

B2.1 GOOD GENERAL AGRICULTURAL

B2.1.1 Purpose

The purpose of the *Good General Agricultural* designation is to protect and maintain land suitable for agricultural production and permit uses which support and/or are compatible with agriculture.

B2.1.2 Permitted Uses

The principal use of land in the *Good General Agricultural* designation shall be agriculture.

However, in the interest of supporting agri-business through farm diversification, this Plan identifies other uses that are considered to be agricultural-related and/or secondary uses on the basis that such uses assist in retaining or adding value to agricultural products and commodities or promote agri-tourism. These additional permitted uses include:

- a) Single detached dwellings accessory to a farm business or on a vacant lot of record;
- b) Accessory residential uses on farm properties subject to Policy B2.1.3.5 of this Plan;
- c) Bed and breakfast establishments subject to Policy B2.1.3.6 of this Plan;
- d) Home occupations and home industries subject to Policy B2.1.3.7 of this Plan;
- e) Forestry and other resource management uses;
- f) Retail commercial uses on farm properties subject to Policy B2.1.3.8 of this Plan;
- g) Passive recreational uses, such as walking trails and nature interpretation centres on lands owned by a public authority;
- h) Agricultural-related exhibitions and tourism establishments subject to Policy B2.1.3.9 of this Plan;
- i) Wineries subject to Policy B2.1.3.11;
- j) Mineral aggregate operations in accordance with Policy B2.5.3.3; and,
- k) Wayside pits and quarries and portable asphalt plants for road works in the area in accordance with Policy B2.5.3.10.
- l) Outdoor storage, growing and production of cannabis subject to a Zoning By-law amendment.

All uses in the *Good General Agricultural* designation shall be designed, located and managed to not detract from the primary role of the agricultural area as set out in Policy B2.1.1 of this Plan.

The erection of a mobile home, as defined in the Implementing Zoning By-law, on a lot is not permitted, unless the mobile home is being used to accommodate farm help in accordance with Policy B2.1.3.5 of this Plan.

B2.1.3.12 Greenhouses

Greenhouses and hoopouses are considered to be an agricultural use, however in the interest of ensuring compatibility within the agricultural area, the development of greenhouses and hoopouses shall be subject to a Zoning By-law Amendment where:

- a) The lot area of the parcel proposed to accommodate the greenhouse or hoopouse is less than 3 hectares, or;
- b) The total lot coverage of the greenhouse or hoopouse is greater than 30%, or;
- c) A retail component is proposed as an accessory use to the greenhouse or hoopouse, or; and,
- d) Greater than 10,000 litres of water per day will be required to sustain the greenhouse or hoopouse.

Any proposal to develop a greenhouse or hoopouse will be subject to Site Plan Control to ensure lighting, traffic, landscaping and other planning and design matters can be addressed prior to the issuance of a building permit. In addition to these requirements, greenhouses for cannabis production will be required to ensure compatibility with neighbouring land uses through:

- a) Installation and operation of odour and light mitigation systems as recommended by an odour impact analysis;
- b) Odour and light control, maintenance and monitoring plans;
- c) Maintaining appropriate setbacks from sensitive receptors as detailed in the Zoning By-law;
- d) A waste management plan.

B2.2 SPECIALTY AGRICULTURAL

B2.2.1 Purposes

The purpose of the *Specialty Agricultural* designation is to implement the Province of Ontario's Greenbelt Plan and recognize the importance of specialty croplands in the Provincial and Regional economies.

B2.2.2 Permitted Uses

The principle use of land in the *Specialty Agricultural* designation shall be for the production of the full range of specialty crops identified in the Greenbelt Plan. Permitted uses in the *Specialty Agricultural* designation include:

- a) Agricultural uses;
- b) Farm wineries in accordance with Policy B2.1.3.11;
- c) Single detached dwellings;
- d) Accessory residential uses on farm properties in accordance with Policy B2.1.3.5;
- e) Bed and breakfast establishments in accordance with Policy B2.1.3.6;
- f) Home occupations and home industries in accordance with Policy B 2.1.3.7;
- g) Mineral aggregate operations in accordance with Policy B2.5.3.5;
- h) Forestry and other resource management uses;
- i) Retail commercial uses in accordance with Policy B2.1.3.8; and,
- j) Agricultural related exhibitions and tourism establishments in accordance with Policy B2.1.3.9.
- k) Outdoor storage, growing and production of cannabis subject to a Zoning By-law amendment.

