

CITY OF  
**BRANTFORD**



# New Zoning By-law Project

9

## Agricultural Zones

DISCUSSION PAPER



May 2022

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# 1 Introduction



The City of Brantford New Zoning By-law Project is a comprehensive phased approach that will establish a New Zoning By-law for the City of Brantford that is in conformity with the City's Official Plan - Envisioning our City: 2051, Provincial policies and emerging best practices. It will replace the current City of Brantford Zoning By-law 160-90 and the County of Brant Zoning By-law 61-16 that applies to the municipal boundary adjustment lands. The New Zoning By-law will regulate all lands within the City of Brantford, including the former County lands, and it will provide zoning direction in a clear, concise and easy to read document.

The New Zoning By-law Project will occur over approximately twenty-seven months, divided into six phases, as outlined below.

**Phase 1** included background research related to development activity within the City and variances to the existing Zoning By-law. In addition, the phase included a review of the City's reports related to land use, transportation, parking, and urban design.

**Phase 2** included the preparation of the Public Consultation and Communication Plan, outlining the key timelines for engagement and presentation to the project's commenting Committees. Engagement feedback will be incorporated into the Discussion Papers in the third phase and the subsequent New Zoning By-law.

**Phase 3** includes the preparation of Discussion Papers, including this report, related to:

- Zoning By-law Structure;
- General Provisions;
- Definitions;
- Parking and Loading Standards;
- Residential Zones;
- Mixed-Use Zones;
- Employment Zones;
- Institutional Zones;
- Agricultural Zones; and
- Other Zones.

**Phase 3** will also include public input into the Discussion Papers, as well as presentations to Council's Zoning By-law Task Force and the Committee of the Whole – Planning and Administration.

**Phase 4** will include the preparation of the Strategic Directions Report, public engagement opportunities and a presentation to the Committee of the Whole – Planning and Administration.

**Phase 5** will include the preparation of the first Draft New Zoning By-law, as well as public consultations, and the circulation of the Draft to City Departments and commenting agencies.

**Phase 6** will include the preparation and approval of the Final New Zoning By-law, as well as public consultations, and circulation among City Departments and commenting agencies.

## **1.1 What is a Zoning By-law?**

A Zoning By-law implements the direction of the Official Plan and contains specific requirements for parcels of land including but not limited to:

- Permitted uses;
- Permitted building types;
- Building height;
- Where buildings and structures can be located on a lot – i.e., front, side and rear yard setbacks;
- Lot standards such as minimum lot area and frontage; and
- Parking standards.

As noted above, a Zoning By-law implements the direction of the Official Plan, which is required to be consistent with and conform to Provincial policies. Provincial land use documents in Ontario such as the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe outline the rules and direction for land use. Provincial policies typically provide more general direction for land uses whereas Official Plans provide more details for land uses. A Zoning By-law provides specific details for an individual property. Ontario's land use planning framework structure is illustrated in **Figure 1**.



**Figure 1: Ontario's land use planning framework**

## **1.2 Why does it matter to you?**

The new Zoning By-law will implement the vision of the City's new Official Plan - Envisioning our City: 2051, influencing the look and feel of the City.

As residents and stakeholders in and around the City, you have an important role to play in shaping the future of the City. As experts of your community, you can provide insights to help inform and influence a variety of aspects of the Zoning By-law such as urban design standards, provisions related to parking and park space, as well as building types and density.

## **1.3 Purpose of this Report**

The purpose of this Agricultural Discussion Paper is to identify a general blueprint for the Agricultural Zones in the new Zoning By-law. This Discussion Paper reviews the Agricultural Designation in Brantford's Official Plan followed by a review of the existing Agricultural Zones. It also explores best practices for Agricultural Zones in other municipal zoning by-laws. This analysis helps inform the recommended option for a new Agricultural Zone and corresponding built form provisions to be included in the new Zoning By-law.

## **1.4 Structure of the Report**

The contents of this Discussion Paper are outlined below:

Chapter 1: provides an overview of the New Zoning By-law Project, outlining what a Zoning By-law is and why it is relevant to the growth of the City and describes the purpose of the Agricultural Discussion Paper.

- Chapter 2: summarizes the structure of the Agricultural Designation within the City of Brantford Official Plan – Envisioning Our City: 2051 and describes which zones apply within the designation. It also profiles the existing Agricultural Zones that currently apply to lands within other designations in the City.
- Chapter 3: summarizes best practices for Agricultural Zones in other municipal by-laws.
- Chapter 4: outlines the recommended structure of a new Agricultural Zone for the new Zoning By-law.
- Chapter 5: contains the conclusions and next steps.

