. New and existing tourism related attractions particularly if such uses are located to encourage interaction within the Urban Settlement Areas or the Grand River and other significant natural features; and establishment of Heritage Conservation Districts to promote cultural heritage resources, particularly in the established Urban Settlement Areas. <p>d. The County shall support the development and promotion of functional, scenic, recreational and educational pathways, trails, and parkways with well signed and interesting attractions along the Grand River and other significant natural features, and throughout the County.</p> <p>e. The County may promote the growth of agricultural-related tourism opportunities that do not conflict with or pose a threat to the operation of existing agricultural operations, in accordance with the policies of this Plan.</p>	<ul style="list-style-type: none"> c. The County recognizes and supports the development of tourism uses within the Urban Settlement Areas and the Grand River that will encourage visitor stops, provided such uses do not detract from the principal functions and uses of these areas. Such initiatives may include, but not limited to, support for: <ul style="list-style-type: none"> i. tourist-recreational activities associated with the Grand River and initiatives to enhance the Primary and Secondary Urban Settlement Areas; ii. multi-purpose trail systems connecting the County’s Urban Settlement Areas and other population centres, natural amenities, the Grand River, and other significant natural features; iii. new and existing tourism related attractions particularly if such uses are located to encourage interaction within the Urban Settlement Areas or the Grand River and other significant natural features; and iv. Establishment of Heritage Conservation Districts to promote cultural heritage resources, particularly in the established Urban Settlement Areas. d. The County shall support the development and promotion of functional, scenic, recreational and educational pathways,
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		<p>f. The County supports the maintenance and improvement of accommodations for tourists, including hotels, motels, bed and breakfast establishments and camping facilities.</p> <p>g. The County encourages undertaking joint tourism projects with neighbouring municipalities and local Conservation Authorities.</p>	<p>trails, and parkways with well signed and interesting attractions along the Grand River and other significant natural features, and throughout the County.</p> <p>e. The County may promote the growth of agricultural-related tourism opportunities that do not conflict with or pose a threat to the operation of existing agricultural operations, in accordance with the policies of this Plan.</p> <p>f. The County supports the maintenance and improvement of accommodations for tourists, including hotels, motels, bed and breakfast establishments and camping facilities.</p> <p>g. The County encourages undertaking joint tourism projects with neighbouring municipalities and local Conservation Authorities.</p> <p>h. <u>To promote new and existing tourism related attractions such as farmers markets, summer theatre and outdoor festivals, arts and culture programs and activities, particularly if such uses are located to encourage interaction with the major activity nodes in the Downtowns.</u></p> <p>i. <u>To promote agriculturally related and rural resource-related tourism opportunities,</u></p>
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				<p><u>including on-farm overnight tourist accommodation, shall be encouraged and shall be permitted within the Agricultural Designation, subject to the policies of Section 3.3.2.1 f.</u></p>
2.2	<p>Amend Section 3.3.1 Permitted Uses within the Agricultural Designation creating by removing the existing policies which seek to over regulate secondary uses, such as on-farm and agriculture-related uses, and replace these with clear policy direction with respects to</p>	<p>Section 3.3.1 Permitted Uses</p>	<p>3.3.1 PERMITTED USES Subject to the applicable strategies, as introduced by Section 2.0, and other policies of this Plan, the following policies shall apply in determining uses that are generally permitted on land that is designated Agriculture:</p> <p>a. The primary form and predominant use of land in the Agriculture designation shall include all types of farming and normal farm practices, including the growing of crops, the raising of livestock and other animals for food, fur, or fibre; associated on-farm buildings and structures, including accommodation for associated full-time farm labour as required based on the size and nature of the operation; agricultural research operations; uses connected with the</p>	<p>3.3.1 PERMITTED USES Subject to the applicable strategies, as introduced by Section 2.0, and other policies of this Plan, the following policies shall apply in determining uses that are generally permitted on land that is designated Agriculture:</p> <p>a. The primary form and predominant use of land in the Agriculture designation shall include all types of farming and normal farm practices, including the growing of crops, the raising of livestock and other animals for food, fur, or fibre; associated on-farm buildings and structures, including accommodation for associated full-time farm labour as required based on the size and nature of the operation; agricultural research operations; uses connected with</p>

