

The Corporation of the Township of Brock
By-law Number XX-2025

Being a by-law under the provisions of Section 34 of the Planning Act, R.S.O., 1990, as amended to amend Zoning By-law 287-78-PL, as otherwise amended, of the Corporation of the Township of Brock with respect to regulations for agriculture-related and on-farm diversified uses

Whereas the Council of the Corporation of the Township of Brock deems it advisable to amend Zoning By-law 287-78-PL, as otherwise amended, to implement policies for agriculture-related and on-farm diversified uses;

And Whereas By-law No. 287-78-PL was passed under the authority of Section 34 of the Planning Act, R.S.O. 1990, c P.13, as amended, and regulates the use of land and the use and erection of buildings and structures within the Township of Brock;

And Whereas the Council of the Corporation of the Township of Brock held a public meeting (XX), pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended, with respect to this matter and has considered the application following that public meeting;

And Whereas Council deems that adequate public notice has been given;

And Whereas the matters hereinafter set forth are in conformity with the Envision Durham Official Plan and the Township of Brock Official Plan (as amended by Amendment No. XX) as are currently in force and effect;

Now therefore, the Council of the Corporation of the Township of Brock hereby amends Zoning By-law 287-78-PL as follows, with new text underlined and deleted text shown with a ~~strike through~~:

1. That Section 6 be amended as follows:

“Plate B: Permitted Uses and Activities in General Zone Categories

Permitted Use	EP	RU	RB	C3	C4
<u>Agricultural Use</u>	<u>•(o)</u>	<u>•</u>	<u>•</u>		
<u>Agricultural Use, Intensive</u>	<u>•(d)</u>	<u>•</u>			
<u>Agriculture-related Use</u>		<u>• (x)</u>	<u>•(x)</u>		
Farm	•(o)	•	•		
Farm, Specialized	•(d)	•			
Farm Produce Retail Outlet		•(e)	•(e)		
<u>Garden Centre</u>				<u>•</u>	<u>•</u>
<u>Kennel</u>		<u>• (aa)</u>	<u>• (aa)</u>		
Nursery/Greenhouse— Commercial				•	•
<u>On-Farm Diversified Use</u>		<u>• (y)</u>	<u>• (y)</u>		
Veterinary Clinic		<u>•(z)</u>	<u>•</u>		•

- (e) ~~A farm produce retail outlet, as herein defined, shall be a permitted use in the Rural (RU) Zone and Rural Buffer (RB) Zone, provided that the majority of such produce offered or kept for sale is the produce of the farm on which such retail sales outlet is located. The size of any building or structure used for the sale of agricultural produce shall not exceed 150 square metres.~~

- (o) A permanent single-family dwelling house and the buildings and structures associated with agricultural uses ~~farming activities~~ are permitted in the Environmental Protection (EP) Zone provided that such are constructed in accordance with Section 10.4 hereof.
- (q) A sawmill, as herein defined, shall be permitted ~~only on those lands used for the purpose of a farm, as herein defined, and as an on-farm diversified use~~ subject to the provisions contained in Section 8(y) and 10.39 hereof.
- (s) A bed and breakfast establishment, as defined herein, shall be permitted within a permanent single family dwelling house located in all Residential, Rural (RU), and Rural Buffer (RB) Zones provided that the following regulations are complied with:
 - i) the parking requirements as detailed in Subsection 10.18 e;
 - ii) appropriate clearances have been received from the Region of Durham Health Unit; and
 - iii) compliance with the Ontario Fire Code and Ontario Building Code; and.
 - iv) ~~a permit for the bed and breakfast establishment has been issued by the Corporation.~~
- (x) An agriculture-related use is a permitted use provided such use complies with all requirements of Subsection 10.38 of this By-law.
- (y) An on-farm diversified use is a permitted use provided such use complies with all requirements of Subsection 10.39 of this By-law.
- (z) A veterinary clinic may be permitted as an on-farm diversified use in the Rural (RU) Zone and Rural Buffer (RB) Zone subject to the criteria in Subsection 10.39 hereof.
- (aa) A kennel may be permitted provided such use complies with the Township's Kennel By-law.

