OPEN HOUSE Presentation

Comprehensive Zoning By-law 1-Z-2014 Housekeeping Amendment

Date: April 22, 2026 at 5:00 pm – 7:00 pm

Location: In-person at Talbot Gardens, 10 Talbot St N, Simcoe, ON N3Y 4N5, 2nd floor, Multi-purpose Room

The table below includes a non-exhaustive summary of the proposed Zoning By-law Housekeeping.

The redlined version of the Comprehensive Zoning By-Law 1-Z-2014 Housekeeping is available at engagenorfolk.ca/zoningbylaw for detailed information on the proposed amendments

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
Section 1: Administration, Interpretation and Zones		
Section 1.4. Zones **Subsection 1.4.3.** More Than One (1) *Zone* on a *Lot* a) where the main use is wholly situated in one (1) *Zone*, an *accessory structure* or use may be *permitted* in any other *Zone* than the Provincially Significant Wetland *Zone* (PSW) provided it meets all provisions of Section 3.0 except nonresidential *accessory structures* shall not be *permitted* in residential *Zones*.	**Subsection 1.4.3.** More Than One (1) *Zone* on a *Lot* b) where the main use is wholly situated in one (1) *Zone*, an *accessory structure* or use may be *permitted* in any other *Zone* than the Provincially Significant Wetland *Zone* (PSW) or the Hazard Land *Zone* (HL) provided it meets all provisions of Section 3.0 except nonresidential *accessory structures* shall not be *permitted* in residential *Zones*.	**Development in Hazard Land (HL) Zone that is not specifically permitted is subject to the requirements of *Conservation Authorities Act* and prior approval from authorities having jurisdiction over hazard lands.**
Section 1.5. Administration **Section 1.5.1. Enforcement**	**Section 1.5. Administration** **Section 1.5.1. Enforcement** The County may request a signed declaration in accordance with the *County* standards, to ensure a	**A development proponent may be required to provide a signed declaration of zoning compliance upon request from the County.**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
	building or *structure* is to be constructed in compliance with the requirements of this By-law.	
Section 2: Definitions		
"BUNK HOUSE" shall mean a *building* or part of a *building* used for the temporary accommodation of farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunk house is located on a farm. A *Mobile Home* may be used for the purposes of a bunk house *[5-Z-2018]*.	**"TEMPORARY FARM WORKER ACCOMMODATION"** shall mean a *building* or part of a *building* used for the temporary accommodation of seasonal farm workers provided such accommodation does not serve as the principal place of residence of a farm worker. A *Mobile Home* may be used for the purposes of *Temporary Farm Worker Accommodation [5-Z-2018]*. Adversely, a *recreational vehicle* may not be used for the purposes of *Temporary Farm Worker Accommodation.*	**The term is replaced to further emphasize that temporary farm worker accommodation (previously referred to as bunk house) is to be used on a temporary basis and not as primary residence.**
"**DEVELOPMENT**" Not defined in the current Zoning By-Law	"**DEVELOPMENT**", shall mean the creation of a new lot, a change in land use, or the construction, erection or placing of one or more buildings or structures on land or the addition or alteration to a building or structure requiring approval under the Planning Act.	**The creation of a new lot is defined as development under the Provincial Planning Statement, 2024 (PPS). The definition of development in the zoning by-law shall be consistent with the PPS, 2024.**
"ACCESSORY RESIDENTIAL DWELLING UNIT" shall mean a self-contained residential dwelling unit supplemental to the primary residential dwelling use of the property. The additional residential dwelling unit can be located within the primary dwelling, or in a detached accessory building on the same lot as the primary dwelling. [7-Z-2020][25-Z-2022]	**"ADDITIONAL RESIDENTIAL DWELLING UNIT"** shall mean a self-contained residential *dwelling unit* supplemental to the *primary dwelling unit* on a single property. The *additional residential dwelling unit* can be located within the primary *dwelling*, or in a detached *accessory building* on the same *lot* as the *primary dwelling unit*.[*7-Z-2020][25-Z-2022*]	**Accessory is replaced with Additional for consistency with the Official Plan terminology.**
"**PRIMARY DWELLING UNIT**" Not defined in the current Zoning By-Law	"**PRIMARY DWELLING UNIT**" shall mean a principal *dwelling unit* existing on the same lot where a subordinate *dwelling unit* may be permitted, such as *additional residential dwelling units*. When the	**Primary dwelling unit is a new defined term.**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
	primary dwelling unit is not established, an *additional residential dwelling unit* may be only permitted if a building permit was issued for the *primary dwelling unit*.	