<p>home occupations, on-farm, and agriculture-related uses within the agriculture designation. This amendment will also renumber the subsections and clauses as needed.</p>		<p>conservation of water, soil, wildlife and other natural resources; and resource extraction and resource-based uses.</p> <p>b. The development of urban and non-farm related land uses shall not be permitted on lands that are designated Agriculture. These uses shall be directed to Settlement Areas or areas specifically intended for the proposed or existing land use.</p> <p>c. Generally, one residential dwelling unit shall be permitted per lot in the Agriculture designation.</p> <p>d. Notwithstanding policy (c) above, a secondary farm residence may also be permitted when the size and nature of the operation requires additional farm help, and provided the secondary farm residence is: i. on the same lot; ii. accessory to the main farm operation; iii. located to discourage severing in the future; iv. used to accommodate seasonal or temporary farm help; v. adequately serviced; and vi. not proposed in conjunction with a consent for land division.</p> <p>e. Notwithstanding policy (c) above, a maximum of one accessory apartment per residential dwelling unit or a garden suite shall also permitted in the Agriculture designation subject to the following criteria: i. the unit can be adequately serviced; ii. the unit is required on a temporary basis; and</p>	<p>the conservation of water, soil, wildlife and other natural resources; and resource extraction and resource-based uses.</p> <p>b. The development of urban and non-farm related land uses shall not be permitted on lands that are designated Agriculture. These uses shall be directed to Settlement Areas or areas specifically intended for the proposed or existing land use.</p> <p>c. Generally, one residential dwelling unit shall be permitted per lot in the Agriculture designation.</p> <p>d. Notwithstanding policy (c) above, a secondary farm residence may also be permitted when the size and nature of the operation requires additional farm help, and provided the secondary farm residence is: i. on the same lot; ii. accessory to the main farm operation; iii. located to discourage severing in the future; iv. . used to accommodate seasonal or temporary farm help; v. adequately serviced; and vi. . not proposed in conjunction with a consent for land division.</p> <p>e. Notwithstanding policy (c) above, a maximum of one accessory apartment per</p>
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		<p>iii. permission has been obtained from the County of Brant or its designated agent by way of a Temporary Use By-law.</p> <p>f. Bed and breakfast establishments and agricultural home occupations shall be permitted, provided the use remains clearly secondary to the</p> <p>pg. 3-4 County of Brant Official Plan August 2012</p> <p>residential use and is conducted from the main residence or from an accessory building by a resident. Agricultural home occupations may include: i. sales outlets for agricultural products produced on the farm; ii. farm vacation and tourism enterprises; and iii. small-scale home industries.</p> <p>g. The number of employees, the gross floor area, outside storage, and the number of bed and breakfast rooms associated with an agricultural home occupation may be limited in the County Zoning By-law.</p> <p>h. Entrances serving home occupations, industry or businesses located adjacent to Provincial Highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation shall require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a</p>	<p>residential dwelling unit or a garden suite shall also permitted in the Agriculture designation subject to the following criteria:</p> <ul style="list-style-type: none"> i. the unit can be adequately serviced; ii. the unit is required on a temporary basis; and iii. permission has been obtained from the County of Brant or its designated agent by way of a Temporary Use By-law. <p>f. Bed and breakfast establishments and agricultural home occupations shall be permitted, provided the use remains clearly secondary to the residential use and is conducted from the main residence or from an accessory building by a resident. Agricultural home occupations may include:</p> <ul style="list-style-type: none"> i. sales outlets for agricultural products produced on the farm; ii. farm vacation and tourism enterprises; and iii. small-scale home industries. <p>g. The number of employees, the gross floor area, outside storage, and the number of bed and breakfast rooms associated with an agricultural home occupation may be limited</p>
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		<p>commercial entrance in the future and that an additional entrance will not be permitted to accommodate the home occupations, industry or business. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.</p> <p>i. Greenhouse farms shall be permitted in the Agriculture designation, provided the following policies are considered: i. specific development standards are provided in the County Zoning By-law;</p> <p>ii. the greenhouse farm is subject to a Site Plan Control to review and control such issues such as stormwater runoff, lighting and parking;</p> <p>iii. the proposed development may be subject to on-site stormwater management as a condition of development; and</p> <p>iv. the recycling of irrigated water by greenhouse farms shall be required in order to reduce primary water use.</p> <p>j. Agriculture-related commercial and industrial uses which are directly supportive and related to the agricultural operation (such as bulk seed, warehousing of produce, cold storage, packaging or processing plants, logging and lumber mills, agricultural trucking establishments) are permitted in the Agriculture designation subject to the following criteria: i. the agriculturally related commercial and agriculturally related industrial use cannot reasonably be located in</p>	<p>in the County Zoning By-law.</p> <p>h. Entrances serving home occupations, industry or businesses located adjacent to Provincial Highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation shall require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the home occupations, industry or business. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.</p> <p>i. Greenhouse farms shall be permitted in the Agriculture designation, provided the following policies are considered:</p> <p>ii. specific development standards are provided in the County Zoning By-law;</p> <p>iii. the greenhouse farm is subject to a Site Plan Control to review and control such issues such as stormwater runoff, lighting and parking;</p>