2. That Section 7 be amended as follows:

“Plate C: Provisions for Residential Uses

Residential Type	Permanent Family Dwelling House		Converted
	RU, RB	RR	RU, RB
15. Minimum Gross Floor Area per Dwelling Unit (sq. m.)	100(f)	100	186(v)

c. FARM ORIENTED RESIDENTIAL DEVELOPMENT

Notwithstanding the minimum lot area and frontage requirements of this By-law for the Rural (RU) and Rural Buffer (RB) Zones, lots having a minimum area of 0.4 hectare and a minimum frontage of 46 metres are permitted in the Rural (RU) and Rural Buffer (RB) Zones. However, such lots may only be created under the following conditions:

- i. Deleted by By-law Number 2209-2009-PL

ii. FARM CONSOLIDATION

A bona-fide farmer, who enlarges his farm operation ~~or specialized farm-holding~~ by acquiring an additional farm ~~or specialized farm~~, may be permitted to sever a parcel of land upon which a surplus farmhouse is in existence on the acquired farm ~~or specialized farm~~, provided such farmhouse is not needed for a farm employee's dwelling.

iii. Deleted by By-law Number 1823-2003-PL.

d. MINIMUM LANDSCAPED OPEN SPACE

No minimum landscaped open space shall be required for agricultural uses or intensive agricultural uses ~~farms or specialized farms~~.

e. SECOND DWELLING HOUSE ON FARM

On any farm ~~or specialized farm~~, a bona-fide farmer may be permitted to establish a second permanent single-family dwelling house or a portable manufactured dwelling house (not including a trailer), for farm related purposes, on the existing farm ~~or specialized farm~~ lot, provided such dwelling house is only used for the accommodation of persons employed on such farm ~~or specialized farm~~ and provided further that such second dwelling house is ~~separated from the existing farm house by a minimum distance of 30 metres~~ located within the existing farm building cluster, that the Minimum Distance Separation Formulae, as amended, revised, or replaced from time to time is complied with and that all other zone provisions and requirements of this By-law are complied with.

f. MINIMUM GROSS FLOOR AREA - PORTABLE MANUFACTURED DWELLING HOUSE

~~The minimum gross floor area requirement of this By-law for a permanent single-family dwelling house in the Rural (RU) and Rural Buffer (RB) Zones, shall also apply for a portable manufactured dwelling house, as a permitted second dwelling house on a farm or specialized farm.~~

u. ii. PROXIMITY TO NON-RESIDENTIAL USES - FARM AND SPECIALIZED FARM

~~No new dwelling house or dwelling unit shall be permitted to locate closer to a farm or specialized farm, as defined herein, except for a single-family dwelling house or unit if occupied by a farmer or a dwelling house or unit for the accommodation of persons employed full-time on such farm or specialized farm, unless at a distance in conformity with the Minimum Distance Separation Formulae, as revised, amended or replaced from time to time. No building or structure associated with any residential use shall be constructed or used on a lot unless it complies with Minimum Distance Separation Formulae (MDS I).~~

v. MINIMUM DWELLING UNIT AREA - CONVERTED DWELLING HOUSE

~~Where a permanent single-family dwelling house, containing not less than 186 square metres of gross floor area, existed prior to the date of passing, of this By-law and is associated with an existing operative farm, is within the Rural (RU) and Rural Buffer (RB) Zones, such dwelling house may be altered or converted so as to provide therein not more than two (2) dwelling units, with each dwelling unit containing not less than 93 square metres of dwelling unit area."~~

3. That Section 8 be amended as follows:

“d. LANDSCAPED OPEN SPACE

No minimum landscaped open space is required for agricultural uses or intensive agricultural uses farms or specialized farms.

e. MINIMUM DISTANCE SEPARATION SPECIAL YARD PROVISIONS – FARMS AND SPECIALIZED FARMS

No building or structure to be used for the purpose of housing livestock or manure shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS) Formulae.

