

DATE: March 27, 2023

REPORT NO: PD-15-2023

SUBJECT: **Recommendation Report – Application for Zoning Bylaw Amendment 8535 Twenty Road Bruinsma (File No. 1601-012-22)**

CONTACT: Gerrit Boerema, Senior Planner
Dave Heyworth, Manager of Planning

OVERVIEW:

- An application for zoning bylaw amendment has been submitted by Mr. Steven Rivers of South Coast Planning Consultants and by Ms. Atjse Bruinsma, the sole owner of the subject property being 8535 Twenty Road.
- 8535 Twenty Road is located on the north side of Twenty Road near the intersection of Twenty Road and Caistor Centre Road.
- The subject property is approximately 3 hectares in area and contains a dwelling and another building formerly used to store and sell apples and locally known as Packham Apples. The property is zoned Agricultural 'A', Environmental Protection 'EP' and Agricultural Related 'AR'.
- The application for zoning bylaw amendment has been submitted to permit an agri-tourism use on the subject property, namely a country market retail store, whereas the Township's zoning bylaw does not permit agri-tourism uses as an on-farm diversified use on properties having less than 10 hectares of land area.
- The zoning bylaw amendment application is also requesting to increase the area use on the lot for the agri-tourism business from 1% to 2.2%.
- The application also requests that the requirement for the operator of the agri-tourism/on-farm diversified use to live on the same property as the use, not apply, as the owner and operator of the proposed business does not reside on the subject property.
- A public meeting was held on January 16, 2023. Two written submissions were made by two of the adjacent landowners and no oral comments were made during the public meeting.
- Concerns raised as part of the public consultation process were related to traffic and on-street parking, as well as planning related concerns to the proposed use.
- An off-street gravel parking area has been constructed to remove the need for on-street parking.
- Planning Staff have completed the review of the application and can recommend approval of a modified zoning bylaw amendment as found in attachment 4. The Region has also provided support for the Township staff modified bylaw.
- The approval has been modified from the original application to both limit what can be sold as part of the business on the property and to limit the area in which the business can operate within.

RECOMMENDATION:

1. That Recommendation Report PD-15-2023, regarding “Application for Zoning Bylaw Amendment, 8535 Twenty Road, File No. 1601-012-22”, dated March 27th, 2023, be RECEIVED; and,
2. That, Section 34(17) of the Planning Act apply and that no further public meeting is required, and;
3. That, the application for Zoning Bylaw Amendment 1601-012-22, BE APPROVED, as shown in Attachment 4 and as modified by Staff, and that staff circulate Notice of Decision in accordance with the Planning Act.

ALIGNMENT TO STRATEGIC PLAN:

Theme #2, #3 & #4

- **Strategic Responsible Growth**
- **Support for Business and Employment Opportunities for Residents**
- **Local Attractions**

BACKGROUND:

An application for zoning bylaw amendment has been submitted by Mr. Steven Rivers of South Coast Planning Consultants on behalf of the property owner of 8535 Twenty Road, Ms. Atjse Bruinsma. 8535 Twenty Road is a three hectare property located on the north side of Twenty Road, directly north of where Caistor Centre Road connects with Twenty Road. The property contains a single detached one storey dwelling adjacent to an older agricultural related building which formerly stored and sold apples. Prior to 2010 the majority of the property was used as an apple orchard, and the agricultural building was used to store and sell apples, among other items. The business was known locally as Packham Apples.

The subject property is currently zoned Agricultural ‘A’ over the area currently being farmed and where the dwelling is located, Environmental Protection ‘EP’ abutting the Twenty Mile Creek, and Agricultural Related ‘AR’ over the agriculturally related building formerly used for the storage and sale of apples. The Agriculturally Related zone permits a variety of uses, but does not permit uses including on-farm diversified uses, agri-tourism uses, retail store or restaurant type business, which the proposed use could fall within. The proposed use has elements of an Agriculturally Related use, however, the sale of non-agricultural products and the sale of produce not produced on the premises is not considered agriculturally related in the Township’s zoning bylaw, as it is not directly related to the agricultural uses on the property or in the area. Additionally, the use is not permitted as an on-farm diversified use or agri-tourism use as the property does not meet the minimum area requirement of 10 hectares within the zoning bylaw, and the operator of the business does not currently reside on the property.