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		<p>a non-agricultural designation, is not compatible with urban land uses, and is required in close proximity to the farm operation;</p> <p>ii. such uses shall be located to conform with the Minimum Distance Separation Formulae;</p> <p>iii. an amendment to the County Zoning By-law is approved;</p> <p>iv. the agriculturally related commercial and agriculturally related industrial use is subject to Site Plan Control;</p> <p>v. the agriculturally related commercial and agriculturally related industrial use shall neither require large volumes of water nor generate large volumes of effluent and shall be serviced with appropriate water supply and sewage treatment facilities;</p> <p>vi. the agriculturally related commercial and agriculturally related industrial uses shall be located and designed to minimize potential adverse impacts including noise, visual, odours, and air emissions, upon nearby residential or other sensitive uses by buffering measures such as landscaping, berming and building setback and layout;</p> <p>vii. the location of agriculturally related commercial and agriculturally related industrial uses shall provide for appropriate access and minimum sight distances in either direction along a County road; and</p> <p>viii. the agriculturally related commercial and agriculturally related industrial use may require on site water storage for firefighting.</p>	<p>iv. the proposed development may be subject to on-site stormwater management as a condition of development; and</p> <p>v. . the recycling of irrigated water by greenhouse farms shall be required in order to reduce primary water use.</p> <p>j. Agriculture related commercial and industrial uses which are directly supportive and related to the agricultural operation (such as bulk seed, warehousing of produce, cold storage, packaging or processing plants, logging and lumber mills, agricultural trucking establishments) are permitted in the Agriculture designation subject to the following criteria:</p> <p>i. the agriculturally related commercial and agriculturally related industrial use cannot reasonably be located in a non-agricultural designation, is not compatible with urban land uses, and is required in close</p>
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		<p>k. Secondary uses, which may include the retail sale of products grown on the farm, the processing, preserving, storing, and packaging of the farm's produce on the farm property, and establishments for the sale, repair, and service of agricultural machinery, may only be permitted subject to the following criteria: i. the proposed use will remain secondary to the principal use of the property, namely agriculture;</p> <p>ii. the proposed use is limited in scale; and</p> <p>iii. the proposed use is compatible with, and shall not hinder, surrounding agricultural operations.</p> <p>l. Mushroom operations including the growing, harvesting, cleaning, packaging and shipping of mushrooms and any other uses related to mushroom production, including the creation of compost, shall be permitted in the Agriculture designation, subject to the following criteria: i. the mushroom operation is located no closer than 300 metres from a residential dwelling;</p> <p>ii. specific development standards are provided in the County Zoning By-law;</p> <p>iii. the mushroom operation is subject to Site Plan Control in accordance with Section 6.7 of this Plan;</p> <p>iv. the recycling of irrigated water by the mushroom operation shall be required in order to reduce primary water use; and</p> <p>m. Fish farming operations including the raising, harvesting, cleaning, packaging and</p>	<p>proximity to the farm operation;</p> <p>i. such uses shall be located to conform with the Minimum Distance Separation Formulae;</p> <p>ii. an amendment to the County Zoning By-law is approved;</p> <p>iii. the _____ agriculturally related _____ commercial and _____ agriculturally related industrial use is subject to Site Plan Control;</p> <p>iv. the agriculturally related commercial _____ and agriculturally related industrial use shall neither require large volumes of water nor generate large volumes of effluent and shall be serviced _____ with appropriate _____ water supply and sewage treatment facilities;</p> <p>v. . the _____ agriculturally related _____ commercial and _____ agriculturally related industrial uses shall be located and designed to minimize</p>
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		<p>shipping of fish and any other uses related to fish production shall be permitted in the Agriculture designation subject to the following criteria: i. specific development standards are provided in the County Zoning By-law;</p> <p>ii. the fish farming operation is subject to Site Plan Control in accordance with Section 6.7 of this Plan;</p> <p>iii. the required approvals have been obtained from the Ministry of the Environment, the Ministry of Natural Resources, and the appropriate Conservation Authority;</p> <p>iv. any discharge into a County drain is not harmful to the function of the drain and downstream users and that an engineering study has been conducted, to the satisfaction of the County, to determine the potential effects, outline the steps to be taken to ensure no adverse effects shall occur and prepare, if necessary a reassessment of the drain;</p> <p>v. the proposed operation shall not conflict with other neighbouring uses;</p> <p>vi. an Environmental Impact Study had been completed, including impacts on water courses within 120 metres of the facility; and</p> <p>vii. if in the development of a pond for a fish farm there is the removal of material that can be processed as sand or gravel, a license under the Aggregate Resources Act may be required.</p> <p>n. Tree farms and retail nursery outlets shall be permitted in the Agriculture designation</p>	<p>potential adverse impacts including noise, visual, odours, and air emissions, upon nearby residential or other sensitive uses by buffering measures such as landscaping, berming and building setback and layout;</p> <p>vi. the location of agriculturally related commercial and agriculturally related industrial uses shall provide for appropriate access and minimum sight distances in either direction along a County road; and</p> <p>vii. agriculturally related commercial and agriculturally related industrial use may require on site water storage for firefighting.</p> <p>k. Secondary uses, which may include the retail sale of products grown on the farm, the processing, preserving, storing, and packaging of the farm's produce on the farm property, and establishments for the sale, repair, and service of agricultural machinery, may only be permitted subject to the</p>
