

ATTACHMENT B

Existing Policies and Zoning Considerations

Planning Act

Section 34 of the Planning Act grants Councils of municipalities the authority to pass a Zoning By-Law as well as subsequent amendments to the Zoning By-Law.

Planning Comments: It is not unusual to find issues within a comprehensive Zoning By-Law and the intent of housekeeping amendments is to make technical and administrative updates to the Zoning By-Law in order to address minor issues and inconsistencies.

Provincial Planning Statement – 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario. The PPS directs municipalities to focus their growth within settlement areas where full municipal services are available.

Chapter 4: Wise Use and Management of Resources of the PPS states that agricultural areas shall be designated and protected for long-term use for agriculture.

Section 4.3.2 indicates that the permitted uses in agricultural area should be agricultural uses, agriculture-related uses, and on-farm diversified uses. It also states that all types, sizes, and intensities of agricultural uses and normal farm practices shall be promoted and protected.

Planning Comments: The subject lands are located within the geographic Township of Woodhouse. The application will rezone the lands from Open Space (Holding) (OS(H)) to Agricultural (A), which will accurately reflect their current use.

Norfolk County Official Plan

Existing Land Use Designations: “Agricultural” and “Hazard Land”

Section 7.2. of the Official Plan (OP) outlines permitted uses and land use policies for the Agricultural designation. The subject application will facilitate the construction of an agricultural building, which conforms to the permitted land use.

Section 7.3. outlines permitted uses and land use policies for the Hazard Land designation. Existing and established agricultural and related uses, excluding buildings and structures, are permitted.

Planning Comments: The subject application seeks to facilitate the construction of an agricultural building within the portion of the lands designated as Agricultural.

Zoning By-law 1-Z-2014

Existing Zoning: Open Space (Holding) (OS(H)) Zone

Proposed Zoning: Agricultural (A) Zone

Section 9.1.1 outlines permitted uses in the Open Space (OS) Zone, which does not include agriculture or agricultural related uses.

Section 12.1.1. outlines permitted uses in the Agricultural (A) Zone, which include a range of agricultural and agricultural-related uses, single detached dwellings, cannabis production and processing, bed & breakfasts, home industries, home occupations, accessory residential dwelling units and uses accessory to permitted uses.

Planning Comments: The current Open Space (OS) zoning does not permit the construction of agricultural buildings. The purpose of the Zoning By-Law amendment is to rezone the portion of the property designated Agricultural from Open Space (Holding) (OS(H)) Zone to Agricultural (A) Zone to facilitate the construction of an agricultural building.

In addition, the rezoning of this portion of the subject property would bring the subject lands into conformity with the Official Plan.