## 2 Agricultural Designations and Zones

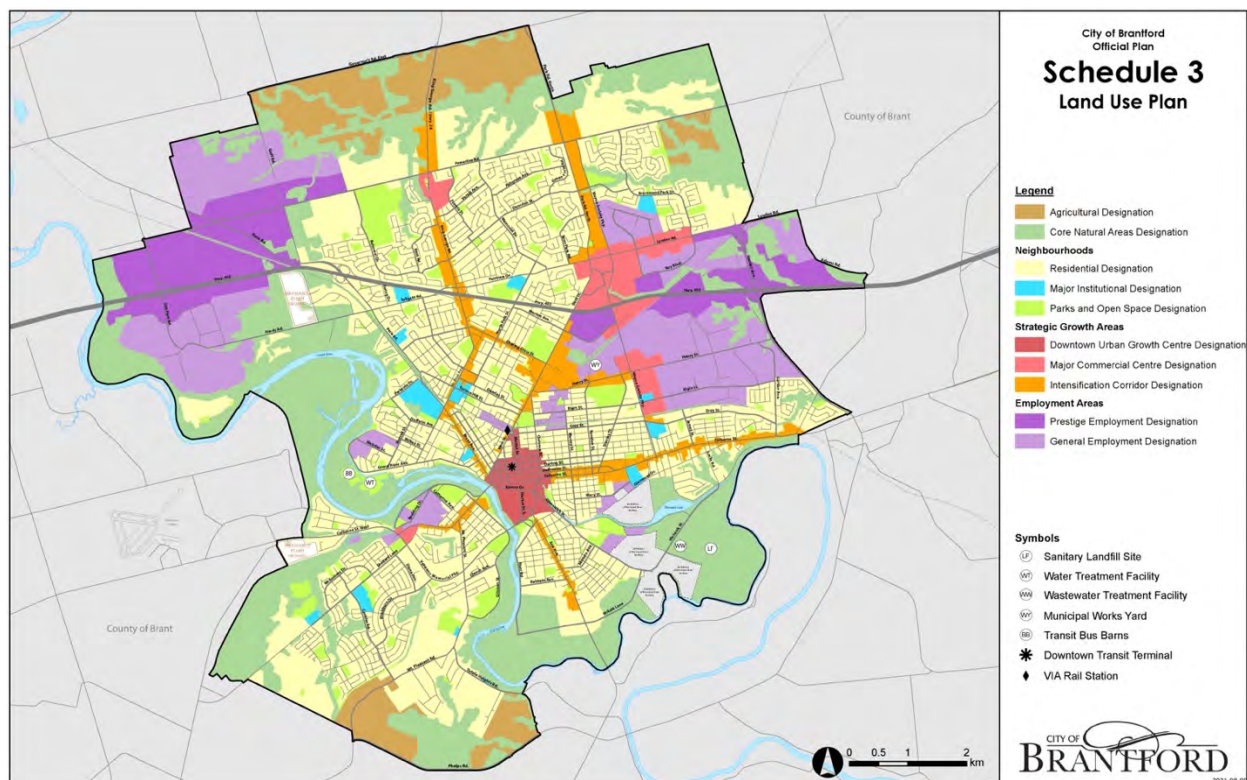


The Agricultural Designation is the only non-urban designation in the Official Plan. This chapter outlines the permitted uses in the Agricultural Designation and documents which zones apply within this designation. A review of each zone’s permitted uses is compared with the policies for the Agricultural Designation to determine how to proceed with zoning these lands in the new Zoning By-law.

### 2.1 Agricultural Designation

#### 2.1.1 Agricultural Designation Policies

The Agricultural Designation in the City is shown in **Figure 2**, in brown, and is generally located north of Powerline Road between the Jones Creek Corridor and the municipal boundary to the north, south of Powerline Road near the municipal boundary to the east, and in the south part of Tutela Heights.



**Figure 2: City of Brantford Official Plan Schedule 3 Land Use Plan**

It is the intent of the Agricultural Designation is to support the rural economy while recognizing that the lands may be required to accommodate future urban land uses beyond 2051. The following uses are permitted in the Agricultural Designation:

- agricultural uses which may include the growing of crops, raising of livestock or other animals for food, fur or fibre, aquaculture, apiaries, agro-forestry and associated on-farm buildings and structures;
- agricultural-related uses;
- agri-tourism uses;
- agricultural research and training establishments;
- single detached dwellings on existing lots;
- accessory residential uses on farm properties;
- bed and breakfast establishments;
- home occupations; and
- home industries and other on-farm diversified uses.

There are additional use-specific policies for several of the above-noted permitted uses. Policies for home occupations in the agricultural designation recommend that building space be limited in floor area. Home-industries and other on-farm diversified uses should also be limited in floor area, accessory to an agricultural operation or a single detached dwelling and should be subject to an implementing Zoning By-law.

### **2.1.2 Existing Uses in the Agricultural Designation**

The Agricultural Designation, shown on **Figure 2**, is predominantly made up of rural farmland. Additionally, along King George Road there is a gas station, a car dealership and a golf driving range and along Governors Road there are two properties with commercial permissions. These uses will be further discussed in the next section.

### **2.1.3 Location of Agricultural Zones**

The existing zones that apply to lands within the Agricultural Designation are shown on **Figures 3, 4 and 5**.