~~No new barn, stable, shelter, pen, cage, or other building or structure used to house animals or domestic fowl, and no new feed lot or manure storage area associated with a farm, as herein defined, shall be located or erected, after the date of passing of this By-law, closer to a dwelling unit or dwelling house, except for a single-family dwelling house or unit if occupied by a farmer or a dwelling house or unit for the accommodation of persons employed full-time on such farm, or a Residential zone unless at a distance in conformity with the Minimum Distance Separation Formulae, as revised, amended or replaced from time to time.”~~

4. That Section 9 be amended as follows:

“9.4.5 **RURAL EXCEPTION FIVE (RU-5) ZONE**

b) Permitted Uses – Non-Residential

- i) ~~Intensive agricultural uses~~ A Specialized Farm which shall consist of only barns used exclusively for the raising of broiler chickens together with such other uses as are normally considered incidental and subordinate thereto;”

For the following exception zones:

- 9.23.4 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 4 (M4-4) ZONE**
- 9.23.5 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 5 (M4-5) ZONE**
- 9.23.6 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 6 (M4-6) ZONE**
- 9.23.7 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 7 (M4-7) ZONE**
- 9.23.8 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 8 (M4-8) ZONE**
- 9.23.9 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 9 (M4-9) ZONE**
- 9.23.10 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 10 (M4-10) ZONE**
- 9.23.11 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 11 (M4-11) ZONE**
- 9.23.12 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 12 (M4-12) ZONE**
- 9.23.13 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 13 (M4-13) ZONE**
- 9.23.14 **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 14 (M4-14) ZONE**

The permitted uses are amended as follows:

“Non-Residential Uses

Agricultural Uses ~~a Farm~~ but shall not include a Single-Family Dwelling House or Accessory Buildings or Structures incidental and subordinate to the farm operation ~~of a Farm;~~”

5. That Section 10 be amended as follows:

“10.1 Accessory Buildings, Structures and Uses

a. Permitted Uses

Add “Buildings or structures used for agricultural uses, intensive agricultural uses, on-farm diversified uses, and agriculture-related uses, such as barns and silos, shall be considered as principal or main buildings or structures on the lot in which they are located for the purposes of this By-law.”

p. Wind Turbines

Notwithstanding any other provisions of this By-law to the contrary, ~~one wind turbines having a nameplate capacity of 10 kW or less shall may~~ be permitted as an accessory on-farm diversified use in the Rural (RU) Zone.

q. Other Free-Standing Small Scale Generating Systems

Notwithstanding any other provisions of this By-law to the contrary, small-scale generating systems having a nameplate capacity of 10 kW or less shall be permitted as an accessory on-farm diversified use in the Rural (RU) or Rural Buffer (RB) Zone categories. Small-scale generating systems shall be located in accordance with the regulatory provisions of the respective Zone category.

10.4 ENVIRONMENTAL PROTECTION (EP) ZONE

c. EXISTING LOTS IN ENVIRONMENTAL PROTECTION (EP) ZONE

- i. b. Buildings and structures associated with agricultural uses ~~farming activities~~ such as sheds, barns, silos, shelters and similar buildings and structures.

The following new sections are added:

10.38 Agriculture-Related Uses

Where this By-law permits an Agriculture-Related Use, the following provisions apply:

- a) An agriculture-related use shall only be permitted where it is demonstrated the proposed use satisfies the following criteria:
- i. Is a farm-related commercial or industrial use;
 - ii. Is compatible with and will not hinder surrounding agricultural operations;
 - iii. Is directly related to farm operations in Brock, the Region and neighbouring municipalities;
 - iv. Will benefit from being in close proximity to farm operations;
 - v. Supports agriculture; and
 - vi. Provides direct products and/or services to farm operations as a primary activity.
- b) Agriculture-related uses shall not be permitted in natural heritage features 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.

