

EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER #2025-077

By-Law 2025-077 is a By-Law to amend Zoning By-Law 2022-053, being a By-Law for the Countryside Area, as amended. Specifically, the proposed amendment concerns lands identified on Schedule 'A9' of By-Law 2022-053, as amended.

The proposed Zoning By-Law Amendment pertains to lands comprising a single parcel of approximately 5.1 hectares (12.6 acres) in area with a frontage of 108.5 metres along Dufferin Street. The subject lands are located north of Graham Sideroad and west of Dufferin Street and are municipally known as 1600 Graham Sideroad.

The amendment proposes to allow a Winery, Cidery, Distillery, or Micro-Brewery, as an agriculture-related use and On-Farm Shop or Café as a on-farm diversified use. The amendment also proposes to amend provisions of Zoning By-Law 2022-053, as amended, These amendments including: to allow the subject lands with a minimum lot area of 5.1 ha, in order to recognize a legally existing lot; to permit a maximum lot coverage of 5.5%; to permit an accessory building be located closer to Graham Sideroad than the existing greenhouse; to permit a maximum area of operation of 3.8% of the lot area; to permit an accessory building used for an on-farm diversified use to have a gross floor area of 1,194 m²; and to permit a reduction in the required Minimum Distance Separation from a neighbouring cattle barn.