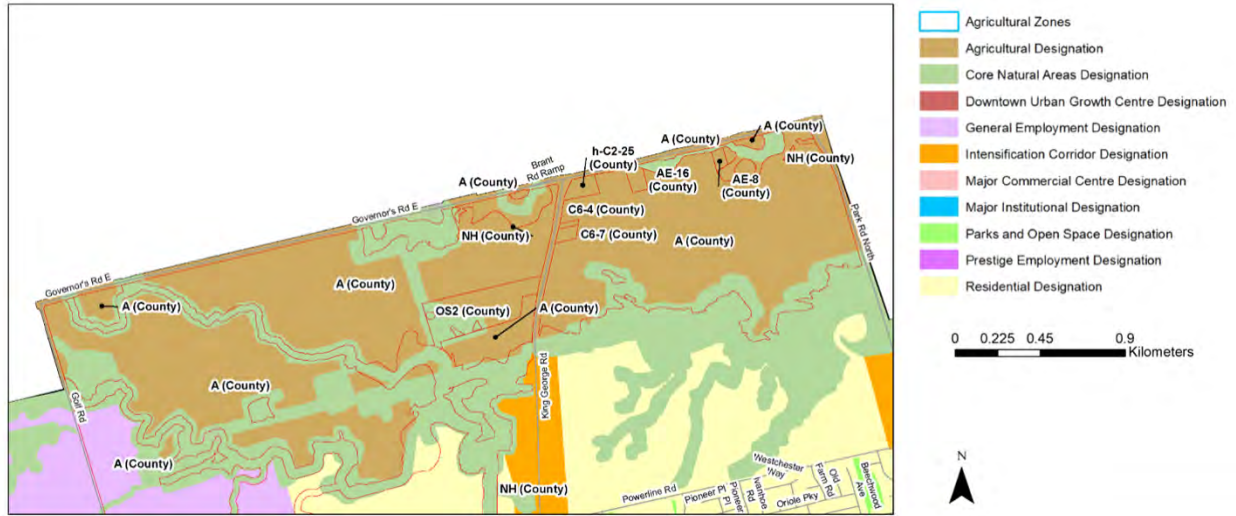


Figure 3: Existing Agricultural Zones in the Agricultural Designation, North of Powerline Road

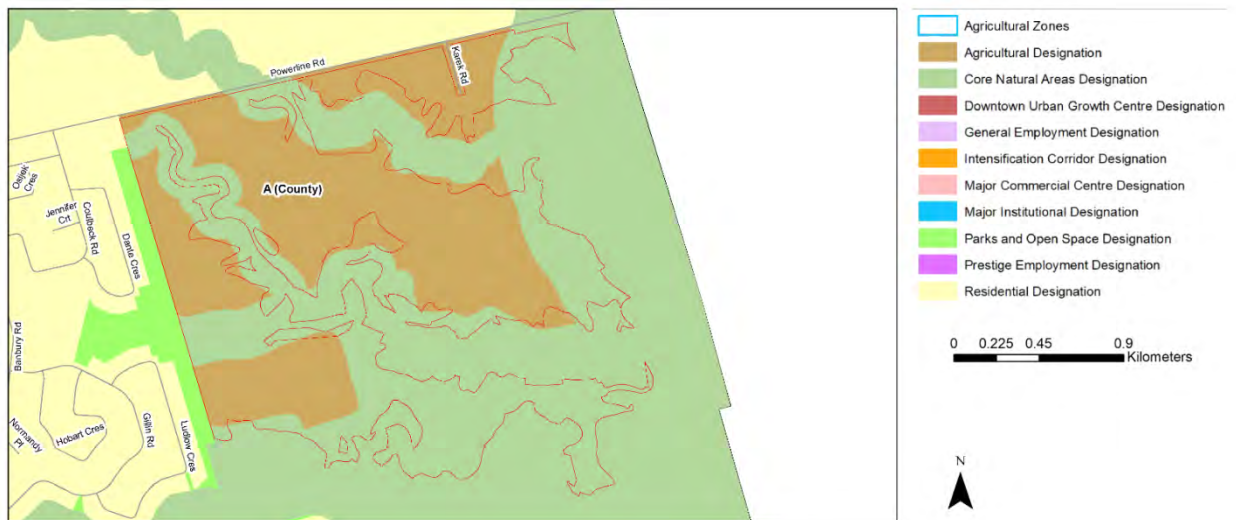


Figure 4: Existing Agricultural Zones in the Agricultural Designation, South of Powerline Road



**Figure 5: Existing Agricultural Zones in the Agricultural Designation, Tutela Heights**

The majority of the Agricultural Designation is zoned Agricultural (A). In addition, there are select sites zoned:

- Agricultural Employment Zone (County) (AE);
- Automotive Commercial Zone (County) (C6);
- General Commercial Zone (County) (C2);
- Recreational Facilities Zone (County) (OS2); and
- Suburban Residential Zone (County) (SR).

All of these zones are in the County of Brant Zoning By-law. There are no Agricultural Zones in the City of Brantford’s Zoning By-law. The Agricultural (A) Zone and Agricultural Employment (AE) Zone will be the focus of this Discussion Paper, though the other zones listed are discussed further in **Chapter 4**.

In addition to the above list, there are some areas in the Agricultural Designation that are zoned Natural Heritage Zone (County) (NH), as is shown in Figures 3, 4, and 5. This difference is simply reflective of a difference in scale between the Official Plan natural heritage mapping and the Zoning By-law natural heritage mapping. These areas are addressed in Discussion Paper #10 – Other Zones.