The owner and her agent, Mr. Steven Rivers originally submitted an application for zoning bylaw amendment to permit an agri-tourism use on the subject property, namely a Country Market store which would sell honey produced on the property, fresh flowers grown on the property and from local greenhouses, frozen chicken, take-out ice cream, homemade crafts and décor and wearable items.

The original zoning amendment application is also requesting that the on-farm diversified/agri-tourism use, be permitted on a lot with an area of less than 10 hectares, whereas the zoning bylaw requires a minimum lot area of 10 hectares. Additionally, they have requested an area of 2.2% of the property be used for the on-farm diversified use, whereas the zoning bylaw has a maximum area of the lesser of 1% of the lot area or 0.5 hectares. Finally, the application has requested that the zoning regulation requiring the operator of the agri-tourism use to reside on the property be removed as the proposed operator does not reside on the property.

A public meeting was held on January 16, 2023. A number of issues were identified as part of public and agency comments submitted including traffic and parking concerns from two of the neighbouring residents and planning related concerns from Township staff and the Region of Niagara.

As a result of the public meeting, Mr. Rivers provided the Township and Region with additional information as well as a revised zoning bylaw amendment application now requesting an 'agri-tourism farm produce outlet'. Mr. Rivers has also provided to Township staff what a farm produce outlet is, which is primarily an area of building used for the sale of products to the public including locally grown produced and locally produced crafts, bakery items, imported produce and clothing, locally grown greenhouse and nursery produces and locally make floral products.

Township staff have completed the planning review and have taken into consideration all of the comments made as part of the public consultation process and provide the following summary.

CURRENT SITUATION:

Provincial Policy Statement 2020 and Guidelines on Permitted Uses in Ontario's Prime Agricultural Area

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement (PPS) provides the policy foundation for regulating the development and use of land in agricultural areas including Prime Agricultural Areas. The subject lands fall within the Prime Agricultural area designation and are to be protected for long-term agricultural use.

Agricultural uses and normal farm practices shall be promoted within this designation and any new uses in the prime agricultural area shall comply with the minimum distance separation formulae. Non-agricultural uses in Prime Agricultural Areas shall generally not be permitted, only for a limited number of non-residential uses. Impacts from non-agricultural uses shall be mitigated to the extent feasible.

In order to provide more direction on what is and is not permitted in Ontario's Prime Agricultural Areas, the Ontario Ministry of Agriculture, Food and Rural Affairs have created a document entitled *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas*.

The document is structured around four main types of land uses:

Agricultural Use – 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; agroforestry; 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.

Agricultural Related Use – means 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.

On-farm diversified Use – means uses that are secondary to the principle agricultural use of the property that are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Non-agricultural Use – those uses that are not agricultural, agricultural related or on-farm diversified uses.

The zoning bylaw application is requesting to permit an on-farm diversified use, specifically being an agri-tourism use on the subject property. Agri-tourism is defined in the Guidelines on Permitted Uses in Ontario's Prime Agricultural Area as "farm related tourism uses, including limited accommodation such as a bed and breakfast that promote the enjoyment, education or activities related to the farm operation."

Examples of on-farm diversified uses shown in the guidelines include retail uses such as farm markets, antique business and seed supplier.

The key criteria for On-farm diversified uses are as follows:

1. Located on a farm

On-farm diversified uses must be secondary to the principle agricultural use of the property, meaning there has to be active agricultural uses on the subject lands. The lands must be large enough to support an agricultural use and typically smaller lots do not qualify to be considered a farm.

2. Secondary to the principle agricultural use of the property.

Agricultural uses must remain the dominant use of the property. This is measured both spatially, meaning the area used for the on-farm diversified use is limited, and temporally, as in the on-farm diversified use must not interfere with agricultural operations.

