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Item No. 15.1.6
Halifax Regional Council
September 13, 2022

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY: _____
Caroline Blair-Smith, Acting Chief Administrative Officer

DATE: August 22, 2022

SUBJECT: **Initiation of Planning Document Amendments for Market Gardens**

ORIGIN

September 22, 2020, Regional Council motion (Item 12.1):

MOVED by Deputy Mayor Blackburn, seconded by Councillor Nicoll

THAT Halifax Regional Council request a staff report on allowing Market Gardens in all areas of HRM. The goal is to allow all areas of HRM to permit the growing of produce for not only personal use, but for sale at local farm markets similar to what is permitted under the Centre Plan and in Vancouver (<https://vancouver.ca/files/cov/urban-farming-brochure.pdf>).

MOTION PUT AND PASSED UNANIMOUSLY.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that Regional Council direct the Chief Administrative Officer to:

1. Initiate a process to consider amendments to the Halifax Regional Municipal Planning Strategy and all applicable community municipal planning strategies and land-use by-laws as necessary to simplify, consolidate and remove barriers to the development of market gardens, consistent with the proposed policy direction outlined within the Discussion section of this report, and
2. Follow the public participation program as set out in the Community Engagement section of this report.

BACKGROUND

Market Garden is a term that is used to describe food that is grown or prepared to be sold or shared with neighbours and community members. Market gardens are ubiquitous within rural parts of Nova Scotia and other Maritime provinces, with many producers sharing food they've grown at the end of their driveway or in local farmers' markets.

Rising food costs, shifts to healthier diets, food access concerns and a desire to shorten the supply chain are urging more residents to grow their own food or to purchase food from local sources. Currently, there are few restrictions in place that prevent residents from growing their own food on their own property. For example, many choose to grow food in front and back yards, on balconies, rooftops, boulevard gardens, and indoors. In addition, as a result of recent amendments to HRM's planning documents, backyard hens are also permitted across the Municipality.

While the growing of food for one's personal use is considered accessory to a residential use, should one wish to sell the produce grown on their property, even if the sale is off site, the use becomes an agriculture use, which is only permitted in some areas of the Municipality and excludes many residential areas. In 2021, the Regional Centre Plan introduced urban agriculture, which allows the growing and selling of produce on one's property. This approach offers a template to accommodate market gardens region wide.

Food Security in HRM

A 2018 study of Household Food Insecurity in Canada found that Nova Scotia has the highest rate of food insecurity of all ten provinces in Canada and it's estimated that 16% of households in HRM face marginal, moderate, or severe food insecurity¹. The same study also notes that at 16.7%, HRM is more food insecure than the national average (12.7%) and is ranked as the 3rd highest Canadian census metropolitan area for rates of household food insecurity. As well, this study outlines that food insecurity is more prevalent in households with children, households who rent rather than own, low-income and single-income households, as well as in households with members who identify as Black or Indigenous. With higher-than-normal food insecurity rates, there is a need for HRM to make changes within its authority to address these issues, advocate for changes at other levels of government, and support other efforts to make positive systems change.

Recent studies also suggest that food costs are increasing faster than they have in the past, outpacing rises in income. A recent poll conducted by Food Banks Canada found that between March 2020 and March 2022, 1 in 5 Canadians have eaten less than they should or have gone hungry at least once due to rising inflation and housing costs². Statistics Canada's Consumer Pricing Index Food Component demonstrates that food prices are rising disproportionately. Between April 2021- April 2022, food purchased from all sources in Nova Scotia increased 10% in cost, with fats and oils (36%), meats (17%) and cereals (15%) showing the greatest increase³.

Just Food: An Action Plan for the Halifax Region

Given the high level of food insecurity in our region and anticipated rising costs, HRM has a responsibility to develop sustainable food systems and promote access to good food. Municipalities can influence the design of communities and the provision of services that directly impact access to food and the strength of

¹ Tarasuk V, Mitchell A. (2020) *Household food insecurity in Canada, 2017-18. Toronto: Research to identify policy options to reduce food insecurity (PROOF)*. Retrieved from <https://proof.utoronto.ca/wp-content/uploads/2020/03/Household-Food-Insecurity-in-Canada-2017-2018-Full-Reportpdf.pdf>

² The Canadian Press. (2022) *Almost a quarter of Canadians report eating less than they should due to rising prices: survey*. Retrieved from <https://www.cbc.ca/news/business/food-cost-survey-1.6478695>