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		<p>without an amendment to the County Zoning By-law provided that all the primary goods and materials for sale are grown or produced on site.</p> <p>o. New livestock facilities and the expansion of existing livestock shall be permitted in the Agriculture designation without an amendment to the County Zoning By-law provided the proposed location is in compliance with the Minimum Distance Separation Formulae.</p> <p>p. New livestock facilities and the expansion of existing livestock operations shall be permitted in the Agriculture designation without an amendment to the County Zoning By-law subject to the nutrient management requirements of the Province including the provision of a nutrient management plan.</p> <p>q. The extraction of aggregate or mineral resources shall be permitted in accordance with the <i>Aggregate Resources Act</i>, the <i>Mining Act</i> or the <i>Oil, Gas and Salt Resources Act</i>, as appropriate, subject to the policies of Section 3.13 of this Plan.</p>	<p>following criteria:</p> <ul style="list-style-type: none"> i. the proposed use will remain secondary to the principal use of the property, namely agriculture; ii. the proposed use is limited in scale; and iii. the proposed use is compatible with, and shall not hinder, surrounding agricultural operations. <p>I. Mushroom operations including the growing, harvesting, cleaning, packaging and shipping of mushrooms and any other uses related to mushroom production, including the creation of compost, shall be permitted in the Agriculture designation, subject to the following criteria:</p> <ul style="list-style-type: none"> i. the mushroom operation is located no closer than 300 metres from a residential dwelling; ii. specific development standards are provided in the County Zoning By-law; iii. the mushroom operation is subject to Site Plan Control in accordance with
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				<p>Section 6.7 of this Plan;</p> <p>iv. . the recycling of irrigated water by the mushroom operation shall be required in order to reduce primary water use; and</p> <p>m. Fish farming operations including the raising, harvesting, cleaning, packaging and shipping of fish and any other uses related to fish production shall be permitted in the Agriculture designation subject to the following criteria:</p> <p>i. specific development standards are provided in the County Zoning By-law;</p> <p>ii. the fish farming operation is subject to Site Plan Control in accordance with Section 6.7 of this Plan;</p> <p>iii. the required approvals have been obtained from the Ministry of the Environment, the Ministry of Natural Resources, and the appropriate Conservation Authority;</p> <p>iv. . any discharge into a County drain is not</p>
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				<p>harmful to the function of the drain and downstream users and that an engineering study has been conducted, to the satisfaction of the County, to determine the potential effects, outline the steps to be taken to ensure no adverse effects shall occur and prepare, if necessary a reassessment of the drain;</p> <p>v. the proposed operation shall not conflict with other neighbouring uses;</p> <p>vi. . an Environmental Impact Study had been completed, including impacts on water courses within 120 metres of the facility; and</p> <p>vii. if in the development of a pond for a fish farm there is the removal of material that can be processed as sand or gravel, a</p>
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				<p>license under the Aggregate Resources Act may be required.</p> <p>n. Tree farms and retail nursery outlets shall be permitted in the Agriculture designation without an amendment to the County Zoning By-law provided that all the primary goods and materials for sale are grown or produced on site.</p> <p>o. New livestock facilities and the expansion of existing livestock shall be permitted in the Agriculture designation without an amendment to the County Zoning By-law provided the proposed location is in compliance with the Minimum Distance Separation Formulae.</p> <p>p. New livestock facilities and the expansion of existing livestock operations shall be permitted in the Agriculture designation without an amendment to the County Zoning By-law subject to the nutrient management requirements of the Province including the provision of a nutrient management plan.</p> <p>q. The extraction of aggregate or mineral resources shall be permitted in accordance with the <i>Aggregate Resources Act</i>, the <i>Mining Act</i> or the <i>Oil, Gas and Salt Resources Act</i>, as appropriate, subject to the policies of Section 3.13 of this Plan.</p> <p>r. Agricultural events may be permitted and shall be subject to Section 3.3.2.1 j. of this plan.</p>
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				<p>s. The following uses may also be permitted, provided these uses do not conflict with existing farming operations:</p> <p>i) Garden suites, subject to the policies of Section 2.4.5.2;</p> <p>ii) Home occupations and home industries, subject to the policies of Section 3.3.2.1 k;</p> <p>iii) On-farm diversified uses, subject to the policies of Section 3.3.2.1 f and g;</p> <p>iv) Agriculture-related commercial and industrial operations, subject to the policies of Section 3.3.2.1 h.</p>
2.3	Amend Section 3.3.2.1 General Policies for the Agricultural Designation by adding clauses as proposed, in order to incorporate provisions as of right for agriculture-related uses, on-farm diversified uses, and home occupations within the	Section 3.3.2 Land Use Policies 3.3.2.1 General Policies	<p>3.3.2 LAND USE POLICIES 3.3.2.1 General Policies</p> <p>The following general policies apply to land designated Agriculture:</p> <p>a. In order to avoid land use conflicts with the Agricultural Designation, it is the policy of this Plan that the Minimum Distance Separation (MDS) Formulae be used to establish appropriate standards for separating proposed uses from existing livestock facilities (MDS I) and for applying appropriate standards for the separation of new or expanding livestock facilities from existing adjacent uses (MDS II). The County Zoning By-law shall establish separation distances between livestock operations (to be defined within the By-law) and non-agricultural land</p>	<p>i. LAND USE POLICIES 1. General Policies</p> <p>The following general policies apply to land designated Agriculture:</p> <p>a. In order to avoid land use conflicts with the Agricultural Designation, it is the policy of this Plan that the Minimum Distance Separation (MDS) Formulae be used to establish</p>