In addition to the agricultural zones in the Agricultural Designation, there are instances of agricultural zones occurring in other designations. In the boundary adjustment lands, the Agricultural (A) Zone applies within the Prestige Employment, General Employment, Residential and Intensification Corridor Designations. In addition, there are instances of the Agricultural Employment (AE) Zone applying to lands within the Prestige

Employment and the Intensification Corridor Designations. These areas are addressed in separate reports (see Discussion Papers #5 – Mixed-Use Zones, #6 – Residential Zones, and #8 – Employment Zones).

## 2.2 Permitted Uses in the Agricultural Zones

### Scope of Permitted Uses

The existing permitted uses within the Agricultural Zones are set out in **Table 1** below:

**Table 1: Brantford Zoning By-law Agricultural Zones Permitted Uses**

Use	County of Brant Zoning By-law	
	Agricultural (A)	Agricultural Employment (AE)
Agricultural use	Yes	-
Agricultural Processing Facility	-	Yes
Agricultural Service and Supply Establishment	-	Yes
Aviary		-
Bulk Sales Establishment	-	Yes
Commercial Greenhouse	-	Yes
Contractor's Yard	-	Yes
Dwelling, Single Detached	Yes	Note 1
Farm Labour Housing	Yes	-
Farm Production Outlet	Yes	Yes
Feed Mill	-	Yes
Forestry Uses**	Yes	Yes
Farm Greenhouse	Yes	Yes
Grain Elevator and Drying Facility	-	Yes
Livestock Facility	Yes	-
Livestock Sales Market	-	Yes
Lumber Mill	-	Yes
Medical Marijuana Production Facility	Yes	Yes
Shipping Container	Yes	Yes
Veterinary Clinic	-	Yes
Agri-Tourism	-	-
Accessory Residential Uses	-	-
Bed and Breakfast Establishments	-	-
Home Occupations	-	-
Home Industries	-	-

Note 1: indicates accessory use

## Permitted Uses Reviewed

Several non-agricultural, secondary uses permitted by the Official Plan are not currently included in the A Zone and AE Zone. These uses include agri-tourism uses, accessory residential uses, bed and breakfast establishments, home occupations, on-farm diversified uses and home industries. Agri-tourism and agricultural-related uses as primary uses on a property area also permitted in the Official Plan. The Official Plan states that these non-agricultural uses are to be permitted through an implementing Zoning By-law. The intent of this policy was to provide flexibility for the City to determine which of these uses should be permitted as of right in the new Zoning By-law and which should be considered through site specific Zoning By-law Amendment applications.

It is recommended that those uses that are secondary to a primary agricultural use should be permitted as of right in the new Zoning By-law subject to criteria that implement the policies of the Official Plan. These uses include accessory residential uses, bed and breakfast establishments, home occupations, home industries, other on-farm diversified uses and agri-tourism uses that are secondary to the primary agricultural use. These secondary uses provide additional income sources for farmers.

Independent uses that are not secondary to an agricultural use such as a standalone agri-tourism use or an agricultural-related use should only be permitted through an application to amend the Zoning By-law.

Additionally, uses permitted in the current Agricultural Zones that require additional considerations are:

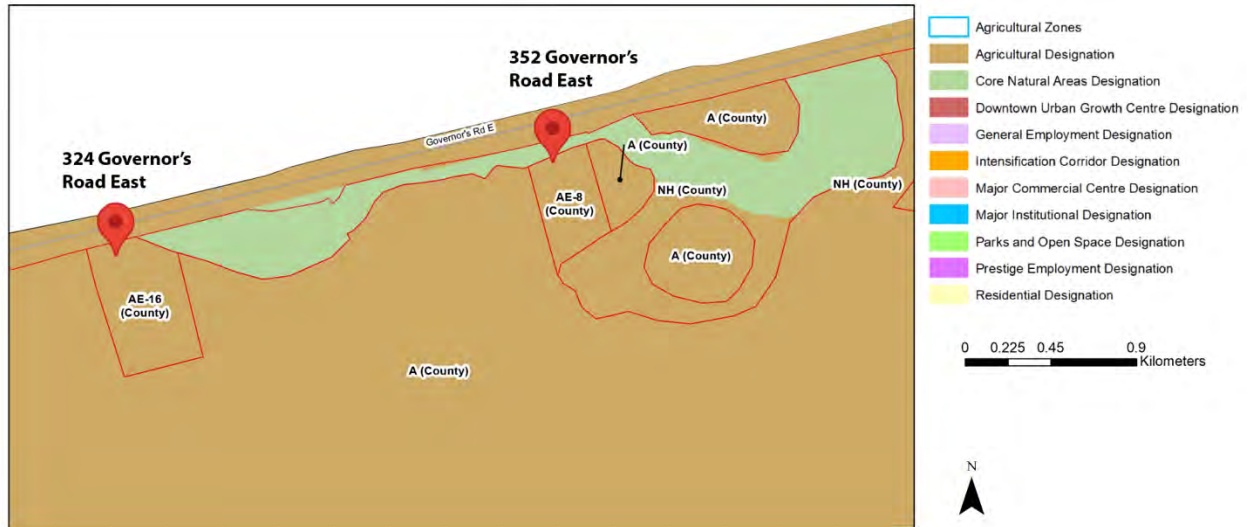
- Bulk Sales Establishment
  - A bulk sales establishment does not fall under the general scope of permitted uses in the Agricultural Designation of the Official Plan and therefore it should not be carried forward into the new zone. This use is not found on any lands within the Agricultural zones in Brantford.
- Contractor's Yard
  - A contractor's yard does not fall under the general scope of permitted uses under the Official Plan and should not be carried forward into the new zone. This use is not found on any lands within the Agricultural Zones in Brantford. The Official Plan does permit as a home industry a landscaping contractors' yard, but all home industry uses do not need to be listed under the Agricultural zoning but rather addressed in the general provisions section of the new Zoning By-law (See Discussion Paper #2- General Provisions).
- Farm and Commercial Greenhouse

