

Public Meeting

Agricultural and Rural Official Plan
and Zoning Updates

File No.: POPA 19-06 & RZ 19-08

Tuesday, December 3, 2019

Community Services



Topics Targeted for Review

- Cannabis-related uses
- Country Inns
- Maximum building area for agricultural uses
- Undersized agricultural lots
- Parking of tractor trailers and commercial vehicles on agricultural lands, which includes farm equipment storage buildings, open storage, driveways and parking
- Driveway widths and parking of utility/recreational vehicles/trailers (both urban and rural areas)
- Housekeeping items

Cannabis

What We Have Heard:

Review the permissions related to the growing, producing, processing, etc. of cannabis on agricultural and rural lands.

What We Are Proposing:

To permit the growing, producing, processing etc. of cannabis on agricultural and rural lands, subject to meeting specific requirements and in some cases, receiving zoning and site plan approval.

Cannabis: Official Plan Amendment

- Amend “Agricultural Use” definition to include cannabis cultivation and exclude the retail sale of cannabis products
- Amend “Agriculture-Related Commercial or Industrial Use” definition to include processing, producing, testing and research of cannabis and exclude the retail sale of cannabis products
- Create a new policy to establish tests and criteria to evaluate development applications (i.e. Zoning By-law Amendment or Site Plan Application)

Cannabis: Zoning By-law Amendment

- Replace the existing definition (currently under appeal) with the following:
 - Cannabis Analytical Testing Facility
 - Cannabis Cultivation – Indoor
 - Cannabis Cultivation – Outdoor
 - Cannabis Production Facility
 - Cannabis Processing Facility
 - Cannabis Research Facility

Cannabis: Zoning By-law Amendment

- Establish a minimum parking requirement
- Establish/amend general provisions:
 - Outdoor cultivation shall be set back a minimum of 50 m from lot lines, unless adjacent to residential or institutional use/zone which would require 150 m
 - All cannabis uses to be setback 150 m from sensitive land uses

Cannabis: Zoning By-law Amendment

Option 1: Site Specific Zoning By-law Amendment for Indoor Operations

- The Official Plan would include a policy requiring a site-specific Zoning By-law Amendment (except outdoor cultivation)
- Would ensure that surrounding or interested landowners/stakeholders can participate in a public process
- Would allow for site specific setbacks where warranted
- Site Plan Approval would be required

Option 2: Permit As-of-Right

- The Zoning By-law would establish criteria/tests and setbacks to evaluate Site Plan Applications
- There would be no process available for public consultation
- Site specific amendments could be permitted by Zoning By-law Amendment
- Site Plan Approval would be required

Country Inns

What We Have Seen:

Increased interest in establishing tourist lodging uses.

What We Are Proposing:

To create a definition and provisions for “Country Inns” and clarify definitions, provisions and permissions for other lodging uses (i.e. Bed and Breakfasts).

Country Inns

- New Definition:
 - 4 to 6 rooms within a single detached dwelling that is the principal residence of the establishment
- New General Provisions:
 - Must comply with MDS and all zone standards
 - The operator must reside in the same dwelling as the Country Inn
 - A Zoning By-law Amendment is required
 - Site Plan Approval is required
- New Parking Requirements:
 - 1 space/guest room + 2 spaces/dwelling

Maximum Building Area

What We Have Heard:

The maximum building area for agricultural uses is too restrictive.

What We Are Proposing:

To increase the maximum building area for the agricultural and rural zones by excluding “Livestock Facilities” from the building area calculation.

Undersized Agricultural Lots

What We Have Seen:

Confusion on how uses are permitted and setbacks, etc. are applied to undersized lots.

What We Are Proposing:

To clarify that where a lot is undersized, the residential (RR) uses and setbacks apply, unless a Minor Variance is received to approve any deficiencies (i.e. lot size).

Transportation Depot

What We Have Seen:

Conflicts in the definition and provisions relating to Transportation Depots (i.e. taxi's, limousines, accessory business office).

What We Are Proposing:

To clarify the definition of a transportation depot and restrictions on where parking/storing/staging can occur, remove the requirement for an accessory business office and introduce a minimum building area of 10%.

Transportation Depot

- Update the definition of Transportation Depot
- No parking, storing or staging for a Transportation Depot:
 - In a front or exterior side yard (adjacent to street)
 - In a rear or interior side yard adjacent to a residential zone or lot containing a residential use
- Remove the requirement for a maximum accessory business office (area) in a transportation depot
- Introduce a minimum building area for a transportation depot: 10% of the lot

Tractor Trailer/Commercial Motor Vehicle Parking

What We Have Seen:

An increase in tractor trailer and commercial motor vehicle parking in areas outside of commercial and industrial areas.

What We Are Proposing:

To continue to prohibit tractor trailer parking in agricultural and rural areas, clarify the definitions and update permissions for parking commercial motor vehicles

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Tractor Trailer/Commercial Motor Vehicle Parking

- Prohibit tractor trailer parking in agricultural and rural areas
- Create new definitions for:
 - Tractor Trailer
 - Farm Vehicle
 - Commercial Motor Vehicle
- Update the permissions for parking a commercial motor vehicle: weight and location.

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Trailer Parking (Urban and Rural)

What We Have Seen:

An increase number of requests to park utility trailers (i.e. boats) or other recreational vehicles/camping trailers on properties.

What We Are Proposing:

To create a new definition for a utility trailer, increase the permitted length of a trailer and update where they can be parked.

Trailer Parking (Urban and Rural)

- Create new definition for:
 - Utility Trailer
- Utility/Recreational Trailer length permissions

Zone	1 Trailer < 6 m	1 Trailer > 6 m
Residential	●	
Undersized Agricultural and Rural	●	
Agricultural and Rural	●	●

Open Storage vs. Parking

What We Have Seen:

Expansive areas of open storage of goods, motor vehicles, trucks, trailers etc. and confusion on the difference between open storage and parking.

What We Are Proposing:

To prohibit open storage without a building or main use, create standards relating to home industries and update definitions to clarify the difference between parking and storage.

Open Storage vs. Parking

- Create a new definition for Open Storage Use which is prohibited in the Town
- Update the following definitions:
 - Farm Equipment Storage Building
 - Accessory Open Storage Area
 - Parking Area
- Creation of Home Industry open storage standards

Driveways (Urban and Rural)

What We Have Seen:

An increase in the number of minor variance applications to widen driveways and confusion on how to measure driveway width.

What We Are Proposing:

To increase the maximum driveway width, clarify how driveway width is measured (through text and illustrations), and create new standards for driveways.

Driveways (Urban and Rural)

- Increase the maximum driveway width:

Lot Frontage	Maximum Driveway Width
< 12 m	6 m
12 m to 18 m	50% of lot frontage (6 m to 9 m)
> 18 m	10 m (equivalent to 3 car garage)

- Width is measured perpendicular to the path of travel, anywhere along the driveway from each edge of contiguous surface area
- Provisions for both circular and hammerhead driveways which clarify setbacks from lot lines, widths and location.

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Housekeeping Updates

- Streamlining definitions and permitted uses for ease of reference
- Permitting On-Farm Diversified Uses in the Oak Ridges Moraine subject to provisions requiring compliance with the Oak Ridges Moraine Conservation Plan
- Relocating parking standards from general provisions to the parking standard section
- Updating text and mapping (zone labels) to remove zones which are no longer in effect

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Next Steps

- Staff will review and consider all comments from stakeholders including agencies, departments and comments received at this Public Meeting
 - This may include changes to the proposed Official Plan Amendment and Zoning By-law Amendment
- A report will be brought forward in spring of 2020 for Council consideration