3. Limited in Area

On-farm diversified uses should be limited in area to minimize the amount of land taken out of agricultural production, ensure agriculture remains the main land use, and to limit

off site impacts to ensure compatibility with surrounding agricultural operations. The guidelines recommend that a maximum lot coverage of 2% be permitted for on-farm diversified uses to a maximum of 1 hectare.

4. Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products.

The Provincial Policy Statement provides a number of examples of on-farm diversified uses, however there may be more uses that can be considered as on-farm diversified land uses.

5. Shall be compatible with, and shall not hinder, surrounding agricultural operations. On-farm diversified uses that have negative impacts on the farm itself, generate excessive noise and trespass issues, or uses that are better suited for settlement areas may not be located within the Prime Agricultural Area.

Based on staff's review, the application does not appear to meet the criteria set out in the Guidelines for an On-farm diversified business, as the property does not meet the threshold of being a farm, as it is a smaller agricultural parcel, and there is not enough supporting evidence to show that the proposed use is secondary to a principle agricultural use of the property. Although a portion of the property is farmed, the cash cropping operation is not of a sufficient size, or related enough of the proposed use, for the proposed use to be considered secondary.

A Place to Grow, Growth Plan for the Greater Golden Horseshoe – 2020 Consolidation

The A Place to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan) builds on the Provincial Policy Statement to establish a unique land use planning framework for the Greater Golden Horseshoe.

Section 4.2.6 of the plan provides policy direction concerning the Agricultural System. Prime Agricultural Areas, as this property is designated, falls within the Agricultural System. The Growth Plan requires that any new non-agricultural land uses within the Prime Agricultural Area need to be compatible with, and/or minimize and mitigate and adverse impacts on the Agricultural System. The PPS and Guidelines on Permitted Uses in Ontario's Prime Agricultural Lands provide more significant policy direction regarding the agricultural area.

Greenbelt Plan

The subject lands are not located within the Greenbelt Plan.

Niagara Official Plan, 2022

On November 4, 2022 the Ministry of Municipal Affairs and Housing approved the Niagara Official Plan. The plan provides a framework of policies to guide growth and development within the Niagara Region to the year 2051.

The Niagara Official Plan designates the subject lands as Prime Agricultural Lands and permits agricultural uses, agriculture-related use and on-farm diversified uses within prime agricultural areas (4.1.7.3), provided they are compatible with, and do not hinder surrounding agricultural operations. On-farm diversified uses shall be located on a farm, secondary to the principle agricultural use on the property, limited in area and compatible with surrounding agricultural operations.

The appropriate scale of on-farm diversified uses may vary depending on the type of use and whether that use is located within a specialty crop area or prime agricultural area. The Niagara Official Plan outlines additional criteria including; whether the use is more appropriate in the settlement area or rural lands, the proximity to the related agricultural operation, the extent of compatibility with farming operations, scale of the activity in relation to the farming practices, consistency of character, potential off-site impacts and water usage (4.1.7.7).

Staff note that the only concern so far raised by members of the public was with respect to traffic and pedestrian safety concerns, and not specifically regarding impacts to surrounding agricultural operations.

The Niagara Official Plan also provides policy on Agriculturally Related uses. Agriculturally Related uses are not required to be located on a farm, as are on-farm diversified uses, as they provide support to, and are compatible with surrounding agricultural operations. They provide products or services that support the surrounding agricultural farms and benefit from being in close proximity to agricultural operations.

The Niagara Official Plan provides a list of criteria when reviewing applications for proposed agriculturally related uses. These include:

- Whether the proposed use is more appropriately located within a settlement area
- Whether the use is required to be in close proximity to agricultural operations
- Whether the use is compatible and complimentary to surrounding agricultural operations
- Whether the scale of the activity is appropriate
- Whether the use is consistent with and maintains the character of the agricultural area
- The generation of potentially conflicting off-site impacts
- The activity does not generate new residential uses
- The use is limited to low water and effluent needs and the site can accommodate private services
- The use does not require significant infrastructure improvements; and
- The use complies with the policies of the Niagara Official Plan.