- There is no need to differentiate between farm or commercial greenhouse. This use should be renamed to greenhouse.
- Shipping containers
  - A shipping container is a built form/accessory structure, not a use, and does not need to be listed as a permitted use. Any provisions on shipping containers should be addressed in the General Provisions section of the new Zoning By-law.
- Medical Marijuana Production Facility
  - Medical marijuana production facilities were permitted under former Federal legislation which has now changed to provide broader permissions for commercial cultivation and processing of cannabis. To implement the changed legislation, the City passed two zoning by-law amendments to the City and County Zoning By-laws to add a new term and definition for “cannabis production and processing facility”. The zoning by-law amendment removed medical marijuana production facility as a permitted use in the Agricultural and Agricultural Employment Zones and added cannabis production and processing facility as a prohibited use. These by-law amendments are currently under appeal and not in effect.
- Veterinary Clinic
  - A veterinary clinic does not fall under the general scope of permitted uses in the Agricultural Designation of the Official Plan and should not be carried forward into the new zone. This use is not found on any lands within the Agricultural Zones in Brantford.

Several uses in the AE Zone including agricultural processing facility, feed mill, grain elevator, livestock facility, livestock sales market and lumber mill are not found on any lands within the Agricultural Zones in Brantford. These uses, other than the lumber mills, are permitted in the Official Plan as agricultural related uses and would be permitted through a site specific amendment to the new Zoning By-law.

### **Differences Amongst the Zones**

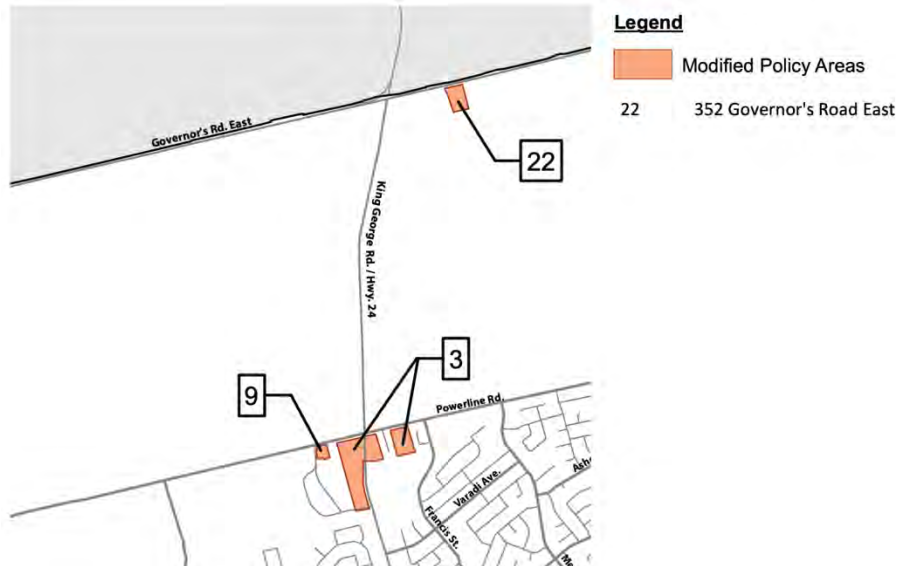
As shown in **Table 1**, the Agricultural Employment (AE) Zone permits several employment uses including a bulk sales establishment, a commercial greenhouse, a contractor’s yard, a feed mill and a lumber mill. None of the permitted uses that are unique to the AE Zone are found in Brantford. In addition, Agricultural uses are not permitted in the AE Zone which is contrary to the policies for the Agricultural Designation in the Official Plan. Therefore, the AE Zone is not recommended to be carried forward in the new Zoning By-law.



**Figure 6: Agricultural Employment Zones in Brantford along Governor's Road East**

There are only two small sites (see **Figure 6**) that the AE Zone applies to in Brantford, both of which have site specific exceptions as outlined below. These exceptions are recommended to be carried forward as exceptions to the Agricultural Zone in the new Zoning By-law:

- AE-8 which permits a service shop, a single detached dwelling and accessory uses at 324 Governor's Road.
- AE-16 which permits a craft and gift shop, retail store, warehouse, public self-storage, garden centre and one single detached dwelling at 352 Governor's Road. This site is also within Modified Policy Area #22 as shown in **Figure 7** and permits the same uses as set out in the Zoning By-law site-specific provision. It is recommended that this provision be carried forward as a site specific provision under the new A Zone.