- c) A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than thirty (30) metres for wetlands, permanent and intermittent streams, fish habitat, and significant woodlands.
- d) The following maximum area requirements shall apply to agriculture-related uses:
 - i. Where the total lot area is 20.0 ha or greater, the maximum lot coverage for an agriculture-related use shall be 30%.
 - ii. Where the total lot area is less than 20.0 ha, the minimum landscaped open space shall be 30%. For greater clarity, there shall not be a maximum lot coverage requirement.
- e) An agriculture-related use may not be permitted if the area it occupies would result in any on-farm diversified uses located on the same lot to exceed the maximum permissible area for on-farm diversified uses.
- f) An agriculture-related use is not subject to the Minimum Distance Separation (MDS) Formulae.
- g) Prior to an agriculture-related use being established on a lot, the site plan control by-law may be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, and consider relevant environmental approvals, landscaping, buffering, size and scale.
- h) The parking area location on a lot for an agriculture-related use shall be according to the requirements of agricultural uses of this By-law. At minimum, agriculture-related uses shall have two (2) required parking spaces, one (1) of which shall be an accessible parking space. No off-site parking shall be permitted.
- i) Outdoor storage associated with an agriculture-related use shall not be permitted within 10 metres of a side or rear lot line. Outdoor storage is not permitted within the front or exterior yard.
- j) Any outdoor storage associated with an agriculture-related use must be screened from view from a public street or a residential use on an abutting lot with a 3.0 metre high solid board fence.

10.39

On-Farm Diversified Uses

Where this By-law permits an on-farm diversified use, the following provisions apply:

- a) An on-farm diversified use shall only be permitted as secondary use to a farm and located on the same lot as the farm, and shall be compatible with, and not hinder, surrounding agricultural operations.
- b) The requirements of this By-law as applicable to an on-farm diversified use shall apply separately to each lot.
- c) Where there is more than one on-farm diversified use on a single lot, the requirements of this By-law as applicable to an on-farm diversified use shall apply cumulatively for all on-farm diversified uses. For greater clarity, the requirements applicable to an on-farm diversified use shall apply separately to each individual farm lot that may be part of a farm operation.
- d) On-farm diversified uses shall not exceed a combined total of 2% of the total lot area of the farm, up to a maximum of one (1) hectare.

- e) On-farm diversified uses shall not be permitted in natural heritage features 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.
- f) A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than 30 metres for wetlands, permanent and intermittent streams, fish habitats, and significant woodlands.
- g) Where a farm contains an agriculture-related use, the area for the agriculture-related use shall not be included in the area of the farm for the purposes of calculating the maximum permitted area for on-farm diversified uses. For greater clarity, the total area of an agriculture-related use shall not contribute to the maximum permissible area of an on-farm diversified use.
- h) The combined maximum gross floor area of all buildings and/or structures used for on-farm diversified uses shall not exceed 20% of the total area permitted to be used for an on-farm diversified use.
- i) Where an on-farm diversified use occupies a farm building or structure that is more than ten (10) years old at the time of application, the area for the on-farm diversified use may be calculated at a discounted rate of 50%.
- j) The total area used for new parking or a driveway access that is used solely or exclusively for the on-farm diversified use shall be included in the total area calculation.
- k) Any existing driveways and parking areas shared with agricultural uses and/or agriculture-related uses shall not be included in the area calculation.
- l) The parking area location on a lot for an on-farm diversified use shall be according to the requirements of agricultural uses of this By-law. At minimum, on-farm diversified uses shall have two (2) required parking spaces, one (1) of which shall be an accessible parking space. No off-site parking shall be permitted.
- m) The total gross floor area used for an agricultural event venue that includes a place of assembly whether located in a new or existing building(s), shall not exceed 200 square metres. The events must not detract from the principal farming operation or agricultural use(s) of the lot. Agricultural event venues that are beyond 200 square metres shall be only permitted by an amendment to the Official Plan and Zoning By-law.
- n) The maximum number of on-farm accommodations used for agri-tourism on a farm is three (3), with the maximum gross floor area of 25.0 sq. m. for a building or structure used as an on-farm accommodation.
- o) An on-farm diversified use must meet all applicable requirements, including, but not limited to, the Ontario Building Code, the Ontario Fire Code, and any other approval from an authority or agency having jurisdiction, and requires an approved building permit to legally establish the use.
- p) An on-farm diversified use is not subject to the Minimum Distance Separation (MDS) Formulae, except for an on-farm accommodation.