<p>Agricultural Designation.</p>		<p>uses in accordance with the Minimum Distance Separation Formulae.</p> <p>b. Land application of manure, biosolids and septage is regulated by the Province in accordance with the Nutrient Management Act, the Clean Water Act, the Sourcewater Protection Act, and the Environmental Protection Act. Land application of manure, biosolids and septage shall follow the requirements of the above noted legislation, and the regulations made under those Acts. The County encourages the dewatering of biosolids prior to application.</p> <p>c. Proposed development in the Agriculture designation shall be serviced with adequate water supply and sanitary sewage disposal services. Development proposals for non-agricultural uses shall demonstrate the suitability of the site for the proposed method of water supply, sanitary sewage disposal and stormwater management to the satisfaction of the County and other approval agencies.</p> <p>d. This Plan recognizes the importance of trees and significant vegetation areas in maintaining the natural environment and ecological balance in areas designated Agriculture, as well as their importance in maintaining the long-term viability of agricultural land. Where possible, woodlots and forests located within the Agriculture designation, owners are encouraged to protect and expand.</p> <p>e. In the Agriculture Designation, where a cemetery is closed and receives low levels of</p>	<p>appropriate standards for separating proposed uses from existing livestock facilities (MDS I) and for applying appropriate standards for the separation of new or expanding livestock facilities from existing adjacent uses (MDS II). The County Zoning By-law shall establish separation distances between livestock operations (to be defined within the By-law) and non-agricultural land uses in accordance with the Minimum Distance Separation Formulae.</p>
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			<p>visitation it may be treated by the County as a Type A land use for the purposes of applying the Minimum Distance Separation Formulae.</p>	<p>b. Land application of manure, biosolids and septage is regulated by the Province in accordance with the Nutrient Management Act, the Clean Water Act, the Sourcewater Protection Act, and the Environmental Protection Act. Land application of manure, biosolids and septage shall follow the requirements of the above noted legislation, and the regulations made under those Acts. The County encourages the dewatering of biosolids prior to application.</p> <p>c. Proposed development in</p>
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				<p>the Agriculture designation shall be serviced with adequate water supply and sanitary sewage disposal services.</p> <p>Development proposals for non-agricultural uses shall demonstrate the suitability of the site for the proposed method of water supply, sanitary sewage disposal and stormwater management to the satisfaction of the County and other approval agencies.</p> <p>d. This Plan recognizes the importance of trees and significant vegetation areas in maintaining the natural environment and</p>
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				<p>ecological balance in areas designated Agriculture, as well as their importance in maintaining the long-term viability of agricultural land. Where possible, woodlots and forests located within the Agriculture designation, owners are encouraged to protect and expand.</p> <p>e. In the Agriculture Designation, where a cemetery is closed and receives low levels of visitation it may be treated by the County as a Type A land use for the purposes of applying the Minimum Distance</p>
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				<p>Separation Formulae.</p> <p>f. <u>On-farm diversified uses comprise a gainful occupation conducted in whole or in part of an accessory building (shed or farm building) by a member of the farm family. On-farm diversified uses shall be subject to all of the following policies:</u></p> <p>i. <u>The use is located on a parcel of land which has an existing farm operation established on it;</u></p> <p>ii. <u>The use is secondary to the principle agricultural use of the property;</u></p> <p>v. <u>The use is limited in area as outlined within Section 3.3.2.1 g of this Plan;</u></p> <p>v. <u>The use may include, but is not limited to, home occupations, home industries, agri-tourism uses, including overnight tourist accommodation and uses that produce value-added agricultural products, including those that use crops from other producers;</u></p>
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				<ul style="list-style-type: none"> i. <u>The use is compatible with, and will not hinder, surrounding agricultural operations;</u> i. <u>The use is appropriate to available rural services and infrastructure;</u> i. <u>The use maintains the agricultural /rural character of the area;</u> k. <u>The use meets all applicable environmental standards;</u> k. <u>Outside storage areas, associated with the on-farm diversified use shall be included in the limited area calculations outlined in Section 3.3.2.1 g of this Plan. Outside storage areas shall be screened from the road and residential buildings on adjacent properties;</u> i. <u>Development and site alteration for the on-farm diversified use shall not be permitted in <i>natural heritage features</i> or <i>wetlands</i> that are part of the <i>natural heritage system</i> as identified in Schedule 'B' or Schedule C or as per Section 2.3.2.1 of this Plan except for expansions to existing buildings and structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible and the impact is minimized and mitigated to the maximum extent possible;</u> <u>and</u> i. <u>A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than 30 metres for <i>wetlands, permanent streams, intermittent</i></u>