"**DRIVE THROUGH**" Not defined in the current Zoning By-Law	"**DRIVE THROUGH**", shall mean the use of land, *buildings* or *structures*, or parts thereof, to provide or dispense products or services, through an attendant or a window or an automated machine, to customers remaining in a motor vehicle queuing in a designated *stacking lane*. A drive through may be in combination with other uses such as financial institution, *restaurant*, *retail store* or *automobile washing establishment*.	**The term is defined for clarity in addition to proposed special provision for drive throughs under proposed subsection 4.8.**
"**FLOOD PLAIN**" Not defined in the current Zoning By-Law	"**FLOOD PLAIN**" shall mean land adjacent to a river, creek, lake or other watercourse that is subject to flooding during periods of high water levels as amended by the *Conservation Authorities Act*.	**The definition is provided for clarity.**
"**FOOD PRODUCTION**" Not defined in the current Zoning By-Law	"**FOOD PRODUCTION**" shall mean a *building* where specialized small-scale production or preparation of limited food and beverage products for sale to the public occurs, primarily for consumption off the premises such as catering establishments, test kitchens, bulk meal preparation, fromageries, bakeries, and butchers. *Food production* excludes the production, preparation, and processing of alcoholic beverages and products.	**The definition is provided for clarity.**
"**FOOD AND BEVERAGE PROCESSING**" Not defined in the current Zoning By-Law	"**FOOD AND BEVERAGE PROCESSING**" shall mean food manufacturing uses of fruit and vegetable preserving, specialty food manufacturing and dairy product manufacturing excluding the production, preparation and processing of alcoholic beverages and products.	**The definition is provided for clarity.**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
"FOOD TRUCK" shall mean a vehicle, trailer or cart, able to be made mobile, where food is prepared and sold for immediate consumption by the public. [8-Z-2022]	**"FOOD SERVICE VEHICLE"** shall mean any *vehicle* from which food or refreshments are sold or offered for consumption by the public and includes but is not limited to a cart, wagon, trailer, truck and bicycle, irrespective of the type of power employed to move the food service vehicle from one point to another.	**The definition is amended for further clarity.**
"GREENHOUSE" Not defined in the current Zoning By-Law	**"GREENHOUSE"** shall mean a *structure* that may be predominantly made of transparent or translucent material that is used for growing plants or crops in regulated climatic conditions. This definition shall include *greenhouse structures* that are temporary in nature or are intended to extend a growing season for plants that are germinated indoors. Where plants or crops are grown in a *greenhouse structure* for personal use or consumption, or where a greenhouse is not related to a permitted *farming operation*, the *structure* may be considered accessory to permitted residential use and subject to the requirements applicable thereto. This definition shall not include a *cannabis production and processing* facility.	**The definition is provided for clarity.**
"GROCERY STORE" Not defined in the current Zoning By-Law	**"GROCERY STORE"** shall mean a *retail store* selling food produce primarily, as well as day to day household merchandise and pharmaceuticals that are stored, offered, and kept for retail sale.	**The definition is provided for clarity.**
"GROSS FLOOR AREA" Not defined in the current Zoning By-Law	**"GROSS FLOOR AREA"** shall mean the total sum of the gross horizontal areas of all floors of the *building* or *buildings* on a *lot*, measured from the exterior faces of the exterior walls or from the centerline of the common wall separating two buildings. The *gross floor area* shall include:	**Gross floor area and useable floor area have different meanings that are better addressed through distinct definitions as they are referenced throughout the zoning by-law.**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
	i. basement floor area where the basement ceiling height is 1.8 metres or more, unless otherwise specified ii. elevator shafts and stairwells at each floor, floor area used for mechanical equipment, penthouse, interior balconies and mezzanines, enclosed porches and floor area devoted to accessory uses; and iii. area used for a *parking garage*, parking or loading, whether in the main building or in an accessory building, is not included in the "floor area". Service areas are included in the calculation of gross floor area for any *automobile service and repair station* uses.	
