

Table 1.0 – General amendments to address terminology used throughout the document and editorial amendments

- 1.1 – Table of Contents
- 1.2 – Renumber Table of Contents as needed
- 1.3 – Table of Contents addition of Subsection 6.3 Agriculture-Related Uses
- 1.4 – Table of Contents addition of Subsection 6.4 On-Farm Diversified Uses
- 1.5 – Table of Contents renumber of Subsection 6.5 Special Exceptions A Zone

Table 2.0 – General amendments to incorporate accessory residential units

- 2.1 – Section 6, Table 6.1 Include Agriculture-Related, Farming Operation, and On-Farm Diversified Uses
- 2.2- Section 6, Subsection 6.3 addition of Agriculture-Related Uses
- 2.3 – Section 6, Subsection 6.4 addition of On-Farm Diversified Uses
- 2.4- Section 6, Subsection 6.5 Special Exceptions A Zone
- 2.5- Section 5, Table 5.5 Update Parking Requirements to Include Agriculture-Related and On-Farm Diversified Uses

Table 3.0 – Amendments to Section 3 Definitions to remove exiting terms and include new terminology

- 3.1- Section 3 Definitions inclusion of Agriculture-Related Uses
- 3.2- Section 3 Definitions inclusion of On-Farm Diversified Uses
- 3.3-Section 3 Definitions inclusion of Farming Operation

TABLE 1.0

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16
1.1-1.4	Table of Contents	Table of Contents		Revise reference numbers to sections of the By-Law and include terminology as needed due to the changes proposed as part of this application.

