

**Summary of Written Comments Received Following Rural Zoning PICs  
in November & December 2013 and January 2014**

**COMMENTS FROM HAMILTON WENTWORTH FEDERATION OF AGRICULTURE (HWFA)**

| <b>Submitted by</b>  | <b>Written Comments</b>   | <b>Response, as per Revised Zones dated May, 2014</b>  |
|--|---|--|
| <p>Michelle Spoelstra<br/>Hamilton-Wentworth Federation of Agriculture<br/>1620 Guyatt Road East<br/>Binbrook, Ontario<br/>L0R 1C0</p> | <p><u>Agriculture and Value Retention</u></p> <ul style="list-style-type: none"> <li>• The maximum lot coverage for a greenhouse operation is 60%. We suggest 80%. Growth in vegetable production can definitely come from greenhouse technology. Fewer restrictions would be helpful going forward.</li> <li>• Under "Agriculture and Value Retention", no accessory building or structure shall be allowed in a front yard. This would be totally unfair for a new farmer or added value incentives. Front yards vary in size, shape and distance from the road.</li> <li>• Buildings accessory to a dwelling shall not exceed 120 square metres and a maximum height of 5 metres. It was decided that the size is likely sufficient but we would like a maximum of 6 metres in height. Many older farmhouses are three stories high; therefore for both esthetic reasons and functionality this change may be needed.</li> <li>• It was decided that the maximum gross floor area of all buildings or structures devoted to retailing at 100 square metres is too small. Retail activity in commodity selling eats up space for display, for inventory and for maintaining cleanliness. We would prefer a limit of 250 square metres.</li> <li>• Outdoor storage at 20 metres from any lot line is restrictive for greenhouses. We suggest 10 metres from a lot line. Greenhouses and Specialty Operations are not based on</li> </ul> | <ul style="list-style-type: none"> <li>• Max lot coverage for greenhouses in A1 and A2 zones has been increased to 70%</li> <li>• New regulation has been included in A1 and A2 Zones to permit Farm Produce/Product Stand in front yard</li> <li>• Height permission for accessory building to a dwelling has been increased to 6 metres</li> <li>• Max area for retailing of agricultural products increased to 200 metres within A1 Zone and is the same for A2 Zone</li> <li>• Regulation pertaining to location of outdoor storage in A1 and A2 zone changed to 10</li> </ul> |

