

**JURISDICTIONAL SCAN OF AGRICULTURE-RELATED USES,
ON-FARM DIVERSIFIED USES, AND ACCOMMODATIONS FOR FARM HELP**

Municipality	On-Farm Diversified Uses (OFDU)	Agriculture Related Uses (ARU)	Accommodations for Farm Help
<p style="text-align: center;">East Gwillimbury</p> <p>https://www.eastgwillimbury.ca/en/government/zoning.aspx</p>	<ul style="list-style-type: none"> • Use defined and permitted in the Rural (RU) zone • No general or use specific provisions • Agri-tourism use, bed and breakfast establishment, farm produce outlet, and home business permitted in the RU zone 	<ul style="list-style-type: none"> • Use defined and permitted in the Rural (RU) zone • No general or use specific provisions • Animal clinic, farm implement sales and supply establishment permitted in the RU zone • Abattoir and brewery/winery/distillery permitted in the Employment General (M2) zone 	<ul style="list-style-type: none"> • Accessory farm employee accommodation defined • An accessory farm employee accommodation may be permitted subject to a ZBA, when the size and nature of the operation requires additional employment • General provisions related to minimum lot area (20 ha), driveway access (same as main dwelling), location relative to main dwelling (within 100 m), and be located on a lot that is the site of a commercial farm
<p style="text-align: center;">King Township</p> <p>https://www.king.ca/zoningbylaws</p>	<ul style="list-style-type: none"> • Use defined but not permitted in any zone • 10 specific OFDUs have been defined and permitted within a variety of zones • Uses include agri-tourism use, agricultural animal clinic, bed and breakfast, equine event facility, farm micro-brewery, cidery, or winery, farm produce outlet, home industry, ground-mounted solar facility, on-farm shop or café, studio, value-added agricultural use. • ZBA required for any use not listed • OFDUs permitted in the Hamlet, Rural, Agricultural, Oak Ridges Moraine and Greenbelt zones • Event venue defined but not listed in any zone; ZBA required • General provisions related to minimum lot area (4 ha), area of operation and how to calculate it, compliance with MDS, restrictions on agricultural event venues (hosting more than 2 events per calendar 	<ul style="list-style-type: none"> • Use not defined or permitted in any zone • 14 specific ARUs have been defined and permitted within the Agriculture-Related (AR) zone; however, a ZBA is required to establish each use as the AR zone is not mapped in the Zoning By-law. • The requirements for ARUs within the AR zone are the same as the requirements for the various uses within the Agricultural (A) zone, save and except that all uses other than a single detached dwelling are subject to an increased interior side yard setback of 60 m vs. 9 m 	<ul style="list-style-type: none"> • Farm Help Dwelling and Seasonal Farm Help Dwelling both defined uses, with the difference being that one is for permanent housing and the other is for temporary housing • Seasonal Farm Help Dwelling permitted in the Agricultural Specialty Crop (AS) zone • Farm Help Dwelling not permitted in any zone as-of-right and therefore a zoning by-law amendment is required – MV is proposal complies with general provisions; ZBA if proposal does not comply with general provisions • General provisions for both Farm Help Dwelling and Seasonal Farm Help Dwelling • Farm Help Dwelling: General provisions related to compliance with certain requirements for additional residential units in a detached accessory building (not permitted in the front or exterior side yard, 1.2 m unobstructed pedestrian access, maximum height, not within a building used to keep livestock), must be accessory to an agricultural use, minimum and maximum floor areas, permitted in a detached additional residential

	<p>year shall only be permitted on a temporary basis through a temporary use zoning by-law), maximum area devoted to retail sales (50% of the floor area of all buildings and structures devoted to the OFDU), requirements related to ground-mounted solar facilities (max electricity generation of 10 kilowatts), and parking requirements</p>		<p>unit but not permitted in the principal residence, access shall be provided from a shared driveway, minimum of 75% of the existing lot area shall be utilized for agricultural uses, minimum setback of 6 m from any building or structure, shall only be permitted on a lot legally existing as of the date of passing of the By-law, and shall be subject to an approved site plan.</p> <ul style="list-style-type: none"> Seasonal Farm Help Dwelling: General provisions related to the use being accessory to an agricultural use, minimum and maximum floor areas, minimum of 75% of the existing lot area shall be utilized for agricultural uses, the use shall not exceed an aggregate total of 9 months in each calendar year, not permitted in the principal residence or in a building used to keep livestock, seasonal farm help dwellings may be contained in more than one building, a mobile home or recreational vehicle may be used, access shall be provided from a shared driveway, lot and building requirements of the applicable zone shall apply to the seasonal farm help dwelling, minimum setback of 6 m from any building or structure, and shall be subject to an approved site plan.
<p>Whitchurch-Stouffville</p> <p>https://www.townofws.ca/work/development-and-land-use/comprehensive-zoning-by-law/</p>	<ul style="list-style-type: none"> Use not defined or permitted in any zone; ZBA required No general provisions Bed and breakfast establishment, farm produce sales outlet, home industry, home occupation permitted in the Agricultural (AG), Environmental and Oak Ridges Moraine zones 	<ul style="list-style-type: none"> Use not defined No general provisions Abattoir permitted in the Employment Heavy (EH) zone 	<ul style="list-style-type: none"> Accessory farm dwelling unit defined A dwelling unit for the use and occupation of a person employed on a farm is permitted in the Agricultural, Environmental and Oak Ridges Moraine zones, provided that such accessory farm dwelling unit is accessory to the main dwelling unit on that lot. General provisions related to size of farm (>10 ha), that the dwelling unit is used by the owner of the farm or farm help engaged in fulltime, that the dwelling is located at the rear and within 50m of the main dwelling unit, that the dwelling complies with all applicable provisions, and no severance of land shall be permitted