TABLE 2.0

Item	Explanation	Section	Existing By-Law 61-16		Proposed Revision to By-Law 61-16																																																	
2.1	Amend Section 6 Agricultural (A) Zone, Table 6.1 Uses Permitted to include Agriculture-Related Uses, farming operation, and On-Farm Diversified Uses as of right within the Agricultural Zone.	Section 6, Table 6.1	<table border="1"> <thead> <tr> <th>List of Uses</th> <th>Permitted</th> </tr> </thead> <tbody> <tr> <td><i>Agricultural Use</i></td> <td>•</td> </tr> <tr> <td><i>Aviary</i></td> <td>•</td> </tr> <tr> <td><i>Cannabis Production Facility</i></td> <td>•</td> </tr> <tr> <td><i>Dwelling, Single Detached</i></td> <td>•</td> </tr> <tr> <td><i>Farm Labour Housing</i></td> <td>•</td> </tr> <tr> <td><i>Farm Production Outlet</i></td> <td>•</td> </tr> <tr> <td><i>Forestry Uses</i> excluding any establishments that either process forestry products or sell processed forestry products such as <i>lumber mills</i>;</td> <td>•</td> </tr> <tr> <td><i>Farm Greenhouse</i></td> <td>•</td> </tr> <tr> <td><i>Livestock Facility</i></td> <td>•</td> </tr> <tr> <td><i>Shipping Container</i> in accordance with Section 4.35</td> <td>•</td> </tr> </tbody> </table>	List of Uses	Permitted	<i>Agricultural Use</i>	•	<i>Aviary</i>	•	<i>Cannabis Production Facility</i>	•	<i>Dwelling, Single Detached</i>	•	<i>Farm Labour Housing</i>	•	<i>Farm Production Outlet</i>	•	<i>Forestry Uses</i> excluding any establishments that either process forestry products or sell processed forestry products such as <i>lumber mills</i> ;	•	<i>Farm Greenhouse</i>	•	<i>Livestock Facility</i>	•	<i>Shipping Container</i> in accordance with Section 4.35	•	<table border="1"> <thead> <tr> <th>List of Uses</th> <th>Permitted</th> </tr> </thead> <tbody> <tr> <td><i>Agricultural Use</i></td> <td>•</td> </tr> <tr> <td><a href="#">Agriculture-Related Use in accordance with Section 6.3</a></td> <td>•</td> </tr> <tr> <td><i>Aviary</i></td> <td>•</td> </tr> <tr> <td><i>Cannabis Production Facility</i></td> <td>•</td> </tr> <tr> <td><i>Dwelling, Single Detached</i></td> <td>•</td> </tr> <tr> <td><i>Farm Labour Housing</i></td> <td>•</td> </tr> <tr> <td><a href="#">Farming Operation</a></td> <td>•</td> </tr> <tr> <td><i>Farm Production Outlet</i></td> <td>•</td> </tr> <tr> <td><i>Forestry Uses</i> excluding any establishments that either process forestry products or sell processed forestry products such as <i>lumber mills</i>;</td> <td>•</td> </tr> <tr> <td><i>Farm Greenhouse</i></td> <td>•</td> </tr> <tr> <td><i>Livestock Facility</i></td> <td>•</td> </tr> <tr> <td><a href="#">On-Farm Diversified Use in accordance with Section 6.4</a></td> <td>•</td> </tr> <tr> <td><i>Shipping Container</i> in accordance with Section 4.35</td> <td>•</td> </tr> </tbody> </table>	List of Uses	Permitted	<i>Agricultural Use</i>	•	<a href="#">Agriculture-Related Use in accordance with Section 6.3</a>	•	<i>Aviary</i>	•	<i>Cannabis Production Facility</i>	•	<i>Dwelling, Single Detached</i>	•	<i>Farm Labour Housing</i>	•	<a href="#">Farming Operation</a>	•	<i>Farm Production Outlet</i>	•	<i>Forestry Uses</i> excluding any establishments that either process forestry products or sell processed forestry products such as <i>lumber mills</i> ;	•	<i>Farm Greenhouse</i>	•	<i>Livestock Facility</i>	•	<a href="#">On-Farm Diversified Use in accordance with Section 6.4</a>	•	<i>Shipping Container</i> in accordance with Section 4.35	•
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<p>2.2</p>	<p>Amend Section 6 Agricultural (A) Zone to include a Subsection which permits Agricultural-Related Uses by right subject to the requirements as outlined.</p>	<p>Section 6 Subsection 6.3 Agriculture-Related Uses</p>	<p><b>No Equivalent Existing.</b></p>	<p><b><u>6.3 Agriculture-Related Use</u></b>  <u>Agriculture-related uses to principle farming operations may be permitted subject to the following criteria:</u></p> <ol style="list-style-type: none"> <li>1. <u>The proposed agriculture-related use shall not be permitted in or on adjacent land to a natural heritage feature, unless it has been demonstrated that there will be no negative impacts on the natural feature or its ecological functions;</u></li> <li>2. <u>The maximum lot coverage for an agriculture-related use shall not exceed 30% of the total lot area of the subject lands;</u></li> <li>3. <u>The majority of the product processed, preserved, packaged and/or stored shall be from the farm operation on the subject lands, including crops used to produce wines, beers, spirits, or similar products.</u></li> <li>4. <u>If a value-retaining use provides support to surrounding farm operations within a reasonable distance of the subject lands, it shall be considered an agriculture-related use.</u></li> <li>5. <u>An agriculture-related use may be subject to the Province of Ontario's Minimum Distance Separation (MDS) Guidelines for compatibility between livestock facilities and sensitive land-uses.</u></li> <li>6. <u>The agriculture-related use shall be secondary to the principle farm operation on the subject lands.</u></li> <li>7. <u>Prior to an agriculture-related use being established on a property, site plan control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and waste water usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of By-Law 61-16.</u></li> <li>8. <u>Wineries may be an agriculture-related use subject to the requirements as set out herein.</u></li> </ol>
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<p>2.3</p>	<p>Amend Section 6 Agricultural (A) Zone to include a Subsection which permits Agricultural-Related Uses by right subject to the requirements as outlined.</p>	<p>Section 6 Subsection 6.4 On-Farm Diversified Uses</p>	<p>No Equivalent Existing.</p>	<p><b>6.4 On-Farm Diversified Use</b>  <u>On-farm diversified uses accessory to principle farming operations may be permitted subject to the following criteria:</u></p> <ol style="list-style-type: none"> <li>1. <u>An on-farm diversified use shall only be permitted accessory to a farm Operation on the same lot.</u></li> <li>2. <u>On-farm diversified use(s) shall not exceed a combined total of either one (1) hectare or two percent (2%) of the area of the lands on which the use is proposed, whichever is lesser.</u></li> <li>3. <u>The gross floor area of all buildings or structures used for an on-farm diversified use shall not exceed twenty percent (20%) of the land area, as stated in clause 2 above.</u></li> <li>4. <u>The land area and the area of existing buildings or structures used for an on-farm diversified use may be discounted at the rate of fifty percent (50%). Where an on-farm diversified use uses the same footprint as a demolished agricultural building, the land area for the on-farm diversified use may be similarly discounted by fifty percent (50%).</u></li> <li>5. <u>One hundred percent (100%) of the area needed for parking areas and outdoor storage for the on-farm diversified use shall be included in the area calculation.</u></li> <li>6. <u>Where an on-farm diversified use uses an existing farm laneway, or parking area, the area of the laneway or parking area shall not be included in the area calculations.</u></li> <li>7. <u>Services required for the use proposed are provided on the same lot, to the satisfaction of the County of Brant, and shall not have any negative impacts on neighboring and surrounding land uses.</u></li> <li>8. <u>On-farm diversified uses that include agri-tourism and farm experience activities</u></li> </ol>
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				<p><u>shall be directly related to the principle agricultural use.</u></p> <ol style="list-style-type: none"> <li>9. <u>Production lands which are used for the growing of crops and are simultaneously used as part of an activity area, such as a corn maze, shall not be included in the area calculations for the <i>on-farm diversified use</i>. However, these activity areas shall not exceed five percent (5%) of the total lot area of the subject lands.</u></li> <li>10. <u>An <i>on-farm diversified use</i> shall be subject to the Minimum Distance Setbacks (MDS) Guidelines, except where an <i>On-farm diversified use</i> does not generate a significant amount of visitors and does not include agri-tourism or food services or provide accommodations on site.</u></li> <li>11. <u>The <i>on-farm diversified use</i> must meet all applicable requirements of the Ontario Building Code, the Ontario Fire Code, municipal Implementaion Guidelines, and requires an approved building permit to legally establish the use.</u></li> <li>12. <u>Prior to an <i>on-farm diversified use</i> being established on a property, site plan control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and waste water usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of By-Law 61-16.</u></li> <li>13. <u>Wineries, craft breweries, cideries and distilleries are considered <i>on-farm diversified uses</i> and shall be subject to the requirements of Subsection 6.4.</u></li> <li>14. <u>An agricultural event is considered an <i>on-farm diversified use</i> and shall be subject to all requirements within Subsection 6.4 of the By-Law. Agricultural events that are beyond the scale of an <i>on-farm diversified use</i> shall only be permitted on a temporary basis through a</u></li> </ol>
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				<a href="#">temporary zoning by-law amendment.</a>
2.4	Amend Section 6, by amending the numbering associated with the Special Exceptions.	Section 6, Special Exceptions	<b>6.3 Special Exceptions A Zone</b>	<a href="#">6.5 Special Exceptions A Zone</a>