³ Statistics Canada, July 20 2022. Consumer Price Index, monthly, percentage change, not seasonally adjusted, Canada, provinces, Whitehorse and Yellowknife — Food. Retrieved from <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1810000403&pickMembers%5B0%5D=1.7&cubeTimeFrame.startMonth=04&cubeTimeFrame.startYear=2022&referencePeriods=20220401%2C20220401>

the local food system. With that in mind, in 2019, Regional Council affirmed and strengthened its commitment to the Halifax Food Policy Alliance (HFPA), a partnership of individuals and organizations focused on building healthy, just, and sustainable food systems in our communities. HRM is co-leading the development of JustFOOD: an Action Plan for the Halifax Region, in partnership with the HFPA. The JustFOOD Action Plan is based on the principles of collective impact, recognizing that we all need to work together for positive change. The Plan is being developed in partnership with residents and stakeholders to develop “grown in Halifax” solutions that increase access to good food and the resilience of our local food system.

HRM is committed through JustFOOD Halifax to a vision “of a Halifax Region where no one is hungry, where people and food are celebrated, where the local economy is strong, and the environment is protected for generations to come.” As well, that “food and people are celebrated, the local economy is strong, and the environment is protected for generations to come.” It is anticipated that JustFOOD will take two years to develop. Work in 2021 focused on working with communities and sectors to define food justice, test the Plan framework and move towards action. JustFOOD will commit the Municipality to actions and identify the resources needed to achieve them. This report aims to support the work of JustFOOD Halifax and the Halifax Food Policy Alliance by exploring Market Gardens, a “grown in Halifax” opportunity to update our policies and regulations to further promote food security. Two strong themes from [JustFOOD's engagements](#) are an increased demand and interest in local food production and the need for HRM to reduce barriers and create opportunities for local food production.

Municipal Policies and Regulations

The Halifax Regional Municipal Planning Strategy (the Regional Plan) sets out the common vision, principles and long-range, region-wide planning policies outlining where, when, and how future growth and development should take place between now and 2031. The Regional Plan supports the promotion of food security through Objective 4 of Chapter 3 (Settlement and Housing), which directs the design of communities to promote community food security. The Plan further clarifies that community food security exists when community residents obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes community self-reliance and social justice.

The Centre Plan is a Secondary Municipal Planning Strategy for the Regional Centre of HRM, and its development involved a planning process that saw it replace four separate plans and land use by-laws with one plan and land use by-law with updated planning policies and regulations. Centre Plan is the first initiative of HRM's Plan and By-law Simplification project, which aims to streamline and modernize planning documents across the region. With the recent adoption of Centre Plan, urban agriculture is now permitted as-of-right in the Regional Centre. The SMPS responds to the Regional Plan direction with policy 8.4. It states, “this Plan supports community food security by permitting a range of urban agriculture uses throughout the Regional Centre, including the processing and sale of foods at an appropriate scale to the local context.” Under the Regional Centre LUB an urban farm use includes beekeeping, keeping egg-laying hens, or harvesting plants such as vegetables, fruits, herbs, sprouts, ornamental plants, and flowers; undertaken by an owner, a community organization, or a commercial operator, including a community garden. The urban farm use is exempt from the requirement to obtain a development permit and is permitted in all zones of the Regional Centre, except the Water Access zone.

While the Centre Plan includes provisions to support urban agriculture, barriers to the development of market gardens and some urban agricultural uses continue to exist within the remaining 20 community plans (see Attachment A). The barriers that occur most often within our LUB provisions include:

- Existing Agricultural use requirements exist primarily in rural parts of the Municipality and speak mainly to the numbers of animals or barns and the sale of products.
- In some places, flora is considered an agricultural use and could limit the zones where a vegetable garden would technically be permitted.
- Existing Home Business or Home Occupation provisions would not accommodate market gardens due to requirements related to size, storage or being contained wholly within a dwelling.