Based on the submitted Planning Justification Report by Mr. Rivers, there is a desire to use the subject lands for the proposed farm produce outlet/agri-tourism use in support of surrounding agriculture, including the sale of locally grown produce and chicken products produced from the owners poultry operation. The use will therefore in a more indirect manner, provide benefit to surrounding agricultural farm operations and would benefit from a location in close proximity to these agricultural land uses.

The scale of the operation is contained within a portion of the existing building and the associated parking area. Staff are recommending a maximum floor area for the limited retail use to be 120 square metres, which is approximately 35 percent of the floor area of the existing building. Staff have calculated this floor area using the Guidelines for Permitted Uses in Ontario's Prime Agricultural Area, where it provides a suggested cap for floor area being 20% of the permitted 2% lot area to be used for on-farm diversified uses.

Lot Area X 2% X 20% = Maximum Floor Area for On-Farm Diversified Use

3.05 Ha X 2% X 20% = 122 square metres

An alternative calculation can be carried out based on the Township's zoning requirements for an on-farm diversified use. The bylaw requires that an on-farm diversified use be limited to 1% of the lot area, and that would include the area used for parking and driveway, in addition to the area used for the limited retail store. One percent of the lot area is 305 square meters.

The Agricultural Related use does not have any direct policies on how to maintain size and scale, but staff believe that in this case, using the On-Farm Diversified guidance in the Guidelines provides a suitable area for the limited retail sales.

The proposed use, as stated in the Planning Justification Report, will not generate high water needs or generate high effluent flows. A new septic system has recently been constructed for both the agriculturally related building and the dwelling on the property. Staff will confirm that the septic system and potable water supply for the use are adequate through a future site plan application.

The application also does not require any infrastructure improvements. Parking has been located to the rear of the building and on-street parking is now prohibited through the placement of signage by the Township Public Works Department.

Township of West Lincoln Official Plan

The subject property is designated as Good General Agricultural lands within the Township's Official Plan. Both Agriculture-related and on-farm diversified uses may be permitted in the Good General Agricultural Area in accordance with the following:

- The location of the use imposes no constraints on, or reduction to the efficiency of any existing farm
- The lot has adequate water supply and is able to provide private septic services
- There is adequate drainage, entrances, parking and loading on the property
- There is limited outdoor storage
- Operating times may be restricted through additional planning controls
- The lands are appropriately zoned
- Development on treed areas, and other natural environment features is avoided; and,
- Development may be subject to site plan control.

The criteria is similar to that of the Niagara Official Plan with exception of the first point, that the use does not constrain or reduce the existing farm. The proposed use will not remove any additional farmland out of production and does not further constrain the property, as it makes use of an existing building and existing driveway.

