

REPORT FROM PLANNING ADVISORY COMMITTEE

PLANNING ADVISORY COMMITTEE FEBRUARY 23, 2023

DRAFT AMENDMENTS – AGRICULTURAL USES

It is recommended to Council to continue with the process to approve the amendments to the Land Use By-law relating to Agricultural Uses dated January 23, 2023, as presented.



**Planning
Development
Project Management**

To: Chris Frotten
From: Chris Millier
Date: January 23, 2023
**Re: Revised Draft Amendments to the Land Use By-law relating to
Agricultural Uses**

Chris,

Here are the revised draft amendment to the Barrington Land Use By-law relating to agricultural uses which address direction provide by Council following the May 24, 2002 Public Hearing.

The revisions have been prepared utilizing Track Changes so that you and your staff can see what I've changed. I believe I've captured everything but please let me know if I've missed something.

1. Part 5.1 Residential General (RG) Zone, Permitted Developments
 - a) Amend permitted use "Agricultural uses except fox, mink farms and piggery operations" to read "Domestic agricultural uses except fur farms and piggery operations".
 - b) Include "Kennel" as a permitted use.

2. Part 9.1 Mixed Use (MU) Zone, Permitted Developments
 - a) Amend permitted use "Agricultural uses except fur farming operations" to read "Domestic and Intensive agricultural uses except fur farms and piggery operations"
 - b) Include "Kennel" as a permitted use.

3. Part 11.1 Rural Development (RD) Zone, Permitted Developments

a) Amend the preamble text to read:

“No development permit shall be issued for any use in the Rural Development (RD) Zone except for one or more of the following uses:”

b) Amend permitted uses “All agricultural uses except fur farms” to read “Domestic and Intensive Agricultural uses except Fur Farms and Piggery Operation”.

c) Amend to include “Kennel” as a permitted use.

4. Part 11.3 Developments Permitted Subject To Development Agreements:

Amend to include the following use:

➤ “Piggery Operation”

5. Part 18 Zone Standards

a) Amend to include the following new Part 18.7 and Part 18.8

18.7 Domestic Agriculture uses in the RG, MU and RD Zones

a) Minimum lot area shall be 15,000 sq. ft., notwithstanding that where any Domestic Agriculture use includes the keeping of horse(s) or cow(s) the minimum lot area shall be 29,000 sq. ft.

b) Domestic Agricultural use must be contained within the limits of the property by means of fencing, enclosures, or buildings.

c) No building or structure in association with the Domestic Agricultural uses, except fencing, shall be located within:

i. 30 ft. of the property line or road right-of-way;

ii. 50 ft. of any well.

d) No manure storage shall be located within:

i. 30 ft. of the property line or road right-of-way;

ii. 50 ft. of a watercourse or wetland;

iii. 100 ft. of any well.

18.8 Intensive Agriculture uses in the MU and RD Zone

- a) Minimum lot area shall be 43,563 sq. ft. (140 acres) notwithstanding that where any Intensive Agriculture use includes the keeping of Livestock the minimum lot area shall be 87,126 sq. ft. (2 acres).-
 - b) Intensive Agricultural use must be contained within the limits of the property by means of fencing, enclosures, or buildings.
 - c) No building or structure in association with the Intensive Agricultural uses, except fencing, shall be located within:
 - i. 50 ft. of the property or road right-of-way;
 - ii. 100 ft. of any well.
 - d) No manure storage shall be located within:
 - i. 100 ft. of an adjacent property or road;
 - ii. 100 ft. of a watercourse or wetland;
 - iii. 100 ft. of any well.
- b) Renumber existing Parts 18.7 through 18.11 to Parts 18.9 through 18.13 respectively

6. Part 19 Definitions

- a) Insert the following new definitions:

Agriculture:

Domestic Agriculture, also commonly referred to as “Hobby Farm”, means means the use of land and buildings which is accessory to the main residential use on a lot for farming, dairying, the keeping of livestock, fowl, pasturage, floriculture, apiculture and horticulture and the necessary accessory activities of feeding, breeding or holding for personal use and enjoyment including the sale of produce, but does not include Fur Farm or Piggery Operation, ~~which is accessory to the main residential use on a lot.~~

Intensive Agriculture means the use of land and buildings for farming, dairying, the keeping of livestock, fowl, pasturage, floriculture and, apiculture ~~and horticulture~~ and the necessary accessory activities for feeding, breeding or holding for purposes of processing, and the packing, storing, or treating the produce for sale and does not include Fur Farm or Piggery Operation.

Fur Farm means fox or mink farm

Intensive Livestock means a livestock or fowl operation in which animals are confined to a barn, feedlot or other facility for feeding, breeding, milking, egg laying, processing or eventual sale.

Kennel means a premise used for the keeping of more than two dogs for the purposes of commercial breeding or sale, overnight boarding of dogs, excluding veterinary clinic, commercial training or the shelter of stray or abandoned animals.

b) Amend “**Fox or Mink Ranch**” to read “**Fox or Mink Farm**”

c) Amend “**Hog Operation**” to read “**Piggery Operation**” and amend the definition to read:

Piggery Operation means the use of a property exclusively for the breeding, raising and processing of pigs for a commercial purpose.