Review of Other Municipalities

North American municipalities are changing policies and regulations to incorporate more urban agriculture practices. Staff conducted a review of the land use policies and regulations of 9 municipalities throughout Canada and the United States and found the following six common themes:

- Expanding where locally grown food can be sold
All 9 of the municipalities included in the jurisdictional scan have introduced urban agriculture uses or expanded the areas in their cities where urban agriculture is permitted. Most have extended permission for these types of uses to all zones, including low-density residential zones.
- Limiting the types of food that can be grown
Some municipalities keep the list of allowable agriculture broad, limiting the use to fruits and vegetables for example. Most municipalities are more specific and list the types of products that can be grown. One municipality also spells out the necessary soil conditions for growing. Some municipalities also permit/limit the keeping of animals within these uses.
- Limiting the sale of food on low-density residential lots
Most large municipalities either prohibit the sale of produce on the same lot if it is grown in low-density residential zones, or they permit the use on a discretionary basis.
- Expanding the use of municipal property to permit food selling
Several jurisdictions have also added expansion of the use of municipal property for food growing and selling. Some cities allow residents to apply for permits to grow food on boulevards or under-utilized property. Others allow market garden sales on park or institutional property by permit. Calgary offers its transit terminals and LTR stations as locations for weekly farm market stands.
- Setting built-form requirements for urban agriculture uses
Many municipalities set built form limits on urban agriculture uses. These provisions include parking limits, accessory building provisions, and setback requirements.
- Permitting community gardening and sharing
Like Centre Plan provisions, some jurisdictions allow for community gardening and shared use of property to produce food. Sometimes these uses are expanded in parks and other types of public property.

Related Planning Initiatives

In addition to the consideration of HRM's role in supporting access to good food and strengthening our food system through JustFOOD Halifax, there are several other municipal initiatives that relate to this work.

Regional Plan Review

The Regional Plan is currently undergoing its second five-year review. The outset of this process included a Themes and Directions report that introduces and sets goals for 11 theme areas. Food Security is addressed in Theme 5: Social Planning for Community Well-being. In this theme, the Regional Plan review commits to supporting the creation of JustFOOD and to using its tools and resources to better understand community vulnerability to food insecurity when updating or creating planning policies. As well, support for JustFOOD Halifax will be accomplished by removing barriers and creating incentives for food uses such as urban agriculture, agricultural operations, food outlets, etc. and reducing the impact of non-agricultural uses on viable agricultural land.

Plan & Bylaw Simplification

HRM's inconsistent and outdated land use plans are in the process of being reviewed, consolidated and simplified through the Plan and By-law Simplification initiative. The adoption of the [Regional Centre Plan](#) completes the first phase of this program. Provisions in the recently adopted Plan already include provisions for urban agriculture that reflect the general intent of the recommendations in this report. Staff are working closely to ensure the approaches for the region wide amendments for market gardens / urban agriculture and the approach in the Centre Plan are coordinated.

Joint Project for Regulatory Modernization

As part of the [Joint Project for Regulatory Modernization](#), the Province and HRM are working together with the business sector to reduce red tape and develop more effective regulation. This collaboration is working to reduce the regulatory burden caused by rules, requirements and processes that are unnecessarily complex, outdated, or redundant. These barriers are costly for business and government and can impede economic growth and innovation. HRM adopted a Charter of Governing Principles for Regulation Administrative Order in February 2018 to help modernize regulation and incorporate Regulatory Impact Assessment (RIA) and regulatory reform best practice into decision-making.

This project provides clarity for citizens and business owners by standardizing the approach across the municipality and enabling them through the quickest approval processes available and could support those who wish to develop market gardens.

Related Provincial and Federal Regulations

Nova Scotia Food Safety Regulations

Most types of products that would be produced in as an urban agriculture or market garden use are exempted from the provincial food safety regulations. This includes food produced in a dwelling that is meant for sale at a public market, temporary event or bake sale, or that is sold directly to the final consumer. In addition, premises that deal only in fresh, whole, unprocessed fruit and vegetables are also exempt from the regulations. Importantly, food produced for those purposes that may support disease-supporting microorganisms (eggs, fish, dairy, egg products, etc.) are subject to the regulations.

Safe Food for Canadians Regulations

This is the federal legislation administered by the Canadian Food Inspection Agency. In general, the sale of food within the same province that it is produced, is exempt from the regulations. The exemption applies to food for sale at a farmers' market within the same province that it was grown in, and for any food sold directly to consumers. The manufacturing, processing, treating, preserving, grading, and packaging of honey into consumer prepackages does require a license under these regulations.