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|  | <p>large agriculture acres and will need to utilize all the area available to them.</p> <ul style="list-style-type: none"> <li>• A grower of nursery products also needs 250 square metres of gross floor area for retail purposes.</li> </ul> <p><u>Agricultural Processing Establishment – Secondary</u></p> <ul style="list-style-type: none"> <li>• We are clearly taking exceptions to sizes. We want the gross floor area for buildings or structures to be doubled, i.e. 500 square metres. The outdoor storage area at 100 square metres is also inadequate. Perhaps it might be commensurate with the building size. Consideration for "seasonal products" and degradable products should be regarded. In agriculture a choice when unusual considerations arise in the future as they continue best management practices during high demand times. We would double the area for permitted retail use to 30%.</li> </ul> <p><u>Agritourism</u></p> <ul style="list-style-type: none"> <li>• We request that the maximum floor area devoted to agritourism match what is allowed for zone A2 Rural, i.e. 500 square metres. As well, there is no room for new concept ideas in agritourism. If allowed and in compliance, a new facility should be allowed for the promotion of agritourism. Using existing buildings or structures may be too restrictive.</li> </ul> <p><u>Kennel</u></p> <ul style="list-style-type: none"> <li>• We request that the gross floor area devoted to a kennel match what is allowed for zone A2 Rural, i.e. 500 square metres.</li> </ul> <p><u>Winery</u></p> | <p>metres from lot line</p> <ul style="list-style-type: none"> <li>• Max area for retailing has been increased to 200 sq m</li> <li>• Max GFA for Agricultural Processing Establishment – Secondary increased to 500 sq. m.</li> <li>• Max GFA for Agritourism increase to 500 sq m within A1 Zone</li> <li>• Restriction to existing buildings has been removed</li> <li>• Max GFA for Kennel within A1 Zone increased to 500 sq. m.</li> </ul> |
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|  | <ul style="list-style-type: none"> <li>We recognize that the rules for wineries are still being drafted. For this to be a competitive activity for our agricultural business people, it has to allow what other counties in Ontario allow. Investment in it will not be forthcoming if regulations are too stringent and therefore self-defeating. It also makes sense that micro-breweries be allowed.</li> </ul> <p><u>Residential Care Facility</u></p> <ul style="list-style-type: none"> <li>Food producing land should not be taken for this purpose. These facilities should be in settlement areas where people have access to a bank, the library etc.</li> </ul> <p><u>General Comments</u></p> <ul style="list-style-type: none"> <li>Farmers in zone A1 want services reasonably close for convenience. An appropriate business to add would be a farm animal veterinary clinic.</li> <li>We are still very concerned with the amount of soil that is being moved about. There appears to be no rules as to the type of soil or where it gets dumped. Much of the hauling of soil operates in the underground economy. The whole practice is detrimental to good management and impacts water filtration. The city should make an effort to tag loads coming in and going out. Tie it with the permit process. At the very least impose a levy in a first step to protect our food lands.</li> <li>The repair of farm machinery and equipment is allowed as a home business. A regulation states that no repair of equipment having a combustion engine shall be permitted. We are pointing out that every tractor, combine and other types of equipment have combustion engines.</li> </ul> | <ul style="list-style-type: none"> <li>Wineries are now included as part of term Agricultural Cidery/Winery and are permitted as a secondary use to agriculture within A1 and A2 Zoned lands</li> <li>OP provided direction to permit residential care facility within an existing dwelling</li> <li>Veterinary Service – Farm Animal permitted within A2 Zoned lands</li> <li>Sod farm is considered an agricultural use and as such we cannot restrict is as a use</li> <li>Repair of farm machinery is permitted as a Home Industry</li> </ul> |
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|  | <ul style="list-style-type: none"> <li>• The City of Hamilton must stop taking food-producing land. Places to Grow dictates that cities are to intensify. Stop the sprawl. Understand that farmland is not land waiting for development.</li> <li>• We recognize P6 regulations are still being drafted. Both the 120 metre and the 30 metre setback distances may be excessive in our view.</li> <li>• Please keep in mind, those in agriculture take great pride in what they do. We are stewards of the land! We adhere to best management practices and follow due diligence.</li> <li>• It is, however, confusing to the industry when we hear statements like "Added Value" or "Market Growth" when added restrictions prevent these visions. Wentworth County needs to remain competitive especially with its neighboring counties. Farmers are feeding more and more people, working with less land available to them, and heightened restrictions. We are an adaptable industry but please do not tie our hands completely agriculture must remain sustainable.</li> <li>• In future the City should reconsider the zoning plans. A single agricultural zone for A1 and A2 seems reasonable in that some businesses are already grandfathered and A1 could accept industry partners.</li> </ul> | <ul style="list-style-type: none"> <li>• See revised P6, P7, P8 regulations. These regulations apply to buildings only. Agriculture is permitted.</li> </ul> |
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Hamilton-Wentworth Federation of Agriculture

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1620 Guyatt Road East, Binbrook Ontario L0R 1C0  
Phone: 905-692-5751/ Fax: 905-692-0566 E-mail: [hwfa.ofa@gmail.com](mailto:hwfa.ofa@gmail.com)

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March 14<sup>th</sup>, 2014

Attention: Joanne Hickey-Evans,  
Heather Travis,  
Steve Robichaud,  
Chris Murray

Re: Draft of the City of Hamilton, Comprehensive Zoning By-Law

Recently, the City held an "Open House" in Ancaster, Binbrook and Rockton for the purposes of the proposed Rural Zone Plan. Due to these public meetings, it has been reported back to our board there are still concerns that need to be addressed.

On behalf of President Mel Switzer, the Board of Directors and the members of the Hamilton-Wentworth Federation of Agriculture, I wish to thank the City for allowing the HWFA the timeline extension to properly address agriculture's concerns for the proposed Zoning By-law.

The HWFA organized a committee to examine concerns and allow farmers to voice opinions about the proposed zoning by-laws.

Upon the committee's examination, taking several issues into consideration, we from the HWFA would like to propose the following changes to the proposed Zoning By-law.

