

On-farm Diversified Uses (Section 79A)

(By-law 2021-222)

- 79A.** (1) **On-farm diversified** uses are subject to the following provisions:
- (a) An on-farm diversified use is permitted if the principal use of the lot is agricultural;
 - (b) On-farm diversified uses are limited to 2% of the total lot area, to a maximum of 1 hectare;
 - (c) the area of on-farm diversified uses on a lot includes:
 - (i) The total area of buildings, structures and outdoor storage associated with home-based businesses, and
 - (ii) The total area of buildings and structures built after November 8, 2017 associated with the on-farm diversified use, and
 - (iii) 50% of the area of buildings or structures built prior to November 8, 2017 that have been converted to an on-farm diversified use, and
 - (iv) The area of laneways and septic systems that were developed on or after November 8, 2017, and
 - (v) Parking areas, outdoor storage areas, and landscaped areas that are associated with an on-farm diversified use, and
 - (vi) Despite the above, the area of agri-tourism uses associated with activities such as wagon rides or corn mazes on lands producing harvestable crops are not included in the area calculations;
 - (d) The total floor area occupied by on-farm diversified uses may not exceed 20% of the total land area permitted for on-farm diversified uses on the lot, to a maximum of 600 square metres (except where otherwise stated), and:
 - (i) The total floor area occupied by on-farm diversified uses, limited to place of assembly, instructional facility and restaurant uses, whether located in new or existing buildings, may not exceed 150 square metres;
 - (ii) The total cumulative floor area of all on-farm diversified uses on a lot may not exceed 600 square metres, with a maximum of 300 square metres for floor area built after November 8, 2017;
 - (iii) Floor area used for processing that may incorporate inputs grown off-site does not need to be counted towards the maximum total floor area and is subject only to the maximum areas under b) above.
 - (e) Any outdoor storage or parking areas associated with an on-farm diversified use must be screened from view from a public street or a residential use on an abutting lot.
 - (f) Outdoor storage areas and parking areas associated with an on-farm diversified use must not be located within 10 metres of any lot line.
 - (g) Maximum number of heavy vehicles, including recreational vehicles, associated with an on-farm diversified use: 3
 - (h) Required parking is as identified under Table 101 for the use proposed.
 - (i) Every effort should be made to cluster on-farm diversified uses, make use of existing laneways, and locate on areas of poorer soil.