- q) Where a home industry is located on a farm, it shall be subject to the provisions of this By-law regarding on-farm diversified uses. Where a home industry is not located on a farm, it shall be subject to the provisions of this By-law regarding home industries.
- r) Prior to an on-farm diversified use being established on a farm, site plan control may be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, and consider relevant environmental approvals, landscaping, buffering, size and scale.
- s) Outdoor storage associated with an on-farm diversified use shall not be permitted within 10 metres of a side or rear lot line. Outdoor storage is not permitted within the front or exterior side yard.
- t) Any outdoor storage associated with an on-farm diversified use must be screened from view from a public street or a residential use on an abutting lot with a 3.0 metre high solid board fence."

6. That Section 11: Definitions be amended as follows:

“AGRICULTURAL EVENT VENUE

Shall mean an on-farm diversified use that includes permanent or temporary buildings and/or structures, or part thereof, used to host reoccurring indoor events, and without limiting the generality of the foregoing, may include buildings or structures used for weddings, parties, or other similar social gatherings.

AGRICULTURAL USE

Shall mean the growing of crops, including nursery, biomass 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. This definition shall not include an abattoir; intensive agricultural uses, a cannabis production and processing facility or a medical cannabis production site.

AGRICULTURAL USE, INTENSIVE

Shall mean an agricultural use, farm or portion thereof where the predominant use is for buildings for the intensive raising or keeping of chickens, turkeys, other fowl, rabbits, other fur bearing animals or animals for medical purposes, or the intensive feeding of hogs, sheep, goats, horses or cattle in a confined area, but shall not include swill fed pigs including game farms which specialize in the raising of wild and undomesticated animals.

AGRICULTURE-RELATED USE

Shall mean farm-related commercial and/or farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

AGRI-TOURISM USE

Shall mean farm-related tourism uses that promote the enjoyment, education or activities related to the principal farm operation on the Lot, and may include limited temporary on-farm accommodations.

BED AND BREAKFAST ESTABLISHMENT

Shall mean a single-family detached dwelling house or portion thereof containing not more than four guest rooms used or maintained incidentally for the that provides overnight accommodation (including breakfast and other meals, services, facilities and amenities

for the exclusive use of guests) of for the travelling public in up to four guest rooms within a single detached dwelling that is the principal residence of the proprietor of the establishment, which the proprietor supplies lodging and breakfast only in return for monetary compensation but shall not include a boarding or lodging house, a motel, hotel, group home, an eating establishment or any other use otherwise defined or classified herein.

CAMPING ESTABLISHMENT

Shall mean a tourist establishment consisting of at least five (5) camping lots and comprising land used or maintained as grounds for camping or temporary parking of trailers, motorized mobile homes, truck campers, campers or tents, but does not include parks or camping grounds maintained by:

- a. any department of the Government of Ontario or of Canada; or
- b. any Crown Corporation, Commission or Board.

A Camping Establishment is not considered an On-farm Accommodation use for the purposes of this By-law.

COMMERCIAL NURSERY AND/OR GREENHOUSE

~~Shall mean a building and/or land for the growing of flowers, fruits, vegetables, plants, shrubs, trees and/or similar vegetation which is sold directly from such building or lot at retail.~~

