

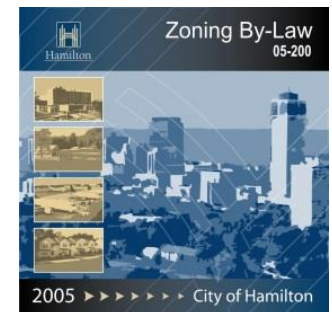
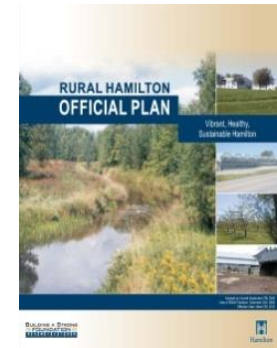


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**ENABLING VALUE ADDED
AGRICULTURAL POLICIES WORKSHOP
February 27, 2014**

Planning Tools - Status

- **Rural Hamilton Official Plan (approved by OMB March 2012)**
 - 1st OP for the amalgamated City
 - Challenges – new Greenbelt legislation and varying approaches by former municipalities to protect and support agriculture;
- **Zoning for Rural Area (underway)**
- **Site Plan Control By-law (changes in conjunction with zoning)**





Value Added Agricultural Zoning

- **Broad definition of agriculture**
- **Two zones**— agricultural zone implements agriculture OP designation; rural zone that supports Rural OP Designation
- **Differences in 2 zones**—
 - stand alone agricultural processing larger in Rural area (500 m² vs 250 m² floor area)
 - Expanded list of uses – agricultural storage, farm product supply



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Agriculture Definition

Shall mean the growing of crops, including Nursery & horticultural crops, raising of livestock, raising, boarding & training of horses, raising of other animals for food, fur or fibre, including poultry & fish, aquaculture, aquaponics, apiaries, agro-forestry, maple syrup production, greenhouse operations, hydroponics,





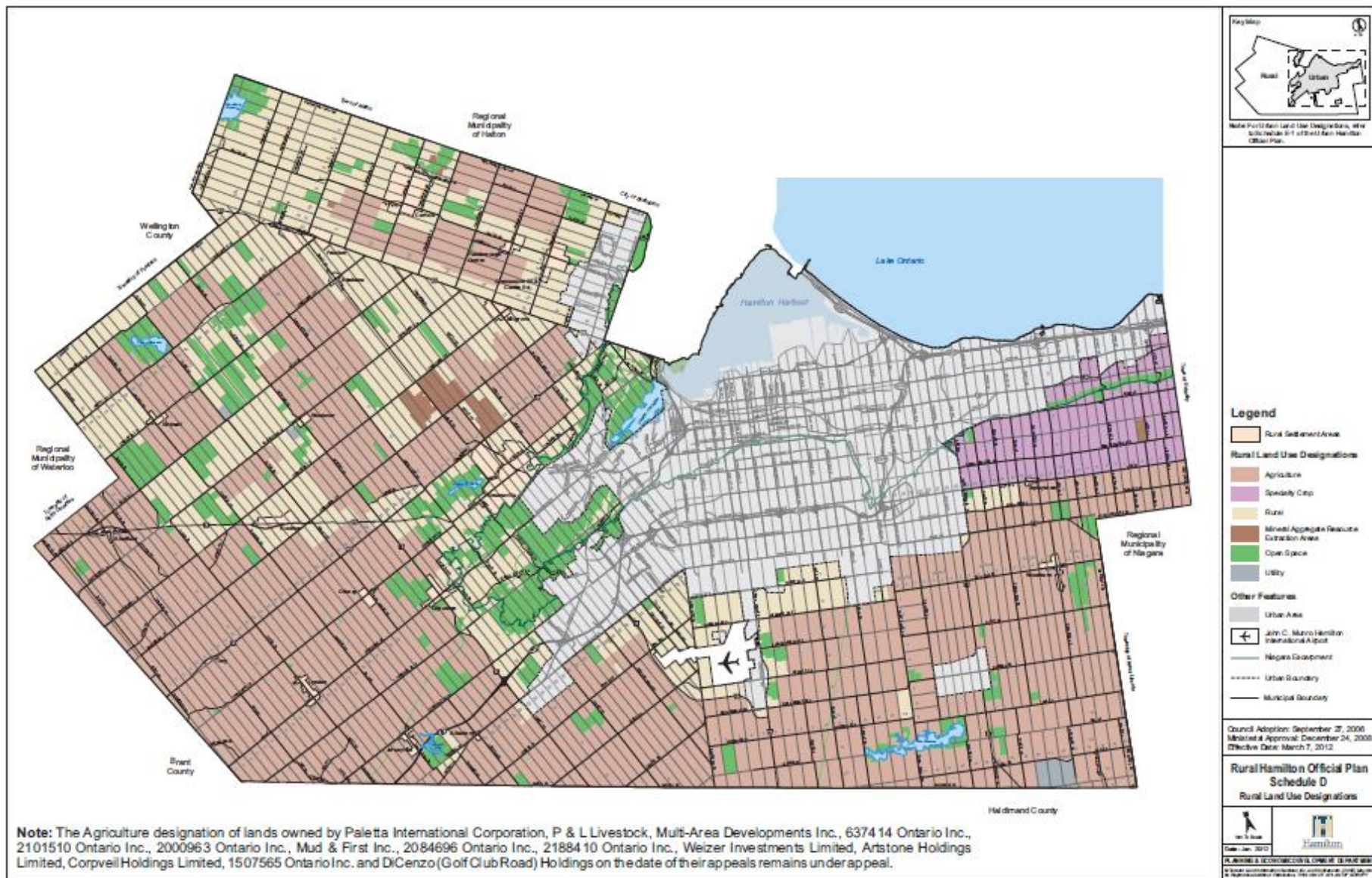
Agriculture Definition (cont'd)

& other such Accessory uses as are customarily and normally associated with agriculture, including limited value retention uses required to make a commodity grown primarily as part of the farm operation salable, such as, but not limited to ,grain drying, washing, sorting, grading, treating, storing, packing and packaging, feed mill, or grain mill, and selling of agricultural products primarily grown as part of the farm operation, and associated on-farm buildings and structures, including one Single Detached Farm Dwelling and a Farm Labour Residence.



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Snapshot of Agricultural Zones





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Other Zoning Challenges

- **Natural heritage system** – protecting the features but allowing limited building expansions
- **Agritourism** – what uses should be considered as part of agritourism (eg. restaurants, sale of goods)
- **Landscape contractors and home industries**– should they be permitted in conjunction with agriculture and at what scale





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Site Plan Control

- **Conditions** – too onerous,
- **Required for development within 120 m of a Natural heritage features** – staff assess sites individually
- **Fees** – ½ the urban fee





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Other Rural area challenges

- **Learning Curve for staff**
- **Educating staff to be experts in Rural matters**
- **Layers of regulations complicated processes**—
inhibits small farmers wanting to buy parcels of land to
grow their farm
- **Complicated and lengthy processes** complex and
sometimes contradictory



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