**Agriculture and Value Retention**

1. The maximum lot coverage for a greenhouse operation is 60%. We suggest 80%. Growth in vegetable production can definitely come from greenhouse technology. Fewer restrictions would be helpful going forward.
2. Under "Agriculture and Value Retention", no accessory building or structure shall be allowed in a front yard. This would be totally unfair for a new farmer or added value incentives. Front yards vary in size, shape and distance from the road.
3. Buildings accessory to a dwelling shall not exceed 120 square metres and a maximum height of 5 metres. It was decided that the size is likely sufficient but we would like a maximum of 6 metres in height. Many older farmhouses are three stories high; therefore for both esthetic reasons and functionality this change may be needed.
4. It was decided that the maximum gross floor area of all buildings or structures devoted to retailing at 100 square metres is too small. Retail activity in commodity selling eats up space for display, for inventory and for maintaining cleanliness. We would prefer a limit of 250 square metres.

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5. Outdoor storage at 20 metres from any lot line is restrictive for greenhouses. We suggest 10 metres from a lot line. Greenhouses and Specialty Operations are not based on large agriculture acres and will need to utilize all the area available to them.
6. A grower of nursery products also needs 250 square metres of gross floor area for retail purposes.

#### **Agricultural Processing Establishment – Secondary**

7. We are clearly taking exceptions to sizes. We want the gross floor area for buildings or structures to be doubled, i.e. 500 square metres. The outdoor storage area at 100 square metres is also inadequate. Perhaps it might be commensurate with the building size. Consideration for "seasonal products" and degradable products should be regarded. This will be in agriculture a choice when unusual considerations arise in the future as they continue best management practices during high demand times. We would double the area for permitted retail use to 30%.

#### **Agritourism**

8. We request that the maximum floor area devoted to agritourism match what is allowed for zone A2 Rural, i.e. 500 square metres. As well, there is no room for new concept ideas in agritourism. If allowed and in compliance, a new facility should be allowed for the promotion of agritourism. Using existing buildings or structures may be too restrictive.

#### **Kennel**

9. We request that the gross floor area devoted to a kennel match what is allowed for zone A2 Rural, i.e. 500 square metres.

#### **Winery**

10. We recognize that the rules for wineries are still being drafted. For this to be a competitive activity for our agricultural business people, it has to allow what other counties in Ontario allow. Investment in it will not be forthcoming if regulations are too stringent and therefore self-defeating. It also makes sense that micro-breweries be allowed.

#### **Residential Care Facility**

11. Food producing land should not be taken for this purpose. These facilities should be in settlement areas where people have access to a bank, the library etc.

#### **General Comments**

12. Farmers in zone A1 want services reasonably close for convenience. An appropriate business to add would be a farm animal veterinary clinic.
13. We are still very concerned with the amount of soil that is being moved about. There appears to be no rules as to the type of soil or where it gets dumped. Much of the hauling of soil operates in the underground economy. The whole practice is detrimental to good management and impacts water filtration. The city should make an effort to tag loads coming in and going out. Tie it with the permit process. At the very least impose a levy in a first step to protect our food lands.

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14. The repair of farm machinery and equipment is allowed as a home business. A regulation states that no repair of equipment having a combustion engine shall be permitted. We are pointing out that every tractor, combine and other types of equipment have combustion engines.
15. The City of Hamilton must stop taking food-producing land. Places to Grow dictates that cities are to intensify. Stop the sprawl. Understand that farmland is not land waiting for development.
16. We recognize P6 regulations are still being drafted. Both the 120 metre and the 30 metre setback distances may be excessive in our view.
17. Please keep in mind, those in agriculture take great pride in what they do. We are stewards of the land! We adhere to best management practices and follow due diligence.
18. It is, however, confusing to the industry when we hear statements like "Added Value" or "Market Growth" when added restrictions prevent these visions. Wentworth County needs to remain competitive especially with its neighboring counties. Farmers are feeding more and more people, working with less land available to them, and heightened restrictions. We are an adaptable industry but please do not tie our hands completely agriculture must remain sustainable.
19. In future the City should reconsider the zoning plans. A single agricultural zone for A1 and A2 seems reasonable in that some businesses are already grandfathered and A1 could accept industry partners.

These comments reflect the collective viewpoints.

Hamilton-Wentworth Federation of Agriculture  
Committee for the Proposed Zoning By-law