2.5	Amend Section 5 Parking and Loading Requirements, Table 5.5 Parking Requirements for Non-Residential Uses.	Section 5 Parking and Loading Requirements, Table 5.4 Parking Requirements for Residential Zones	No Equivalent Existing.	<a href="#">Agriculture-Related Use 1 per 100m<sup>2</sup></a> <a href="#">On-Farm Diversified Use 1 per 100m<sup>2</sup></a>
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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 3 Definitions by adding a defined term for Agriculture-Related Uses	Section 3 Definitions	No Equivalent Existing.	<a href="#"><u>AGRICULTURE-RELATED USES</u></a>	<a href="#"><u>Means farm-related commercial and farm-related industrial uses that are directly related to the principal farming operation and provide direct products and/or services to farm operations as a primary activity.</u></a>

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16	
3.2	Amend Section 3 Definitions by adding a defined term for On-Farm Diversified Uses.	Section 3 Definitions	No Equivalent Existing.	<a href="#">ON-FARM DIVERSIFIED USES</a>	<a href="#">Means use(s) that are secondary to the principal agricultural use of the property, and are limited in area.</a>

Item	Explanation	Section	Existing By-Law 61-16	Proposed Revision to By-Law 61-16	
3.3	Amend Section 3 Definitions to include a defined term for a farming operation.	Section 3 Definitions	No Equivalent Existing.	<u>FARMING OPERATION</u>	<u>Means lands that are assessed as farmland, having a valid Farm Business Registration number for the purpose of growing of crops, raising of livestock, raising of other animals for food, fur or fibre; aquaculture; apiaries; agro-forestry and maple syrup production, but does not include Cannabis Facility.</u>