**Figure 7: Modified Policy Area 22 at 352 Governor's Road East**

These recommendations are discussed in detail in **Section 4**.

### **Lot, Yard and Built Form Provisions**

The different lot, yard and built form standards applying to the Agricultural Zones are outlined in **Table 2**.

The lot size requirements are smaller in the AE Zone with a minimum lot area of 40ha in the A Zone and 1ha in the AE Zone and a minimum lot frontage of 150m in the A Zone and 30m in the AE. With the recommendation to eliminate the AE Zone, the provisions of the A Zone are appropriate and should be carried forward into the new Zoning By-law. The minimum landscaped open space requirements are 30% in the A Zone for both farms and single detached dwellings. This requirement is inappropriate for agricultural properties as the majority of an agricultural property should be in crop production or livestock grazing, not landscaping. It is recommended that the landscape requirement be removed for agricultural properties.

There are also provisions for farm production outlets in Table 4.3 of the General Provisions section of the County Zoning By-law which requires street setbacks of 15 m and 7.5 m for portable buildings, rear and side yard setbacks of 15 m and 7.5 m and a maximum building height of 6 m. There are also provisions for greenhouses which are found in Table 4.4. These provisions require a 15 m street setback and maximum building height of 5 m. Lot coverage is permitted to be a maximum of 70% and rear and side yard setbacks are generally required to be 6 m except where conditions apply.

**Table 2: Brantford Zoning By-law Agricultural Zones Provisions**

<b>Provisions</b>	<b>A (All other uses)</b>	<b>A (Single Detached Dwelling)</b>	<b>AE</b>
<b>Min. Lot Area (ha)</b>	40ha	40ha	1ha
<b>Min. Lot Frontage</b>	150m	150m	30m
<b>Max. Lot Coverage</b>	30%	30%	60%
<b>Max. Height</b>	10m	10m	12m
<b>Min. Street Setback</b>	25m	10m	9m
<b>Min. Rear Yard</b>	15m	10m	9m
<b>Min. Interior Side Yard</b>	15m	4m	3m
<b>Landscaped Open Space (% of lot area)</b>	30%	30%	10%



### 3 Best Practices



The purpose of this section is to identify uses or elements that other existing Zoning By-laws in Ontario address, to help inform Brantford's new Zoning By-law. The zoning by-laws reviewed in this Discussion Paper were chosen based on the following factors:

- Locale - to review zoning by-laws within southern Ontario;
- Approval date - to review more recent zoning by-laws, such as in the case of Kingston and Vaughan, neither of which are in effect yet; and
- Clarity - to consider zoning by-laws that had been noted in other planning work as being clear, concise and well organized

The following table, **Table 3**, provides a summary of agricultural zone provisions from other municipal zoning by-laws that could be considered for implementation in Brantford's new Zoning By-law. Trends emerging from the Summary **Table 3** are summarized by the following themes:

- Structure;
- Lot Standards;
- Landscaped Open Space;
- Height; and
- Other.

#### Structure

Of the Zoning By-laws reviewed, about half had one agricultural zone and the other half had several agricultural zones each permitting different uses. Several zoning by-laws included separate provisions for different uses within agricultural zones, including single detached dwellings or farms.

#### Lot Standards

The review of existing Zoning By-laws in Ontario identified that all municipalities included minimum lot area requirements and all except Vaughan include minimum lot frontage requirements. There is no consistent trend for setbacks or lot frontage, especially as they differ amongst different uses. Similar to the County of Brant's Zoning By-law, Barrie and Vaughan have a minimum lot area of 40ha whereas the other municipalities include varying provisions.

In regard to minimum lot coverage, there is no consistent approach; however, this requirement is included in every by-law except Barrie's. Maximum lot coverage ranges from 2% up to 35% depending on the use. The Brant County By-law provisions for maximum lot coverage include a much higher range reaching up to 70%, specifically for greenhouse uses.

### Landscaped Open Space

The landscaped open space requirements, which refer to the amount of area that must be landscaped on a property, were 10% in London, however this provision was not seen amongst other municipalities. The Brant County Zoning By-law landscaping requirements range from 10% to 30%.

### Height

With the exception of Barrie and Kingston, the other municipalities reviewed utilize maximum height permissions. The permitted maximum heights ranged from 11 to 15 metres and 6 metres for accessory buildings. The Brant County Zoning By-law maximum height requirement in the A Zone is lower at 10 metres and consideration could be given to a higher permission for agricultural buildings.