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				<p><u>streams, fish habitat, and significant woodlands;</u></p> <p>a. <u>On-farm diversified uses shall be limited in size in accordance with the following policies:</u></p> <p>i. <u>The acceptable area occupied by an on-farm diversified use is up to 2% of the farm parcel to a maximum of 1 ha (10,000m²);</u></p> <p>ii. <u>The gross floor area of the buildings used for on-farm diversified uses is limited to an appropriate 20% of the acceptable land area, as calculated in Section 3.3.2.1 g. i) of this Plan;</u></p> <p>iii. <u>The area and the area of existing buildings used for on-farm diversified uses may be discounted at the rate of 50%. Where the on-farm diversified use occupies the same footprint as a demolished building, the land area for the use may be similarly discounted by 50%;</u></p> <p>iv. <u>Where the on-farm diversified use utilizes an existing farm laneway, the area of the laneway will not be included in the area calculations;</u></p> <p>v. <u>100% of the area needed for parking and outdoor storage for the on-farm diversified uses will be included in the area calculation;</u></p> <p>vi. <u>If more than one on-farm diversified use is proposed on a single property, the combined</u></p>
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				<p><u>area of all on-farm diversified uses shall be within the land area and building area requirements;</u></p> <p><u>On-farm diversified uses that are proposed to grow beyond the area limits, either incrementally or otherwise, will not be permitted and will be encouraged to locate in areas of the County appropriately designated for the use;</u></p> <p><u>On-farm diversified uses will be subject to site plan control, where warranted and appropriate (e.g. for those uses requiring outdoor storage areas, visitor parking and/or a new farm access, etc.) in accordance with the policies of Section 6.7 j. of this Plan;</u></p> <p><u>Severances to separate the on-farm diversified uses from the farm property will not be permitted.</u></p> <p style="padding-left: 40px;">a. <u>Agriculture-related commercial and industrial uses that are clearly supportive of and directly related to agricultural operations may be permitted subject to the following criteria:</u></p> <p><u>The use must be justified on the basis of being required near to the farm operation;</u></p> <p><u>The proposed use is directly related to farm operations in the area and provide direct</u></p>
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				<ul style="list-style-type: none"> 7. <u>products and/or services to farm operations as a primary activity;</u> 7. <u>The proposed use shall be compatible with and not hinder surrounding agricultural operations;</u> 7. <u>The proposed use shall be appropriate to the available rural services, such as road access, private water and waste water services, utilities, fire protection and other public services;</u> 8. <u>The proposed use maintains the agricultural character of the area;</u> 8. <u>The proposed use meets all applicable provincial emissions, noise, water and waste water standards and receives all relevant environmental approvals;</u> 8. <u>The cumulative impact of multiple agriculture-related uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area;</u> 9. <u>The location of the proposed use shall provide for minimum sight distances from the access points in either direction along a County road;</u> 9. <u>The proposed use shall be located and designed to mitigate potential adverse impacts, including noise impacts, on adjacent residential and other incompatible uses by buffering measures such as landscaping berming and building setback and layout;</u> 9. <u>Development and site alteration for the agriculture-related use shall not be permitted</u>
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				<p><u>in natural heritage features that are part of the natural heritage system or wetlands as identified in Schedule 'B' or Schedule C or as per Section 2.3.2.1 of this Plan except for expansions to existing buildings and structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible and the impact is minimized and mitigated to the maximum extent possible;</u></p> <p><u>A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than 30 metres for wetlands, permanent streams, intermittent streams, fish habitat, and significant woodlands;</u></p> <p><u>The proposed use shall be subject to a Zoning By-Law Amendment; and</u></p> <p><u>The proposed use shall be subject to site plan control, where warranted and as appropriate, in accordance with the policies of Section 6.7 h. of this Plan.</u></p> <p>a. <u>Wineries, craft breweries, cideries and distilleries may be permitted in the Agricultural designation, subject to site plan control, where warranted</u></p>
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				<p><u>and as appropriate, in accordance with the policies of Section 6.7 h. of this Plan. A winery may be an agriculture-related or an on-farm diversified use and subject to appropriate policies of the Plan while craft breweries, cideries and distilleries are considered on-farm diversified uses and particularly subject to policies 3.3.2.1 f. and g. of this Plan.</u></p> <p>b. <u>Agricultural events, that are beyond the scale of an on-farm diversified use, shall only be permitted on a temporary basis</u></p>
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				<p><u>through a temporary zoning by-law amendment or where the event is of reoccurring or permanent nature it can be justified in accordance with the criteria outline within Section 3.3.2.1 f. and g. of this Plan.</u></p> <p>c. <u>Home occupations not related to farming shall be permitted within a dwelling provided the use remains clearly secondary to the farm operation or principle use of the lot, and provided the use is operated by a farm family member, or resident of the property. Home occupations</u></p>
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				<p><u>provisions shall be specifically laid out within the Zoning By-Law.</u></p> <p>d. <u>Home industries shall be permitted provided that such activities are wholly conducted within an accessory building and the use remains clearly secondary to the principal agricultural use on the property. In order to ensure that the scale of the business is clearly accessory to the main permitted use, the gross floor area of the home industry shall not exceed the gross floor area of the residential unit. Home industry</u></p>