"GROUP HOME" shall mean a *building* that is licensed or funded for the accommodation of two (2) to ten (10) individuals, exclusive of staff, living with support and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their wellbeing.	**"GROUP HOME"** shall mean a *building* that is licensed, funded, or supervised under federal, provincial or local statue for the accommodation of two (2) to ten (10) individuals, exclusive of staff, living with support and who, by reason of physical, mental disability, legal statute or other such cause, require a group living arrangement.	**Group homes can be supervised under federal, provincial or local statue.**
"HIGH WATER MARK" Not defined in the current Zoning By-Law	**"HIGH WATER MARK"** means the line mark made by the action of water under normal conditions on the shore or bank of a *watercourse* or *waterbody* creating a distinction in terrestrial vegetation, soil characteristics or the edge of some embankment linked to the action of water, as may be determined on a site-specific basis.	**The term is referenced in the zoning by-law provisions and no definition was provided.**
"HOME INDUSTRY" shall mean a craft, trade, guild, or service such as automobile service, merchandise service, custom workshop, or similar uses, carried on	**"HOME INDUSTRY"** shall mean a craft, trade, guild, or service such as *automobile service*, merchandise service, *custom workshop*, or similar uses, carried	**Home industries are to be carried by one or more residents and do not include**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
as a secondary use entirely within an accessory building on a lot provided the individual carrying out the craft, trade, guild or service resides within a dwelling unit located on the same lot. A home industry does not include an automobile service and repair station, an automobile body shop, or a merchandise service shop. [27-Z-2020]	on as a secondary use entirely within an *accessory building* on a *lot* provided by one or more residents of a *dwelling unit* located on the same lot. A *home industry* does not include *automobile service and repair station*, or an *automobile body shop*. [*27-Z-2020*]	**automobile service use or merchandise service shop.**
"**HOSPITAL**" Not defined in the current Zoning By-Law	"**HOSPITAL**" shall mean any institution, *building* or other premises established for the treatment of patients that is approved under the *Public Hospitals Act* as a public hospital or the *Private Hospitals Act*	**The definition is provided for clarity.**
"**LAUNDROMAT**" Not defined in the current Zoning By-Law	"**LAUNDROMAT**" shall mean a *building* where laundry machines and facilities for wet laundering, drying or finishing are made available for public use at a charge	**The definition is provided for clarity.**
"MICRO-BREWERY, WINERY" Not defined in the current Zoning By-Law	**"MICRO-BREWERY, WINERY"** shall mean a *building* used for the small scale and independent making of specialty or craft beer, alcohol by wine meant for consumption off-premises, or on-site consumption when located in combination with a permitted *restaurant* and may include the *retail sale* of related items.	**The definition is provided for clarity.**
"MINIMUM DISTANCE SEPARATION" Not defined in the current Zoning By-Law	**"MINIMUM DISTANCE SEPARATION"** shall mean formulae and guidelines developed by the Province, as amended, to determine the setback distances between livestock barns, manure storages or anaerobic digesters and surrounding land uses, with the objective of minimizing land use conflicts and nuisance complaints related to odour.	**The definition is provided for clarity.**
"**PERMANENT YEAR-ROUND RESIDENCY**" Not defined in the current Zoning By-Law	"**PERMANENT YEAR-ROUND RESIDENCY**" shall mean the use of a *dwelling unit* as a permanent, full-time residence throughout all seasons of the year.	**The definition is provided for clarity and enforcement purposes.**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
"PARKING GARAGE" Not defined in the current Zoning By-Law	**"PARKING GARAGE"** means a land, *building* or *structure* or part thereof which is provided and maintained for the purpose of temporary parking or storing of motor *vehicles* accessory to a permitted use.	**Special provisions for "Parking Garage" are addressed under Subsection 4.11.** **Parking Garage is a permitted use in Urban Residential Type (R5) & (R6), Central Business District (CBD), and Residential Commercial Business (CRB) Zone.**
SURPLUS FARM RESIDENCE" Not defined in the current Zoning By-Law.	**"SURPLUS FARM RESIDENCE"** shall mean one (1) existing habitable detached *dwelling*, including any associated *additional residential dwelling unit*, that are rendered surplus as a result of farm consolidation.	**The definition is addressed in alignment with the PPS 2024 allowing for additional residential dwelling units in the Agricultural (A) zone.**
