

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.

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 states 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.

“Agriculture-related uses” are defined in the PPS as “those farm-related commercial and 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.”

Norfolk County Official Plan

Existing Land Use Designation: “Agricultural”

Section 7.2 of the Official Plan (OP) outlines permitted uses and land use policies for the Agricultural designation. The OP states that the primary use of land shall be for agriculture. Agriculture-related commercial and industrial operations are permitted as well, subject to the following policies:

7.2.2 d) “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:

- i) the use must be justified on the basis of being required near to the farm operation;

- ii) the proposed use is directly related to farm operations in the area and provides direct products and/or services to farm operations as a primary activity;
- iii) the proposed use shall be compatible with and not hinder surrounding agricultural operations;
- iv) the proposed use shall be appropriate to available rural services, such as road access, private water and waste water services, utilities, fire protection and other public services;
- v) the proposed use maintains the agricultural character of the area;
- vi) the proposed use meets all applicable provincial emission, noise, water and wastewater standards and receives all relevant environmental approvals;
- vii) the cumulative impact of multiple agriculture-related uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area;
- viii) the location of the proposed use shall provide for minimum sight distances from the access points in either direction along a County road;
- ix) 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;
- x) the proposed use shall not be permitted in Provincially Significant Wetlands or Hazard Lands identified on Schedules “B” or Table 1 of Section 3.5 (Natural Heritage Systems) to this Plan;
- xi) the proposed use shall not be permitted in or on adjacent land to the Natural Heritage Features identified on Schedule “C” and/or Tables 1 and 2 or on Schedule “G” and Table 6 of the Lakeshore Special Policy Area Secondary Plan, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 3.5 (Natural Heritage Systems) and Section 11 (Lakeshore Special Policy Area Secondary Plan) of this Plan;
- xii) the proposed use shall be subject to a Zoning By-law Amendment; and
- xiii) the proposed use shall be subject to site plan control, where warranted and as appropriate, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.”

Zoning By-law 1-Z-2014

Existing Zoning: Agricultural (A) Zone

Proposed Zoning: Agricultural (A) Zone with Special Provision 14.1106

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. Agriculture-related industrial uses are not permitted, necessitating the need for the subject application.