

The Corporation of the Township of Woolwich

By-law No. XX-2024

A By-law to Further Amend Zoning By-law 26-2024, of the Township of Woolwich

(881 Weber Inc. - 881 Weber Street North)

WHEREAS on November 18th, 2024, the Council of Woolwich deems it desirable to further amend By-law 26-2024, as amended.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH HEREBY ENACTS AS FOLLOWS:

1. That following Section 16.273 of By-law 26-2024, as amended, the following Section and corresponding Schedule 'A' be added, for part of the property described as 881 Weber Street, Part of Lots 18 and 19, German Company Tract, Township of Woolwich:

881 Weber Street

16.274 Notwithstanding any other provisions of this By-law, the lands illustrated on the plan forming Section 16.XXX of Schedule 'A' of this By-law (the "Plan") may be used for the following specific uses in addition to the uses permitted in the zone within which the parcel lies:

Area A

- a) An orchard processing operation;
- b) An agricultural research and training centre;
- c) Farm produce stand;
- d) Seasonal farm help accommodation; and
- e) Year-round farm help accommodation.

Subject to the following:

- i) That all buildings, structures or parking areas shall be located within Area A identified on the Plan;
- ii) Notwithstanding i) above, all buildings and structures shall be set back a minimum of 15 metres from the south property line;
- iii) That the maximum permitted total floor area of a farm produce stand is 250 square metres, and shall permit the sale of produce primarily grown or raised on site but may include the sale of produce or goods grown or created off-site limited to only 25% of the total floor area;

- iv) That a minimum of 20 parking spaces shall be provided for the farm produce stand and agricultural research and training centre (“Area of Operation” in Schedule “A”);
- v) For the purposes of this section, an “orchard processing operation” shall mean agricultural and agricultural-related activities associated with a fruit orchard, including but not limited to administrative offices and related facilities, cold storage, fruit pre-cooling, fruit washing, fruit packing, other fruit processing, shipping/receiving, storage and related functions such as parking and private services (water, septic, storm water);
- vi) For the purposes of this section, “seasonal farm help accommodation” shall mean a building or part of a building that functions as an agricultural use for the temporary accommodation of seasonal farm workers for up to nine (9) months of any given calendar year, provided that such accommodation does not serve as the principal place of residence of an occupant and the occupants serve the orchard operation. The seasonal farm help accommodations shall be located on a parcel of land that is part of the extended farm operation and within the farm building cluster (“Area of Operation” in Schedule “A”);
- vii) That seasonal farm help accommodation may have separate entrances into each unit with no internal connection required and may be in the form of a rowhouse (i.e. vertical separation between units) and that the farm help accommodation buildings shall have a built form typology that has rural and architectural characteristics that are incorporated into the building design, and shall have a maximum number of 5 seasonal farm help accommodation units with a maximum number of 20 single occupancy bedrooms and a minimum of 5 parking spaces within the “Area of Operation”;
- viii) For the purposes of this section, “year-round farm help accommodation” shall mean a building or part of a building that functions as an agricultural use for the year-round accommodation of farm workers and family members, provided that the farm workers serve the orchard operation. Such accommodation may serve as the principal place of residence of an occupant. The permanent farm help accommodations shall be located on a parcel of land that is part of the extended farm operation and within the farm building cluster (“Area of Operation” in Schedule “A”);
- ix) That year-round farm help accommodation may have separate entrances into each unit with no internal connection required and may be in the form of a rowhouse (i.e. vertical separation

between units) and the farm help accommodation buildings shall have a built form typology that has rural and architectural characteristics that are incorporated into the building design, and shall have a maximum number of 3 year-round farm help accommodation units with a minimum of 3 parking spaces within the “Area of Operation”;

2. This By-law shall come into full force and effect on the date it is passed.

FINALLY PASSED AND ENACTED this 18th day of November, 2024.

Mayor

Clerk