<p>Township of Uxbridge</p> <p>https://www.uxbridge.ca/en/business-and-development/zoning.aspx</p>	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions • Home occupation, home industry, and farm produce retail sales outlet operated on a temporary and seasonal basis provided that the majority of such produce offered or kept for sale is the produce of the farm on which such retail sales outlet is located permitted in the Rural (RU) zone 	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions • Agricultural produce warehouse and farm implement sales and supply establishment permitted in the Rural Industrial (M1) zone 	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions
<p>Township of Brock</p> <p>https://www.townshipofbrock.ca/en/building-and-business-development/zoning.aspx</p>	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions • Bed & breakfast establishment, farm produce retail outlet, home industry, and home occupation permitted in the Rural (RU) zone 	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions • Farm implement sales and supply establishment is permitted in various Commercial and Industrial zones • Feedmill permitted in various Industrial zones 	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions
<p>Kawartha Lakes</p> <p>https://hdp-ca-prod-app-kwrt-jumpin-files.s3.ca-central-1.amazonaws.com/6917/1052/9958/19M-00789-00 Final Rural Zoning By-law 20240315 CLEAN v2.pdf</p>	<ul style="list-style-type: none"> • Use defined but not permitted in any zone • 9 uses specific OFDUs defined and permitted in the Agriculture (AG), Agriculture Related (AR) and Agriculture Consolidation (AC) zones • Uses include agri-tourism use, commercial greenhouse, farm café and shop, farm micro-brewery, farm produce outlet, home industry, outdoor patio, value-added farm use, value-retention farm service • ZBA required for any use not listed • General provisions related to being accessory to an agriculture use, area of operation (1 ha or 2% of lot area, provided that max gfa for all buildings/structures shall be 20% of the area of operation, 100% of access and parking area and outside storage to be included, save and except for existing access and parking area, and the area of 	<ul style="list-style-type: none"> • Use not defined or permitted in any zone • Approximately 20 specific agriculture related uses defined and permitted within the AR, AG and AC zones. • Uses include abattoir, agricultural products processing establishment, agricultural products warehouse, agricultural research facility, animal hospital, auction establishment, commercial greenhouse, contractor's yard, custom workshop, farm implement sales and service establishment, farm supply outlet, farmer's market, feedmill, • Seven OFDUs are also permitted within the AR zone • Provisions in the AR zone require min lot area of .4 ha, min lot frontage of 60 m, min front yard of 15 m, min rear yard of 15 m, min exterior side yard of 15 m, min interior side yard of 6 m, 25% lot coverage, max building height of 11 m 	<ul style="list-style-type: none"> • Seasonal farm help dwelling defined and permitted in the AG and AR zones • General Provisions related to dwelling being accessory to an agriculture use, prohibition within a building or structure used to house livestock or farm animals, access must be from a shared driveway, maximum floor area (150 m2), garden suite, mobile home or recreation vehicle may be used, dwellings may be contained in more than one building, a covenant shall be registered on title stating the building shall only be used for a seasonal farm help dwelling, and use shall not exceed 10 months per seasonal worker in a calendar year.