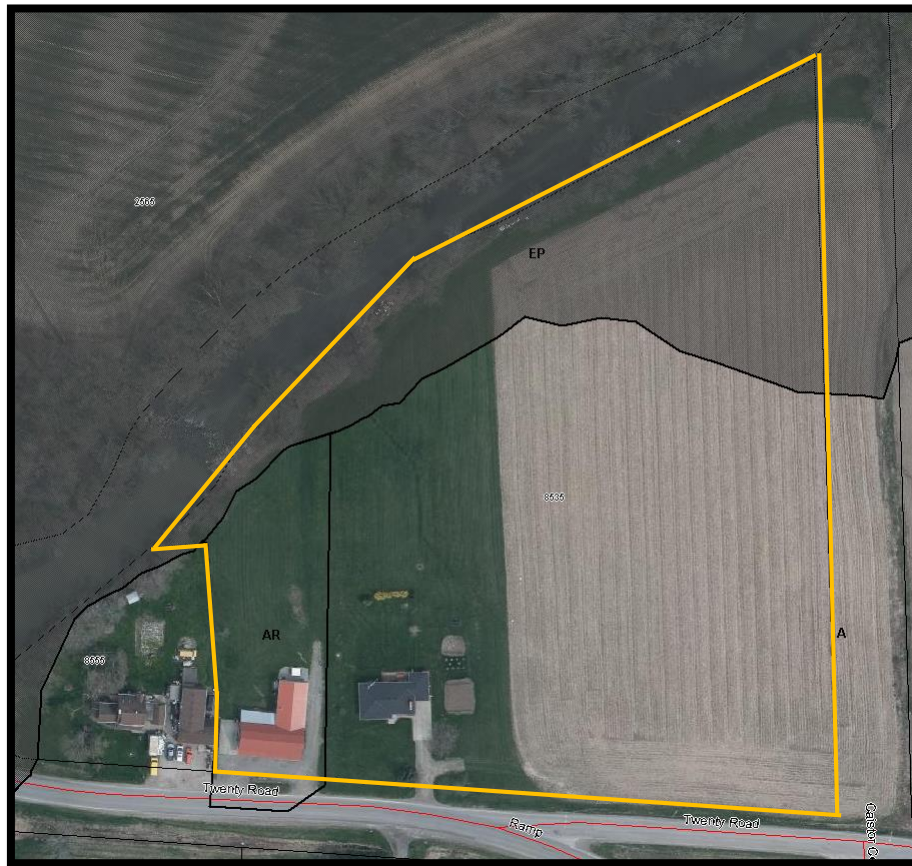
The Township Official Plan, Section 4.6.2 provides further policy direction for on-farm diversified uses. On-farm diversified uses must be secondary to the principle agricultural activity on the property and contribute to the sustainability and viability of the farming operation. As noted previously, the proposed use does not seem to be secondary to a principle agricultural use, as the majority of what is proposed to be sold is not product grown on the property. The use is better described as an Agricultural-Related use as it is not required to be located on a farm, and is permitted to source products and support area farms, not only the subject property farm.

Section 4.6.1 of the Township's Official Plan requires that Agriculture-Related uses service the local agricultural industry as the sole or main business activity.

The sale of agriculturally derived products, such as chicken and ice cream (dairy) can be seen as an agriculturally related activity, provided the raw materials are being sourced locally. The sale of non-agricultural products, or agricultural products that are not sourced locally do not meet the policy requirement for agriculture-related uses. As such, planning staff have modified the zoning bylaw amendment to allow for the retail sale of local agriculturally derived products, such as meat products and ice cream, but have not included the sale of non-agriculturally sourced items or items that are not considered local, such as clothing. Staff would consider locally made clothing or crafts made out of locally sourced agricultural materials, such as sheep's wool, to be an agriculturally derived product, which would be permitted under the recommending zoning bylaw amendment.

Township of West Lincoln Zoning Bylaw

The subject property is zoned Agricultural 'A', Environmental Protection 'EP' and Agricultural Related 'AR'. Below is an image of the zoning on the subject property:



Neither the Agriculturally related zone or the Agricultural zone permit what is being proposed on the subject property. The Agriculturally Related zone permits a variety of uses, but does not permit a retail store, restaurant or agri-tourism type business, which the propose use would fall under. The proposed use has elements of an Agriculturally Related use, however, the sale of non-agricultural products and the sale of produce not produced on the premises is not considered agriculturally related as it is not directly related to the agricultural uses on the property or in the area. The AR zone was appropriate for the former use of the building as it stored and sold apples that grew on the property until sometime before 2010 when the orchard covering the majority of the property was removed.

The Agricultural 'A' zone only permits a single detached dwelling and accessory uses, one of which is on-farm diversified uses, however, that requires a minimum lot area of 10 hectares, which this property does not have.

The applicants have submitted a revised zoning bylaw amendment request to permit an agri-tourism/farm produce outlet business on the property.

Agri-tourism is defined in combination with Value-added uses in the Township's zoning bylaw:

Agri-tourism/Value-added use:

Means the use of land, buildings or structures for accessory uses to the principal agricultural use of the lot conducted for gain or profit to support, promote and sustain the viability of the agricultural use, including but not limited to agricultural education and research facilities, bed and breakfast establishments, farm markets and the retail sale of farm products, pick your own facilities, farm mazes, special event facilities related to farming, and value-added assembly, fabrication, processing, packing or storage operations.

