

AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 23
JULY 7, 2021

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COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 23
LE 7 JUILLET 2021

EXTRACT OF DRAFT MINUTES 24
AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
JUNE 28, 2021

EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 24
COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
LE 28 JUIN 2021

3. AMENDMENTS TO PERMIT ON-FARM DIVERSIFIED USES AND
AGRICULTURE-RELATED USES IN RURAL AND AGRICULTURAL ZONES
OF THE CITY

ACS2021-PIE-EDP-0024

CITY WIDE

That Agricultural and Rural Affairs Committee recommend that Council:

- 1. Approve an amendment to the Official Plan to revise Section 3.7 – Rural Designations as detailed in Document 1 – Details of Recommended Official Plan Amendment,**
- 2. Approve amendments to Zoning By-law 2008-250 under Sections 54 and 79, and all zones that permit an agricultural use, as detailed in Document 2 – Details of Recommended Zoning, to permit alignment with the 2020 Provincial Policy Statement provisions respecting permissions for *On-Farm Diversified and Agriculture Related* uses,**
- 3. Approve an amendment to the Site Plan Control By-law 2014-256, as detailed in Document 3, to apply a site plan control requirement to all On-Farm Diversified and Agriculture-related uses,**
- 4. Approve an amendment to the Parkland Dedication By-law 2009-95 as detailed in Document 4, to exempt on-farm diversified uses and agriculture-related uses from parkland dedication requirements,**

Marika Atfield, Planner II, gave a PowerPoint presentation on the item. A copy of the presentation is held on file with the City Clerk's office.

Following the presentation, the Committee heard from the following delegation:

Tom and Janet Moul – Jabulani Winery in Richmond – Had 4 questions regarding the report. Floor area maximum is 600 sq meters, if area exceeds, and is used 8 months of year as winery and four months retail, is that permitted? Dual use for one building. If want to expand by building second winery building, limit between buildings wouldn't apply? For buildings larger than 300 sq meters currently subject to two site plan reviews; what impact would it have on us? Regarding MPAC; rules for determination of areas in winery environment so different taxation.

Councillor Moffatt asked Tom and Janet to send those questions to him so that he can follow up and get the answers. Marika noted that the questions were site-specific and would have to review details of that development to give answer.

Following the delegation, the members thanked staff for this good news report and asked a few questions such as:

- Have traffic impacts been looked at for areas that have the secondary uses and how it will affect local farms? It varies depending on what local agriculture is. One example would be traffic; lot of slow-moving agricultural vehicles accessing some properties; if increasing traffic, may hinder ability of farmers to use roads as needed.
- Solar is permitted, but on prime agricultural land is limited to small area; functionally, something of that size, cannot operate commercial solar farm.

The Chair thanked staff for this report.

The Agriculture and Rural Affairs Committee CARRIED the recommendations of the report.