B2.2.8 Greenhouses

Greenhouses and hoopouses are considered to be an agricultural use, however in the interest of ensuring compatibility within the agricultural area, the development of greenhouses and hoopouses shall be subject to a Zoning By-law Amendment where:

- a) The lot area of the parcel proposed to accommodate the greenhouse or hoopouse is less than 3 hectares, or;
- b) The total lot coverage of the greenhouse or hoopouse is greater than 30%, or;
- c) A retail component is proposed as an accessory use to the greenhouse or hoopouse, or; and,
- d) Greater than 10,000 litres of water per day will be required to sustain the greenhouse or hoopouse.

Any proposal to develop a greenhouse or hoopouse will be subject to Site Plan Control to ensure lighting, traffic, landscaping and other planning and design matters can be addressed prior to the issuance of a building permit. In addition to these requirements, greenhouses for cannabis production will be required to ensure compatibility with neighbouring land uses through:

- e) Installation and operation of odour and light mitigation systems as recommended by an odour impact analysis;
- f) Odour and light control, maintenance and monitoring plans;
- g) Maintaining appropriate setbacks from sensitive receptors as detailed in the Zoning By-law.;
- h) A waste management plan

B2.3 INDUSTRIAL

B2.3.1 Purpose

The purpose of the *Industrial* designation is to provide an area where existing and new rural employment uses can be consolidated in the interest of compatibility and to foster employment growth and economic development in the Town.

B2.3.2 Permitted Uses

Uses permitted in the Industrial designation will complement the adjacent Niagara Central Airport and Regional agri-business. Such uses shall include:

- a) Manufacturing;
- b) Assembly;
- c) Processing;
- d) Fabrication;
- e) Storage and/or warehousing uses;
- f) Contractor's storage yards;
- g) Agricultural-related research uses which do not involve the keeping of livestock;
- h) Open air recreation uses;
- i) Wholesaling establishments; and,
- j) Agricultural uses which do not involve the keeping of livestock.
- k) Outdoor storage, growing and production of cannabis subject to a Zoning By-law amendment.

Accessory retail uses are also permitted provided they occupy only a limited amount of the gross floor area and are clearly accessory and incidental to the industrial use. Accessory residential uses are discouraged but may be permitted subject to a Zoning By-law Amendment.

B2.3.4 Site Plan Policies

All new uses may be subject to Site Plan Control. Any redevelopment of existing industrial uses which would involve an expansion of the floor area of more than 25% may also be subject to Site Plan Control. Prior to considering an application for re-zoning and/or Site Plan approval, Council shall be satisfied that:

- a) Stormwater can be controlled in accordance with Town and NPCA standards;
- b) Adequate parking and loading facilities are provided on the site;
- c) The proposed buildings are designed to blend in with their surroundings and with other buildings in the area;
- d) The proposed buildings or structures on un-vegetated sites incorporate landscaping to enhance the site and surrounding area;
- e) Outdoor storage areas are substantially screened from view from passing traffic;
- f) Ingress and egress to the site is compliant with Town or Regional specifications;
- g) The proposed use can be serviced with an appropriate water supply and means of sewage disposal; and,
- h) Where a lot boundary of a proposed use abuts or is in proximity to a lot boundary of an existing residential use, fencing, landscaping, berming or a combination of these features may be required to ensure that there is adequate acoustical barrier and screening between the uses. In addition to these requirements, greenhouses for cannabis production will be required to ensure compatibility with neighbouring land uses through installation and operation of odour as recommended by an odour impact analysis demonstrating no negative impact and light mitigation systems; odour and light control, maintenance and monitoring plans; and maintaining appropriate setbacks from sensitive receptors as detailed in the Zoning By-law; A waste management plan.

B3.1 Niagara Escarpment Plan Area

The Niagara Escarpment is a prominent and environmentally significant landform in the Town of Pelham and covers approximately 20% of the Town's total land area.

According to the Niagara Escarpment Plan, "*[the Niagara Escarpment] is the source of some of southern Ontario's prime rivers and streams and one of the province's principal outdoor recreation areas.*" On February 8, 1990, the Bureau of the United Nations Educational, Scientific and Cultural Organisation (UNESCO) Man and Biosphere (MAB) program approved the designation of the Niagara Escarpment as a Biosphere Reserve.

It is the intent of this Plan to complement the policies of the Niagara Escarpment Plan (NEP) as appropriate. On this basis, this Section of the Plan identifies the following designations that apply to the Niagara Escarpment in the Town:

- Escarpment Natural Area;
- Escarpment Protection Area;
- Escarpment Rural Area; and,
- Public Lands in the Parks and Open Space System.

The Niagara Escarpment Commission (NEC) is the agency responsible for administering the Niagara Escarpment Plan and shall be consulted to determine the exact location of each designation and to determine the policies applicable to these designations.

Outdoor storage, growing and production of cannabis is not supported within the Niagara Escarpment Plan Area. Cannabis production within a greenhouse or structure is supported subject to the requirements of policies B2.1.3.12 and B2.2.8.