Table 3: Best Practices Summary Table

Municipality	Zone	Use	Min. Lot Area	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Other
					Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)				
Barrie	Agriculture	Agricultural Uses	40ha	150m	-	-	-	-	-	-	-	
		Cellular or Electronics Transmission Establishment	1ha	60m	-	-	-	-	-	-	-	
		Conservation uses includes forestry, reforestation and other activities connected with the conservation of soil or wildlife	4ha	60m	-	-	-	-	-	-	-	
		Dwelling unit	-	-	-	-	-	-	-	-	-	
		Kennels	1ha	60m	-	-	-	-	-	-	-	
		Nursery of Garden Supply Centre	2ha	60m	-	-	-	-	-	-	-	
		Veterinary Clinic	1ha	60m	-	-	-	-	-	-	-	
Kingston	Agriculture	Single Detached House	1 ha	90m	7.6m	7.6m	9m	7.6m	-	10%	-	Includes maximum number of principal dwelling units per lot

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Municipality	Zone	Use	Min. Lot Area	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Other
					Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)				
		All other permitted uses	40 ha	90m	7.6m	7.6m	12m	7.6m	-	35%	-	
London	Agricultural Zone	Existing Agricultural Lots	4ha	100m	-	-	-	-	-	-	-	
		Existing Single Detached Non-Agricultural Dwellings	4000 m <sup>2</sup>	60m	20m	7.5m	7.5m	-	10m	20%	-	Includes lot depth of 60m
	Agricultural Commercial Zone 1		2000 m <sup>2</sup>	30m	7.5m	10m	7.5m	7.5m	-	-	10%	Includes combined lot coverage and outdoor storage
	Agricultural Commercial Zone 2	-	5000 m <sup>2</sup>	45m	10m	15m	15m	10m	-	-	10%	-
Peterborough	Agricultural District	-	16ha	-	-	30m	30m	-	-	5%	-	Includes minimum lot width
	Agricultural	Wayside Pits and Wayside Quarries	8ha	-	30m	15m	15m	-	-	-	-	-
		All other uses	10ha	137m	15m	15m	7.5m	-	-	-	-	Includes minimum floor area per dwelling unit

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Municipality	Zone	Use	Min. Lot Area	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Other
					Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)				
	<i>Agricultural Restrictive</i>	-	10ha	137m	15m	15m	7.5m	-	-	2%	-	-
<b>St. Catharines</b>	<i>Agriculture (A1) Zone</i>	Agriculture Farm	16.2ha	-	15m	15m	15m	15m	15m	20%	-	-
		Detached Dwelling	4050m <sup>2</sup>	40m	9m	11m	3m	5m	11m	15% when not associated with an agricultural use	-	
		Agriculture Farm Related Commercial or Industrial	-	-	12m	7.5m	6m	12m	14m	930m <sup>2</sup>		
		Kennel	-	-	60m	60m	60m	60m	11m	20%	-	
		Building and Structure Accessory to Permitted Accessory Uses	-	-	9m	2m	2m	5m	6m	-	-	
	<i>Agriculture (A2)</i>	Agricultural Farm	-	60m	15m	15m	15m	15m	15m	20%		
		Building and Structures Accessory to Permitted Farm Uses and/or Permitted Accessory Uses	-	-	9m	2m	2m	5m	6m	-	-	
	<i>Agriculture (A3)</i>	Agricultural Farm	16.2ha	-	15m	15m	15m	15m	15m	20%	-	

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Municipality	Zone	Use	Min. Lot Area	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Other
					Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)				
		Agriculture Farm Related Commercial or Industrial	Max lot area: 0.4ha	-	12m	7.5m	6m	12m	14m	930m <sup>2</sup>	-	
		Buildings and Structures Accessory to Permitted Uses	-	-	9m	2m	2m	5m	6m	-	-	
<b>Vaughan</b>	<i>Agriculture</i>		40ha	-	15m	15m	9m	15m	11m	10%	-	-

## 4 Options and Recommendations for the Structure of the Agricultural Zone(s)



This section provides recommendations for the overall organization and structure of the City's new Agricultural Zone.

### 4.1 One Agricultural Zone

A single Agricultural Zone is recommended as it simplifies the two zones into one zone that better reflects the Official Plan policies. There are only two sites with Agricultural Employment (AE) Zones within Brantford which are located along Governor's Road east of King George Road and are currently occupied by a furniture store and sod supplier. The site-specifics allow the following:

- AE-8: Permitted uses shall be limited to a service shop, a single detached dwelling and accessory uses.
- AE-16: Permitted uses shall be limited to a craft and gift shop, retail store, warehouse, public self-storage, garden centre and one single detached dwelling.

These site-specific provisions are recommended to be carried forward in the Agricultural Zone in the new Zoning By-law.

### 4.2 Permitted Uses

In the new Zoning By-law, the permitted uses should be modelled after the Agricultural (A) Zone as it better reflects the Official Plan policies. Several additional permitted uses should be included in the new Agricultural Zone to better conform with the Official Plan policies including agri-tourism uses, accessory residential uses, bed and breakfast establishments, home occupations and home industries. Shipping containers should be removed as they would be considered an accessory structure and can be addressed in the General Provisions section of the new Zoning By-law. Additionally, per the recent amendment to Brant's Zoning By-law, as it applies to the agricultural areas, medical marijuana production facilities should be removed from the scope of permitted uses.

A list of proposed permitted uses is set out below in **Table 2**.