"TOURIST CABIN" shall mean a detached, furnished building providing temporary rental accommodation for one (1) or more individuals, in which cooking, eating, sleeping and sanitary facilities are provided, for use by the vacationing public.	**"TOURIST CABIN"** shall mean a dwelling unit providing temporary rental accommodation for the travelling public, and may include the furnishing of sleeping accommodation and the provision of meals.	**Tourist cabin is not permitted in temporary structures.**
Section 3: General Provisions		
Section 3.2.2. Boathouse Notwithstanding Subsection 3.2.1, a *boathouse* as an *accessory use* to a residential use shall comply with the provisions in the applicable *Zone* and with the following provisions: a) minimum *exterior side yard* – 6 metres; b) minimum *interior side yard* – 1.2 metres, except where a *boathouse*, is *erected* on a	**New proposed subsection** g) when the main residential use is not established on a lot, a *boathouse* may only be permitted if a *building* permit was issued for the main *dwelling*.	**The construction of a boathouse on a vacant lot is not permitted.**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
common *lot line* in which case no *interior side yard setback* is *required*; c) maximum *building height* – 7 metres; d) maximum total *usable floor area* – 56 square metres; e) maximum *lot coverage* – shall not occupy more than 10 percent of the *lot area*, for all *accessory buildings;* f) shall not contain a *dwelling unit*, *habitable room* or washroom facilities;		
Section 3.2.3. Additional Residential Dwelling Units **Subsection 3.2.3.2.e)** e) The *additional residential dwelling unit* shall have its own exterior entrance separate from the exterior entrance to the *primary dwelling unit*, but shall not be *permitted* on an elevation, or façade of the *building* that faces a public street or private road; shall have no means of internal access to the *primary dwelling unit*, except that access to a *primary* and second *dwelling* through a common vestibule entry is *permitted*;	e) The *additional residential dwelling unit* ~~shall have its own exterior entrance separate from the exterior entrance to the *primary dwelling unit*, but shall not be *permitted* on an elevation, or façade of the *building* that faces a public street or private road~~; shall have no means of internal access to the *primary dwelling unit*, except that access to a *primary* and second *dwelling* through a common vestibule entry is *permitted*;	**To facilitate the conversion of existing main dwellings and the development of additional residential dwelling units (ARDU), the requirement of having a separate entrance as previously outlined for ARDU is removed as long as no internal access is provided to the primary dwelling unit.**
Subsection 3.2.3.2.f) f) The maximum number of residential *dwelling units permitted* per *lot* shall be three (3), including ~~a primary dwelling unit, one interior additional residential dwelling unit and one detached~~	f) The maximum number of residential *dwelling units permitted* per *lot* shall be three (3), including the following:	**Additional Residential Dwelling Units are permitted as specified in the amended zoning provision under subsection 3.2.3.2.f)**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
~~additional residential dwelling unit. Two interior additional residential dwelling units or two detached additional residential dwelling units are not permitted.~~	i up to two (2) *interior additional residential dwelling unit*s within the *primary dwelling unit;* or ii one (1) *interior additional residential dwelling unit* within the *primary dwelling unit*; or iii one (1) *detached additional residential unit* ancillary to the main *primary dwelling unit.*	
Subsection 3.2.3.1. b) b) The *useable floor area* of an addition to the *primary dwelling unit* to accommodate an *Interior Additional Residential Dwelling Unit* shall not exceed ~~75m2 (807 square feet). In the case of an *interior additional residential dwelling unit* which is located in the basement of a *single detached, semi-detached* and *street townhouse dwelling* the interior *dwelling unit* may occupy the whole basement.~~	**Proposed amendment to Subsection 3.2.3.1. b)** b) The *useable floor area* of an addition to the *primary dwelling unit* to accommodate an *Interior Additional Residential Dwelling Unit* shall not exceed 100 square metres per *additional residential dwelling unit*.	**Based on a review of the zoning by-law amendments requests that are being sought for ARDU, an average of 100 square metres of maximum useable floor area may be permitted.** **Occupation of the whole basement for an interior ARDU is permitted in subsection 3.2.3.1.a)**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
