

Agriculture-Related Uses

- Current permitted uses do not capture all types of “agriculture-related uses” as defined and permitted by Provincial and County policy. Clarification and permissions are added for “agriculture-related uses” to the Agricultural, Special Agricultural and Rural designations.



- **“Agriculture-related use” examples (non-exhaustive list):**
 - Apple storage and distribution centre (for multiple farms use);
 - Farm gate sales or farmers market primarily selling locally grown produce/goods;
 - Agricultural research centre;
 - Winery, cidery, meadery using mostly local fruit or honey;
 - Flour mill for local grain;
 - Grain dryer / storage for multiple local farmers;
 - Farm equipment repair shop;
 - Livestock assembly yard, or stockyard for local farmers;
 - Auction for local produce or local livestock;
 - Farm input supplier e.g. seeds, feed, fertilizer, etc.;
 - Abattoir selling and processing local meat; and
 - Food processing plant for local produce (e.g. cider-making, canning, packing).

On-Farm Diversified Uses

- Current permitted uses do not capture all types of “on-farm diversified uses” as defined and permitted by Provincial and County policy. Clarification and permissions are added for “on-farm diversified uses” to the Agricultural, Special Agricultural and Rural designations.



- **“On-farm diversified use” examples (non-exhaustive list):**
 - Home rural occupations (e.g. professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, classes or workshops);
 - Home industries (e.g. sawmill, welding or woodworking shop, manufacturing/fabrication, storage of boats or trailers, biomass pelletizer);
 - Veterinary clinics and kennels;
 - Café/small restaurant, cooking classes, food store (e.g. cheese, ice cream);
 - Agri-tourism and recreational uses (e.g. farm vacation suite, bed and breakfasts, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, horse/pony events, wine tasting);
 - A campground shall not be recognized as an on-farm diversified use;
 - Distillery or brewery partially using some local farm inputs;
 - Value-added uses (e.g. processor, packager, cheese factory, bakery);
 - Retail uses (e.g. farm market, antique business, tack shop); and
 - Food banks, second harvest, or gleaning operations.

- Requirements and size criteria for new “on farm diversified uses” added, limiting their size and scale to those uses that can be sustained by local service and infrastructure levels.
- New “on-farm diversified uses” shall demonstrate that the activity does not generate off-site adverse impacts, the timing and duration of activities does not hinder agricultural operation on the site or in the area, the scale of the operation is secondary to the active agricultural use on the farm property, special events are an occasional activity, on-site parking can be accommodated without impact to the agricultural operation, etc.

Permitted Uses Added to the Rural Designation

- Additional permitted uses added to the Rural designation to align with the County Official Plan, with criteria and restrictions for each use:
 - Resource based recreation uses;
 - Small scale transport terminals;
 - Buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc.;
 - Residential farm cooperatives;
 - Agri-miniums;
 - Institutional uses including cemeteries, churches or schools; and
 - Recreational or tourist-based rural clusters (e.g. cottages, yurts or a similar form of development under common ownership).



Cannabis Production Facilities

- Language updated from “Medical Marijuana Production Facility” to “Cannabis Production Facility” in accordance with the Cannabis Act and Regulations.
- Permitted on lands designated Rural Employment Lands, Urban Employment Lands and Rural through a site-specific Zoning By-law Amendment. A minimum setback of 150 metres from sensitive uses such as residential, institutional and open space shall be required unless noise and air quality studies are undertaken to demonstrate a lesser setback can be justified through a site-specific amendment to the Zoning By-law. Sensitive land uses shall also be setback a minimum of 150 metres from a cannabis production facility.
- All activities associated with a facility, including loading spaces and storage, must be conducted within a fully enclosed building and the use may not emit any odour. Accessory land uses and activities related to cannabis cultivation must occur on the same lot as cultivation and are subject to the policies applying to cultivation.
- Facilities will be subject to Site Plan Control, which may require the submission of studies related, but not limited to, air quality control, environmental impacts, noise, traffic and lighting.