Farm Produce Outlet is not a defined use in the Township's Bylaw, but the applicant has provided regulations sourced from another Niagara municipality which permits the retail sale of products to the general public that are locally grown or produced, imported produce and clothing, locally made bakery items, processed fruit, grocery, deli and dairy products, locally grown greenhouse and nursery products and locally made floral products.

The applicants have also requested three additional modifications to the zoning bylaw Section 3.11, which include:

1. The on-farm diversified/agri-tourism/Farm produce outlet use, be permitted on a lot with an area of less than 10 hectares, whereas the zoning bylaw requires a minimum lot area of 10 hectares (3.11, a).
2. An area of 2.2% of the property be used for the on-farm diversified, whereas the zoning bylaw has a maximum area of the lesser of 1% of the lot area or 0.5 hectares (3.11, c) i).
3. The zoning regulation requiring the operator of the agri-tourism use to reside on the property be removed as the proposed operator does not reside on the property (3.11 h).

Staff have completed their review of the zoning amendment application in relation to the zoning bylaw and have identified the following concerns:

- The proposed on-farm diversified/agri-tourism use does not appear to meet the threshold for being directly related and in support of the primary agricultural activity on the property, which appears to be cash cropping. (3.11 d.)
- The sale of non-agriculturally derived or agriculturally supportive products, such as clothing and crafts, do not have a direct relationship or benefit to agricultural operations on the lot or in the area (3.11 d.)
- The subject property is only 3 hectares in size and therefore makes it difficult to meet the definition of 'farm' (3.11 a.).
- The owner and operator of the proposed use does not reside on the property (3.11 h.)

The proposed use is better suited as an agriculturally related use as it provides service and sale of products that support local agriculture as a primary activity on the property. As such, staff have prepared a modified zoning amendment which permits the sale of agriculturally derived products on the property, within a limited area in the existing Agriculturally Related zone.

Staff are recommending the zoning bylaw amendment as found in attachment 4 and below:

AR-222

Permitted Uses:

As per the parent zone, plus: *Retail store* limited to the sale of local agriculturally derived goods and merchandise, including locally grown produce and meat products, and take out ice cream.

Regulations:

As per the parent zone, except: the limited retail store use shall have a maximum floor area of 120 square metres.

The applicants have provided the following information on the proposed areas needed for the proposed use:

- 54 square metre storage garage is strictly for storage, picnic tables, lawn chairs, extra shelving.
- 45 square metre merchandise storage is for extra merchandise, plus a seating area for staff breaks.
- 43 square metre retail area for ice cream, frozen chicken, fruits and vegetables, and flowers.
- 43 square metre freezer/utility room (hot water heater), a bathroom, a washing area (sink and small counter), freezers for the extra ice cream and chicken with
- 15 square metre "hallway" through the freezer/utility room allowing customers to move from the "ice cream etc." retail area to the "craft sales retail" area. This hallway will also be retail space for honey products.
- 39 square metres retail space for craft/home decor items.

Based on the above, the actual retail use component only requires approximately 100 square metres, excluding storage and staff area spaces. In staff's proposed bylaw, the retail store area, where customers are permitted, would be limited to 120 square metres. The additional storage could be located in the Agricultural Related 'AR' zone without being limited by the 120 square metres.

The proposed zoning bylaw amendment as modified by staff also supports what is being requested in the Regional comments, provided on March 24, 2023. The Region has requested that the applicant confirm that only agriculturally related products be sold from the proposed business and that the business be limited in size.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report except for the potential implications associated with Bill 109, the *More Homes for Everyone Act, 2022*. Bill 109 requires municipalities, starting on July 1st, 2023, to provide fee refunds for planning act applications if decisions are not made within the required Planning Act timelines.