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				<p><u>provisions shall be specifically laid out within the Zoning By-Law.</u></p> <p>e. <u>On-farm diversified uses and home industries that do not generate a significant amount of visitors and which do not include agri-tourism or food services or provide accommodations on site may be exempt from application of MDS formulae. Specific exemption information shall be included within the Zoning By-Law.</u></p>
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<p>2.4</p>	<p>Amend Section 6.7 Site Plan Control by including a clause which subject specific uses within the Agricultural Designation to site plan control prior to being established legally on a property within the County. This is an important measure in order to assist in controlling the size, scale, location, and overall function of on-farm diversified uses and home industries.</p>	<p>Section 6.7 Site Plan Control</p>	<p>6.7 SITE PLAN CONTROL The County has, by By-law, designated areas where Site Plan Control shall be in effect as provided in Section 41 of the Planning Act. The entire County of Brant, with the exception of land used or proposed for single detached or two family dwellings or for most agricultural land uses or aggregate extraction, is identified as a Site Plan Control Area and all non-residential structures erected within these areas shall be subject to the policies of this Section. Non-agricultural land uses and second dwelling units permitted within areas designated Agriculture and Natural Heritage System within the County of SECTION 6 Implementation and Administration pg.6-11 Brant are in the County’s Site Plan Control Area. Single detached and two family dwellings within a Heritage Zone may be subject to Site Plan Control. The following shall be the policies of the County with respect to its Site Plan Control Area: a. For the approval of developments proposed in the Site Plan Control Area, in accordance with the provisions of the Planning Act, the County may require plans showing the location of buildings, structures and facilities to be developed in order to ensure that such plans meet the objectives stated below. The County may also require drawings showing plan, elevation, and cross-section views for each building to be erected.</p>	<p>6.7 SITE PLAN CONTROL The County has, by By-law, designated areas where Site Plan Control shall be in effect as provided in Section 41 of the Planning Act. The entire County of Brant, with the exception of land used or proposed for single detached or two family dwellings or for most agricultural land uses or aggregate extraction, is identified as a Site Plan Control Area and all non-residential structures erected within these areas shall be subject to the policies of this Section. Non-agricultural land uses and second dwelling units permitted within areas designated Agriculture and Natural Heritage System within the County of Brant are in the County’s Site Plan Control Area. Single detached and two family dwellings within a Heritage Zone may be subject to Site Plan Control. The following shall be the policies of the County with respect to its Site Plan Control Area: a. For the approval of developments proposed in the Site Plan Control Area, in accordance with the provisions of the Planning Act, the County may require plans showing the location of buildings, structures and facilities to be developed in order to ensure that such plans meet the objectives stated below. The County may also require drawings showing plan, elevation, and cross-section views for each building to be erected.</p>
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		<p>b. The overall objective of Site Plan Control is to promote the efficient use of land and services, to protect adjacent land uses, and to encourage a more attractive form of development by:</p> <ul style="list-style-type: none"> i. improving the treatment of site plan details to maintain a consistent County standard of development in the proposed Site Plan Control Area; ii. ensuring safe and efficient vehicular and pedestrian access; iii. minimizing land use incompatibility between new and existing development; iv. providing functional and attractive on-site facilities such as landscaping and lighting; v. controlling the placement and provision of required services such as driveways, parking, loading facilities and garbage collection areas; vi. securing easements to provide for public utilities and site drainage; vii. providing for accessibility; viii. controlling the external design of buildings including character, scale, appearance, design and sustainable design features; and ix. ensuring that the development proposed is built and maintained as approved by the County. <p>c. In order to achieve these objectives, Site Plan Control shall address such matters as the location of buildings and structures, proposed road widening, location of access</p>	<p>b. The overall objective of Site Plan Control is to promote the efficient use of land and services, to protect adjacent land uses, and to encourage a more attractive form of development by:</p> <ul style="list-style-type: none"> i. improving the treatment of site plan details to maintain a consistent County standard of development in the proposed Site Plan Control Area; ii. ensuring safe and efficient vehicular and pedestrian access; iii. minimizing land use incompatibility between new and existing development; iv. providing functional and attractive on-site facilities such as landscaping and lighting; v. controlling the placement and provision of required services such as driveways, parking, loading facilities and garbage collection areas; vi. securing easements to provide for public utilities and site drainage; vii. providing for accessibility; viii. controlling the external design of buildings including character, scale, appearance, design and sustainable design features; and ix. ensuring that the development proposed is built and maintained as approved by the County.