3.6 Decks and Porches No *deck or unenclosed porch* shall: a) be nearer than 1.2 metres from an *interior side lot line*; b) have a floor higher than the height, above *finished grade*, of the floor of the *first storey* of the main *dwelling* on the lot, if so, it is referred to as a *balcony [27-Z-2020]*; c) be closer than 3 metres from the *rear lot line*; [*8-Z-2020*] d) project more than 1.5 metres into the *required front yard* or *required exterior side yard*; e) ~~on a sloping *rear yard*, be closer than 3 metres from an *interior lot line* and 6 metres from the *rear lot line*, at the point where the *deck* floor reaches a height of 2 metres above the finished surface of the ground.~~	**3.6 Decks and Unenclosed Porches** 3.6.1. No *deck or unenclosed porch* shall: a) be nearer than 1.2 metres from an *interior side lot line*; b) have a floor higher than the height, above *finished grade*, of the floor of the *first storey* of the main *dwelling* on the lot, if so, it is referred to as a *balcony [27-Z-2020]*; c) be closer than 3 metres from the *rear lot line*; [*8-Z-2020*] d) project more than 1.5 metres into the *required front yard* or *required exterior side yard*; e) Notwithstanding the requirement of subsection 3.6.1.a), a setback of 0.0 metres from an *interior side lot line* is permitted for *decks* and *unenclosed porches accessory to semi-detached dwellings*, *tri-plex dwellings, four-plex dwellings* and *townhouses.*	**No setback from interior lot lines is required for semi-detached dwellings, tri-plex dwellings, four-plex dwellings and townhouses.** **This relief usually requires zoning by-law relief in addition to part-lot control application for lot severances within plans of subdivision.**
Section 3.23 Model Homes Notwithstanding any other provision of this By-Law, where a subdivision or condominium agreement or preservicing agreement has been executed by the owner regarding the *development* of a site, more than one (1) *single detached dwelling*, *semidetached dwelling* or	**New Subsection 3.26.f)** f) *model homes* shall be used as models only and shall not be occupied for residential purposes until such time as all the requirements as set out in the applicable subdivision agreement have been complied	**Model homes shall not be used as habitable units until the registration of the subdivision agreement and the fulfillment of all applicable requirements of**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
townhouse *dwelling* may be constructed on a *lot* as a *model home* in accordance with a conditional *building* permit prior to the registration of the plan of subdivision or condominium plan subject to the following provisions:	with to the satisfaction of the *County* and the subdivision has been registered.	**servicing, public health and safety, and environmental mitigation measures, etc are addressed to the satisfaction of the County.**
Occupancy Restrictions General Provisions Not covered in the current Zoning By-Law.	**3.31 Occupancy Restrictions** No permanent human habitation nor an occupation or activity conducted for gain or profit unless specifically permitted elsewhere in this By-law shall be permitted in the following *buildings*, *structures*, or parts thereof: *a)* any *trailer;* b) accessory *building* to a primary residential use; c) *boathouse*.	**Proposed provisions to restrict occupancy.**
3.36 Surplus Farm ~~Dwelling~~ Severance ~~Properties~~ In addition to other provisions set out in this By-Law, where the Committee of Adjustment has approved the severance of a *surplus farm ~~dwelling~~* lot (the "severed lot") from an agricultural property (the "retained lands") as a result of farm consolidation, the following provisions shall apply: d) Any new zoning deficiencies created by the severance of the severed lot, excluding those matters set out in paragraphs (b) and	**Section 3.41 Surplus Farm Residence Severance** In addition to other provisions set out in this By-Law, where the Committee of Adjustment has approved the severance of a *surplus farm residence* lot (the "severed lot") from an agricultural property (the "retained lands") as a result of farm consolidation, the following provisions shall apply: d) Any new zoning deficiencies created by the severance of the severed lot and the retained lot,	**Farm residence includes the main farm dwelling and any permitted detached additional residential dwelling unit both of which shall be severed within a single farm residence parcel.** **Upon the creation of a new lot both the retained and severed lot need to be brought into compliance as**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
(c) above, shall require zoning relief through the approval of a *planning* application;	excluding those matters set out in paragraphs (b) and (c) above, shall require zoning relief through the approval of a *Planning Act* application; **New Subsection 3.41.f)** a) Septic systems required for a *surplus farm residence* shall be entirely contained within the *surplus farm residence lot*.	**the creation of a new lot is defined as development in accordance with provincial policy.** **Servicing systems of the farm residence shall be located within the (residential) severed lot boundary.**