The timelines for approval and required fee returns associated with this will require Township Staff to prepare recommendations on a quicker timeline for Council's decisions.

Council must make a decision within 90 days of complete application or they will be required to refund.

	Zoning and Official Plan Combined	Zoning Bylaw Amendment	Site Plan
No refund	Decision is made within 120 days	Decision is made within 90 days	Plans are approve within 60 days
50%	Decision made within 121-179 days	Decision made within 91-149 days	Plans are approved between 61-89 days
75%	Decision made within 180 – 239 days	Decision made within 150 – 209 days	Plans are approved 9 – 119 days
100%	Decision made 240 days and later	Decision made 210 days and later	Plans are approved 120 days and beyond

The current 2023 fee for a standard zoning bylaw amendment is \$9,630.00. If not approved within 90 days, starting on July 1st, 2023 the Township would be required to refund the applicant \$4,815.00, at 149 days, \$7,222.50 and after 209 days, the entire fee.

INTER-DEPARTMENTAL AND PUBLIC COMMENTS:

The notice and application for zoning bylaw amendment was circulated to agencies and the public on December 13, 2022. A notice sign was also placed on the property on December 23, 2022. At the time of writing this report, the Township has received comments from two members of the public.

Comments were received by property owners who live to the east of the property at 8431 Twenty Road. They have no objections to the type of business being proposed, but they do have concern regarding traffic in that location.

This is not the first concern regarding traffic and parking on this site and the Township Public Works Department has also echoed this concern and is looking for an on-site parking plan. This will be captured through a required site plan application.

Comments were also submitted by the property owners west of the subject lands at 8555 Twenty Road. They have provided two sets of comments, the first being in regards to the proposal and the second with respect to a private well on the subject property which services 8555 Twenty Road. Staff have consulted with the owner and have confirmed that it is a private well that is located on the property, between the dwelling and the agriculturally related building which services, by way of easement, in favour of 8555 Twenty Road. The owners of 8555 Twenty Road have provided additional information with regards to this easement, which can be found in Attachment 3. The site plan process will address these issues.

The Township received comments from the Region of Niagara which stated that more information was needed prior to the Region being able to provide a position on the application. Additional information has been provided from the applicants to the Township and Region.

Based on the updated information, the Region has provided updated comments on March 24, 2023. The Region does not object to the application provided that the products sold as part of the use are agriculturally related only and that the scale of the use is limited. Township Staff have provided a modified zoning bylaw amendment found in Attachment 4 that addresses both of the Region's concerns.

CONCLUSION:

An application for zoning bylaw amendment has been submitted by Mr. Steven Rivers on behalf of the sole property owner, Ms. Atsje Bruinsma for the property located at 8535 Twenty Road. The application has been submitted to permit a portion of the property and the existing agriculturally related building to be used for an on-farm diversified use, namely an agri-tourism use. As this use is not permitted within the Agriculturally Related 'AR' zone, or the Agricultural 'A' zone, a zoning amendment is required.

The revised application requests to permit an agri-tourism/farm produce outlet use, on a lot that is approximately 3 hectares in area and occupying a total of 2.2% of the lot area, whereas the zoning bylaw requires a minimum lot area of 10 hectares and only permits a maximum of 1% to be used for the on-farm diversified use. The applicant has additionally requested that the requirement to reside on the property be removed. Finally, they have requested that the existing lot area and setbacks for the agricultural related building be recognized through this zoning amendment process.

Upon completing a full review of the application against applicable policies and public comments, Planning Staff are recommending a modified zoning bylaw amendment be approved as found in attachment 4.

ATTACHMENTS:

1. Location Map
2. Additional Submission Materials
3. Agency and Public Comments
4. Draft Zoning Bylaw Amendment – Modified by Staff

Prepared & Submitted by:



Gerrit Boerema
Senior Planner

A handwritten signature in blue ink, reading "Dave Heyworth".

Dave Heyworth
Manager of Planning

Approved by:

A handwritten signature in black ink, reading "Bev Hendry".

Bev Hendry
CAO