	<p>operation shall generally be contained to one portion of the lot), requirements for outside storage, total gfa devoted to retail uses shall not exceed 50% of all buildings/structures used for the OFDU, and services for the OFDU are provided on the same lot.</p> <ul style="list-style-type: none"> • General provision related to agricultural event venue and limitation on 2 events/year without approval of a Temporary Use By-law • General provision provides that lands used for agriculture for an agi-tourism use shall not be included in the calculation of the area of operation. 		
<p>Oro-Medonte</p> <p>https://www.oro-medonte.ca/working-here/township-departments/planning-information/planning-documents/</p>	<ul style="list-style-type: none"> • Use defined, but not permitted as-of-right in any zone; ZBA required • No general provisions • Bed and breakfast establishment, custom workshops, farm produce sales outlets, home occupation, and market gardens permitted in the Agricultural/Rural zone 	<ul style="list-style-type: none"> • Use defined, but not permitted as-of-right in any zone; ZBA required • No general provisions 	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions
<p>Bradford West Gwillimbury</p> <p>https://www.townofbradfordwestgwillimbury.com/en/town-hall/zoning-by-law-2010-050.aspx#Part-9-Countryside-Zones</p>	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions • Bed and breakfast establishment, home industry, home occupation, custom workshop, farm related tourism establishment permitted in the Agricultural (A) and Rural (RU) zones 	<ul style="list-style-type: none"> • Use defined, but not permitted as-of-right in any zone; ZBA required • No general provisions • Animal clinic – large animal, animal clinic – small animal, permitted in the RU zone • Farm implement dealer permitted in the Rural Employment (M3) and Highway Commercial (C3) zones 	<ul style="list-style-type: none"> • Accessory farm employee accommodation use defined and permitted in the A, RU and March Agricultural (AM) zones • Accessory farm employee accommodation means buildings or structures on a commercial farm that are designed to be used for the accommodation of employees of the commercial farm on a temporary or permanent basis. • General provisions require the use to be occupied as a residence by the operator of the business, buildings shall be located no farther than 50 metres from the primary dwelling and no closer than 6 metres from any lot line, shall be located in a rear yard, minimum floor area per person shall be 5.6 sq. m, the driveway used to access the building shall be the same as the primary dwelling,

			and the use is clearly subordinate and accessory to the principal use on the lot.
<p>Innisfil</p> <p>https://innisfil.ca/en/building-and-development/resources/Documents/080-13-Comprehensive-Zoning-By-law.pdf</p>	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions • Bed and breakfast, farm gate sales or accessory retail use which is agriculturally related, Fruit and vegetable produce market, and home industry permitted in Agricultural General (AG) zone 	<ul style="list-style-type: none"> • Use not defined or permitted in any zone; ZBA required • No general provisions • Agricultural processing establishment, agricultural produce warehouse, auction establishment, farm implement dealer, veterinary hospital permitted in Agricultural Rural (AR) zone 	<ul style="list-style-type: none"> • Bunkhouse for temporary accommodation of seasonal employees defined and permitted in the AG, Agricultural Specialty Crop (ASC) and AR zones. • Bunkhouses shall be located within 200 m of the farm dwelling and be subject to the requirements for accessory buildings and structures.
<p>Brant County</p> <p>https://www.brant.ca/en/planning-and-development/resources/Documents/Comprehensive-Zoning-Bylaw.pdf</p>	<ul style="list-style-type: none"> • Use defined and permitted in the Agricultural (A) and Agricultural Employment (AE) zones • 16 general provisions that relate to the use being permitted accessory to a farm operation, maximum area permitted for the use (1 ha or 2% of lot area), maximum building lot coverage is 20% of the 1 ha or 2%, land area discount of up to 50% for existing buildings being used, 100% of parking area and outdoor storage to be used in calculation, exclusion for existing laneway and parking areas, services required for use are to be provided on same lot, agri-tourism activities shall be directly related to the principal agricultural use, agricultural production lands used as agri-tourism use not to be included in area calculation but shall not exceed 5% of total lot area, requirement to comply with MDS, comply with the OBC, Fire Code and municipal implementation guidelines, shall not be located in natural heritage features or wetlands, a 30m vpz is required, requirement for site plan control, wineries, craft breweries and distilleries are considered OFDUs, and 	<ul style="list-style-type: none"> • Use defined and permitted in the Agricultural (A) and Agricultural Employment (AE) zones • Farm-related commercial use and farm-related industrial use also defined • Required to be located on a lot secondary to the prime agricultural use on the property • 9 general provisions related to use shall not be located in natural heritage features or wetlands; a 30m vpz is required; maximum lot coverage of 30%; majority of the product processed, preserved, packaged and/or stored shall be from the farm operation on the subject lands, including crops used to produce wines, beers, spirits, or similar products; If a value-retaining use provides support to surrounding farm operations within a reasonable distance of the subject lands, it shall be considered an agriculture-related use; requirement to comply with MDS if applicable; use shall be secondary to the principal farm operation on the property; requirement for site plan control; wineries may be an ag.-related use. 	<ul style="list-style-type: none"> • Farm labour housing defined. Use considered and agricultural use and permitted in the A zone • Farm labour housing means a building constructed or manufactured to be moved from one place to another, installed on a temporary foundation with no basement and shall be used for the temporary accommodation of seasonal farm workers. A farm labour housing shall only be occupied for not more than nine (9) months within a twelve (12) month period within any given year. It should not serve as the principal place of the residence of an occupant and should be located on the farm on which the seasonal workers are employed. A bunkhouse or a mobile home or a recreational vehicle may be used for the purposes of a farm labour housing.

	<p>agricultural event venue is considered and OFDU but if they are beyond the scale or an OFDU they require a temporary use zoning by-law.</p> <ul style="list-style-type: none">• Home occupation and farm production outlet also permitted in the A zone		
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