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		<p>points, off-street parking and loading facilities, pedestrian circulation, lighting, landscaping, garbage storage</p> <p>pg. 6-12 County of Brant Official Plan August 2012</p> <p>facilities, private and common outdoor areas, easements, grading of land, provision for stormwater management facilities, exterior design, and such matters as may be appropriate in each case.</p> <p>d. Site Plan Control may be used by the County of Brant to secure property for proposed road widening or intersection improvement without compensation to the landowner and also to provide for the general improvement of intersections through the acquisition of daylight triangles. In cases that existing uses or topographical features do not allow for equal widening of both sides of a roadway, a side being measured from the centreline of the road outwards, then only one-half of the total widening shall be taken under Site Plan Control and the remainder shall be obtained by other means at fair market value in accordance with the County's policy on land dedication.</p> <p>e. The County may require proponents to execute a site plan agreement under circumstances where there is construction of more than one building or structure, where the size of a building is to be substantially increased, where the intensity of a use is to increase, where there is the development of a</p>	<p>c. In order to achieve these objectives, Site Plan Control shall address such matters as the location of buildings and structures, proposed road widening, location of access points, off-street parking and loading facilities, pedestrian circulation, lighting, landscaping, garbage storage facilities, private and common outdoor areas, easements, grading of land, provision for stormwater management facilities, exterior design, and such matters as may be appropriate in each case.</p> <p>d. Site Plan Control may be used by the County of Brant to secure property for proposed road widening or intersection improvement without compensation to the landowner and also to provide for the general improvement of intersections through the acquisition of daylight triangles. In cases that existing uses or topographical features do not allow for equal widening of both sides of a roadway, a side being measured from the centreline of the road outwards, then only one-half of the total widening shall be taken under Site Plan Control and the remainder shall be obtained by other means at fair market value in accordance with the County's policy on land dedication.</p> <p>e. The County may require proponents to execute a site plan agreement under circumstances where there is construction</p>
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			<p>parking lot, and/or in other circumstances deemed appropriate by the County.</p> <p>f. The County shall consult the appropriate Conservation Authority and any other relevant agency when considering applications for site plan approval, where applicable.</p> <p>g. The County may require consultation with neighbouring landowners or a public meeting for informational purposes, when considering applications for site plan approval.</p> <p>h. The County may apply certain conditions to site plan approval, and may require that a certain standard of design be applied.</p> <p>i. The County shall require financial security through letters of credit or other financial arrangement prior to development.</p>	<p>of more than one building or structure, where the size of a building is to be substantially increased, where the intensity of a use is to increase, where there is the development of a parking lot, and/or in other circumstances deemed appropriate by the County.</p> <p>f. The County shall consult the appropriate Conservation Authority and any other relevant agency when considering applications for site plan approval, where applicable.</p> <p>g. The County may require consultation with neighbouring landowners or a public meeting for informational purposes, when considering applications for site plan approval.</p> <p>h. The County may apply certain conditions to site plan approval, and may require that a certain standard of design be applied.</p> <p>i. The County shall require financial security through letters of credit or other financial arrangement prior to development.</p> <p>j. <u>Where development consists of farm operations, farm buildings and the residence of the farm operator, site plan control shall not apply, except in cases specifically required by this Plan, such as where an on-farm diversified use or agriculture-related commercial or industrial use is proposed, in</u></p>
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				accordance with Section 3.3.2.1 of this Plan.
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TABLE 3.0

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
3.1	Amend Section 7 Definitions by updating the existing defined term in accordance with the most recent changes to the PPS (2020).	Section 7 Definitions	<p>Agricultural-related uses – means those farm-related commercial and farm- related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation. (Source: Provincial Policy Statement, 2005)</p>	<p><u>Agricultural-related uses – means those farm-related commercial and farm- related industrial uses that are directly related to the farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity.</u> <u>(Source: Provincial Policy Statement, 2020)</u></p>

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
3.2	Amend Section 7 Definitions by updating the existing term in accordance with the most recent changes to the PPS (2020)	Section 7 Definitions	<p>Agricultural uses – means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.</p> <p>(Source: Provincial Policy Statement, 2005)</p>	<p><u>Agricultural uses – means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or 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 storages, value retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.</u></p> <p><u>(Source: Provincial Policy Statement, 2020)</u></p>

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
3.3	<p>Amend Section 7 Definitions to include a corresponding term for agri-tourism. Currently a defined term has not been included as provisions for such a use have not been included within the OP.</p>	Section 7 Definitions	No equivalent term.	<p><u>Agri-tourism uses:</u> means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.</p> <p><u>(Source: Provincial Policy Statement, 2020)</u></p>

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
3.4	Amend Section 7 Definitions to update the existing term in accordance with the most recent changes to the PPS (2020).	Section 7 Definitions	<p>Normal farming practices – means a practice, as defined in the Farming and Food Production Protection Act, 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, and the regulations made under that Act.</p> <p>(Source: Provincial Policy Statement, 2005)</p>	<p><u>Normal farm practices:</u> means a practice, as defined in the <i>Farming and Food Production Protection Act, 1998</i>, 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 <i>Nutrient Management Act, 2002</i> and regulations made under that Act.</p> <p><u>(Source: Provincial Policy Statement, 2005)</u></p>

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
3.5	Amend Section 7 Definitions to include a defined term for on-farm diversified uses as currently this use is not included within the OP	Section 7 Definitions	No equivalent defined term.	<p><u>On-farm diversified uses:</u> means uses that are secondary to the principal agricultural use of the property, and are limited in area. <i>On-farm diversified uses</i> include, but are not limited to, home occupations, home industries, <i>agri-tourism uses</i>, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in <i>prime agricultural areas</i>, including <i>specialty crop areas</i>, only as <i>on-farm diversified uses</i>.</p> <p><u>(Source: Provincial Policy Statement 2020)</u></p>

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16