FARM

Shall mean a lot containing an agricultural use that is assessed as farmland, having a valid Farm Business Registration number for the purpose of agricultural uses, but does not include cannabis production and processing. A farm may or may not have any associated buildings or structures, any farming or agricultural use and includes berry or bush crops; breeding, raising or training horses or cattle; farms for grazing; flower gardening; field crops; goat or cattle dairies; growing, raising, picking, treating and storing of vegetable or fruit produce produced on the premises; mushroom farms; nurseries; orchards, riding stables; the raising of sheep or goats; the raising of swine, tree crops; market gardening; wood lots; such uses or enterprises as are customarily carried on in the field of general agriculture. "FARM" shall include a single-family dwelling house, buildings and structures, such as barns, silos, biogas digestion system, and accessory buildings, which are incidental to the operation of the farm, **but shall not include a slaughterhouse; commercial greenhouses, farms devoted to the intensive hatching raising and marketing of chickens, turkeys; other fowl or game birds; fur-bearing animals including game farms which specialize in the raising of wild and undomesticated animals; fish, frogs or bees; a cannabis production and processing facility or a medical cannabis production site.** Barns and silos, for the purposes of this By-law, shall be considered as principal or main buildings or structures on the lot in which they are located.

FARM-SPECIALIZED

~~Shall mean a farm or portion thereof where the predominant use is for buildings for the intensive raising or keeping of bees, chickens, turkeys, other fowl, rabbits, other fur bearing animals or animals for medical purposes, or the intensive feeding of hogs, sheep, goats, horses or cattle in a confined area, but shall not include swill-fed pigs including game farms which specialize in the raising of wild and undomesticated animals. Barns and silos, for the purpose of this By-law, shall be considered as principal or main buildings or structures on the lot in which they are located.~~

FARM BUILDING

Shall mean all or part of a building that does not contain a residential occupancy, that is associated with and located on land devoted to agricultural uses, and that is used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.

FARM OPERATION

Shall mean an agricultural use(s) that is operated as a distinct business and recognized by having a valid Farm Business Registration Number. A farm operation may include one or more farms on different lots that are owned or leased by the farm operation, and those farms may be disconnected geographically. There may be more than one farm operation on a farm.

FARM PRODUCE RETAIL OUTLET

~~Shall mean a building, or part of a building, in which farm produce and farm products originating from the Farm and/or surrounding Farms in the area, exclusive of meat or poultry, is offered for sale at retail, but shall not include the sale of farm produce which has been reprocessed nor shall it include an abattoir.~~

FORESTRY

Forestry shall mean the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products produced on the same lot, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resource, but does not include a sawmill.

GARDEN CENTRE

An establishment engaged in the retail sale of garden and landscaping supplies including, without limiting the generality of the foregoing, trees, shrubs, flowers, plants, seeds and bulbs, and the retail sale of garden and landscaping accessories including but not limited to, fertilizers, weed-killers, pesticides, soil, aggregates, garden tools and lawn furnishings.

HOME INDUSTRY

Shall mean a small scale industry which is carried on in accordance with the provisions of this By-law as an accessory use in a building accessory to the principal residence use of the property lot or an attached garage, provided the proprietor carrying out the industry resides in a dwelling unit on the lot, but shall not include a cannabis production and processing facility or a medical cannabis production site.

KENNEL

Shall mean a building or structure where animals, birds and/or other livestock intended or used as domestic household pets are kept or boarded and the operation is registered by the Canadian Kennel Club and in accordance with the ~~Corporation's Canine Control~~ Township's Kennel By-law.

NORMAL FARM PRACTICES

Shall mean a practice, as defined in the Farming and Food Production Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

NURSERY OR GREENHOUSE, COMMERCIAL

~~Shall mean a building or structure, and lands associated therewith, for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation together with gardening tools and implements which are sold at retail from such building or lot to the general public.~~

ON-FARM ACCOMMODATION

Shall mean an on-farm diversified use that is a building or structure, either permanent or temporary, such as a bed and breakfast, tent, yurt, cabin, tiny home, garden suite, geodome, or a campsite intended for tents or recreational trailers.

ON-FARM DIVERSIFIED USE

Shall mean uses that are secondary to the principal agricultural use of the lot and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems.”

- 7. That in all other respects, Zoning By-law 287-78-PL shall remain in full force and effect and continue to apply.
- 8. This By-law shall come into force in accordance with Section 34 of the Planning Act, R.S.O., 1990, as amended.

Enacted and Passed this XX day of XX, 2025.

Mayor
Michael Jubb

Deputy CAO/Clerk
Fernando Lamanna