3.38 Site Plan Control 3.38.3 Notwithstanding the above, no site plan shall be required for: a) *development* of farm *buildings* and the residence of the farm operator; b) *development* in the form of residential freehold *street townhouse* units approved as part of a registered plan of subdivision; c) *development* in the form of *single detached*, *semi-detached*, or *duplex dwellings*, except in cases where specifically required;	**New subsections 3.43.3 d) and e)** d) residential *building* that contains 10 or less dwelling units on a single *lot*; e) the placement of a portable classroom on a school site of a district school board in accordance with section (41) of the *Planning Act*. **New subsections 3.43.4** 3.43.4 Notwithstanding the above, Site Plan Control is required if the site is within a prescribed area, as amended by provincial regulation.	**The proposed amendments aligns with applicable site plan control regulations.**
Section 8: Institutional Zones		
Sections 8.3.3.; 8.2.4.; 8.1.4. 8.1.4 Additional *Zone* Provisions for Crematoriums a) Notwithstanding certain *Zone* provisions in Subsection 8.1.3, the following additional provisions shall apply to a crematorium: minimum *lot area*: 2 hectares *[6-Z-2018]*	**Sections 8.3.3.; 8.2.4.; 8.1.4.** **Removed**	**Crematorium use is regulated under the *Funeral, Burial and Cremation Services Act and* shall be subject to a site specific zoning by-law amendment.**

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
b) minimum *front yard*: 30 metres c) minimum *exterior side yard*: 30 metres d) minimum *interior side yard*: 30 metres e) minimum *rear yard*: 30 metres f) Minimum *setback* to any residential *zone*, school, community centre or *place of recreation*: 200 metres *[6-Z-2018]*		**Crematorium use is proposed to be removed as a permitted use within institutional zones under section 8.0.**
Section 9: Open Space Zones		
Sections 9.1 Open Space Zone (OS) & 9.2 Open Space – Tent and Trailer Zone (OST) Section 9.1.3 Zone provisions for *Campgrounds* *and* Section 9.2.3 Zone provisions for *Campgrounds* Not covered in the current Zoning By-Law.	**Sections 9.1.3 and 9.2.3** 9.1.3 Zone provisions for Campgrounds 9.1.3 No person shall use any lot in an OS *Zone* for *campgrounds* except under the following provisions: a) A maximum lot coverage of 35 percent shall be permitted. b) Such use shall be located in any required *parking space* or *sight triangle*.	**Special provisions to limit lot coverage of campgrounds and further regulate site occupancy where campgrounds are permitted.**
Section 12: Agricultural Zones		
No special provisions for temporary farm workers accommodation building size are provided.	**Proposed new section 1.12.5.** 12.1.5 Requirements for *temporary farm workers accommodation* a) Shall have a maximum *usable floor area* of 25 square metres per farm worker.	**The intent is to limit the size of temporary farm workers accommodation.**

12.2 Value Added Agriculture	Proposed amendments	Special provision
12.2.1 Any *farm processing-value added* shall be subject to the following provisions: a) the maximum *usable floor area* shall be 560 square metres; b) the majority of the product processed, preserved, packaged and/or stored shall be from the *farm operation*; c) the *farm processing-value added* shall be secondary to the main *farm* use on the subject lands.	**New Subsection 12.2.1.d)** 12.2.1 Any *farm processing-value added* shall be subject to the following provisions: d) All *buildings* or *structures* associated with a *farm processing-value added* shall have a setback of a minimum of 30 metres from any *lot line*.	The intent is to provide sufficient setback distance from the public right-of-way and maintain the rural/agricultural character.
12.2.2 Any *agri-tourism uses* shall be subject to the following provisions: a) the ~~*farm experience activitiy*~~ shall be secondary to the main *farm* use on the subject lands; b) all ~~*farm experience activitiy*~~ shall be clearly *farm*-related through ongoing interaction with agricultural activities; c) the ~~*farm experience activitiy*~~ area including all associated uses shall not exceed 5 percent of the total *lot area* for the *farm* parcel on which it is located. Production lands which are used for the growing of crops and simultaneously used as part of the activity area shall not be included in the calculation of the 5 percent.	**New Subsection 12.2.2.d)** 12.2.2 Any *agri-tourism uses* shall be subject to the following provisions: d) the maximum *useable floor area* of all *buildings* and *structures* used for *agri-tourism uses* shall not exceed 500 square metres.	The intent of the proposed amendments of sections 12.2.2.d) and 12.2.3.c) is to limit the size of farm related uses within prime agricultural areas.

Existing ZBL provisions	Proposed ZBL provisions	Update/Amendment Context
12.2.3 Any *farm winery*, *farm brewery*, or *farm distillery* shall be subject to the following provisions: a) all wines, beers, and spirits produced shall be made from crops grown primarily by the *farm operation*; and, b) secondary uses shall be limited to *on-farm diversified uses*, subject to Subsection 12.3. [*34-Z-2019*]	**New Subsection 12.2.3.c)** 12.2.3 Any *farm winery*, *farm brewery*, or *farm distillery* shall be subject to the following provisions: c) Notwithstanding anything in this By-law to the contrary, the maximum *useable floor area* of *farm winery*, *farm brewery*, or *farm distillery* shall be 500 square metres exclusive of the basement or cellar, of which a maximum of 25 percent may be used for tasting purposes.	