**Table 4: Brantford Zoning By-law New Agricultural Zones Permitted Uses**

Use	County of Brant Zoning By-law		New Agriculture Zone
	Agricultural (A)	Agricultural Employment (AE)	
Agricultural use	Yes	-	Yes
Agriculture related uses	-	-	Yes
Agricultural Processing Facility	-	Yes	-
Agricultural Service and Supply Establishment	-	Yes	-
Aviary	Yes	-	Yes
Bulk Sales Establishment	-	Yes	-
Commercial Greenhouse	-	Yes	-
Contractor's Yard	-	Yes	-
Dwelling, Single Detached	Yes	See Note 1	Yes
Farm Labour Housing	Yes	-	-
Farm Production Outlet	Yes	Yes	Yes
Feed Mill	-	Yes	-
Forestry Uses	Yes	Yes	Yes
Farm Greenhouse	Yes	Yes	-
Greenhouse	-	-	Yes
Grain Elevator and Drying Facility	-	Yes	-
Livestock Facility	Yes	-	-
Livestock Sales Market	-	Yes	-
Lumber Mill	-	Yes	-
Shipping Container	Yes	Yes	-
Veterinary Clinic	-	Yes	-
Agri-Tourism	-	-	Yes
Accessory Residential Uses	-	-	Yes
Bed and Breakfast Establishments	-	-	Yes
Home Occupations	-	-	Yes
Home Industries	-	-	Yes

Note 1: indicates accessory use



### 4.3 Yard, Lot and Building Provisions

The existing Agricultural Zone provisions are generally appropriate with different provisions for a farm versus a dwelling and provisions for farm production outlets and greenhouses in the General Provisions section. It is also recommended that the minimum landscaped open space requirement be removed for agricultural properties.

### 4.4 Approach to Other Zones in the Agricultural Designation

The following describes the location, existing uses and recommendations regarding the other zones found in the Agricultural Designation.

One site zoned General Commercial (C2) is located near the southeast corner of King George Road and Governor's Road (538 King George Road) as seen in **Figure 8** and is currently vacant. This zone has a holding provision and a site specific provision (C2-25) which permits a variety of commercial uses, a place of worship, an existing dwelling unit, and a dwelling unit accessory to a permitted use other than an automotive use.

Moving forward, there are three options available to address this property:

- Option 1: Maintain a commercial zone with the site specific provision;
- Option 2: Zone the site to an Agricultural Zone with the same site specific permissions;
- Option 3: Zone the site to an Agricultural Zone with no site-specific permissions

These options will be further explored as the New Zoning By-law Project progresses. If the site-specific permissions are maintained through Options 1 or 2, the Official Plan should be amended to include a Modified Policy Area for this property to permit the range of uses contained in the site-specific zone.

Two Automotive Commercial (C6) Zoned sites areas are located along the east side of King George Road (530 and 534 King George Road) and are currently occupied by a gas station and automobile dealership (**Figure 8**). Both zones have site specific provisions. Moving forward there are two options available to address these properties:

- Option 1: Zone the sites to the new Gas Bar and Car Wash Zone as discussed in Discussion Paper #5 - Mixed-Use Zones; or
- Option 2: Zone the sites to an Agricultural Zone with a site-specific permission to address the current uses.

Option 2 is recommended as it maintains the long-term intent for agricultural use as set out in the Official Plan. It is recommended that the Official Plan be amended to include a Modified Policy Area for these properties to permit the existing commercial uses.



**Figure 8: Commercial Zones in the Agricultural Designation, South of Governor’s Road**

The Recreational Facilities (OS2) Zone is located along the west side of King George Road and is currently occupied by a golf driving range. There are two options to address the driving range.

- Option 1: Maintain an open space zone as discussed in the Other Zones Discussion Paper; or
- Option 2: Zone the site Agricultural with a site specific provision to permit a golf driving range.

Option 2 is recommended as it maintains the long term intent for agricultural use as set out in the Official Plan.

The Suburban Residential (SR) Zone is located along Mt Pleasant Road near Conklin Road (**Figure 9**) and consists of several residential homes. In Discussion Paper #6 – Residential Zones, the Suburban Zone is proposed to match with the Suburban Designation in the Official Plan applying to all un-serviced residential areas. This zone would permit detached dwellings, accessory buildings, home occupations and secondary units. Moving forward there are two options:

- Option 1: Apply the Suburban Residential (SR) Zone although it is not located in the Suburban Residential Designation; or
- Option 2: Zone the site Agricultural per the Official Plan Designation and the houses will be captured under the lot provisions for a single detached dwelling.

Option 2 is recommended as rural residential uses are permitted under the Agricultural Designation and in the proposed new Agricultural Zone.



Figure 9: Suburban Residential Zone in the Agricultural Designation, Tutela Heights

## 5 Conclusions and Next Steps



The purpose of this Discussion Paper was to identify a general blueprint for an Agricultural Zone in the new Zoning By-law. The recommended approach is to consolidate the existing agricultural zones into one zone that would align with the Official Plan's Agricultural Designation. This Paper also identifies which existing agricultural zoning provisions should be carried forward into the new Agricultural Zone, and what changes should be made to ensure the agricultural zoning remains consistent with the City's new Official Plan.

As the New Zoning By-law Project progresses and the findings are refined, there may be a need to implement additional lot provisions and uses in order to ensure the Official Policies are fully implemented.

In Phase 4 of the New Zoning By-law Project, the information collected and summarized in this Discussion Paper will be further examined and used to inform the overall Strategic Directions report which brings together all the findings of the Phase 3 Discussion Papers.