Business Registration

Business registration for a business number with the Canadian Revenue Agency is only required if the business deals with GST/HST, payroll, excise, corporate income tax, or import/export accounting. Most food products are exempt from GST/HST and given that the nature of urban agriculture, it is intended to be small scale, and it is unlikely that any market garden within the scope of this report will require registration.

DISCUSSION

Given the direction of the Regional Plan to promote food security through food systems that maximize community self-reliance and social justice, staff recommend updating HRM's planning policy approach and land use regulations concerning market gardens throughout the Municipality.

Proposed Policy Direction and Scope

Staff advise that there is a need to update HRM's policy and regulatory approach to market gardens and urban agriculture throughout the Municipality. Building on the direction established in the Regional Plan to

support food security and the template introduced by Centre Plan to introduce urban agriculture, staff recommend that this work be guided by the following proposed policy directions:

1. Allow Urban Agriculture and Market Gardens throughout the Municipality
Expand the urban agricultural uses introduced in the Regional Centre to the rest of the plan areas, to permit anyone to use land for the growing of food.
2. Consider where development permits will be required for Urban Agricultural Uses
Review which uses, zones, and structures that will be exempted from requirements for a development permit.
3. Consider the addition of secondary production of food to the permissions within the definitions of Urban Agricultural uses
The secondary production of food means the conversion of raw food products into some form of edible product. Some examples of secondary products from market gardens could include preserved foods such as jams, pickles, cauliflower, rice, and salsas.

Given the outlined policy directions above, the proposed project will focus on consolidating, streamlining, replacing, and proposing policies and regulations related to urban agriculture and market gardens within all applicable SMPSs and LUBs. Amendments to the Regional Plan may also be needed to provide more detailed region wide policy direction and ensure the consistent use of terms. This work would:

- Implement the direction established in the Regional Plan to promote community food security;
- Review and amend all applicable SMPSs and LUBs;
- Coordinate closely with Plan and By-law Simplification, JustFOOD Action Plan, and Regional Plan Review;
- Involve stakeholder and public consultations including discussions with other levels of government, the JustFOOD Action Plan teams, and other community organizations.

Conclusion

With unprecedented food costs and higher than average rates of food insecurity, there is a need to remove barriers to safe, local food production and consumption. Commitments made by Regional Council to the Halifax Food Policy Alliance and JustFOOD Halifax support these efforts. Promoting community food security is also a priority of the Regional Plan and will expand as the Regional Plan review continues.

Currently, the Regional Plan supports initiatives such as urban agriculture and market gardens through a community food security lens. However, HRM's existing SMPSs and LUBs are inconsistent, and many are outdated, which presents barriers to urban agriculture and market garden uses. While staff expect that in the future Plan and By-law Simplification will update our documents to consider these uses, it is recommended that Regional Council initiate a project now to help address rising food costs and promote food security through market gardens.

COMMUNITY ENGAGEMENT

Should Regional Council choose to initiate the RMPS, SMPS and LUB amendment process related to market gardens, the *HRM Charter* requires that Regional Council approve a public participation program. In February of 1997, Regional Council approved a public participation resolution which provides broad discretion on the consultation process required for MPS amendments that are regional in nature. The 1997 policy provides that, for amendments that are regional in nature, staff would recommend an appropriate public participation program. Accordingly, staff recommend that Regional Council obtain stakeholder and public feedback through:

- one or more community-based events, such as stakeholder meetings, pop up displays at community hubs or collaborating with other HRM open houses or events regarding similar matters;
- engagement with the JustFOOD Action Plan team, and other community organizations or stakeholders;
- web-based engagement tools including a region wide on-line survey.

In addition to this public participation, the *HRM Charter* requires a public hearing to be held before Regional Council, which can consider approval of any amendments.

Amendments to the RMPS, SMPSs and LUBs will potentially impact the following stakeholders: other levels of government, residential developers/owners, community organizations, and the general public.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

The HRM costs associated with the planning document amendment process can be accommodated within the approved 2022/23 operating budget with existing resources.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. MPS amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting recommended amendments will be discussed in a subsequent staff report.

ENVIRONMENTAL IMPLICATIONS

Allowing market gardens and expansions of urban agriculture uses will positively contribute to community food security, which also promotes environmental sustainability by increasing opportunities for local food production. Local food production may help lower greenhouse gas emissions associated with food supply.

ALTERNATIVES

1. Regional Council may choose to initiate amendments to the RMPS, SMPSs and LUBs that would differ from those outlined in this report. This may require a supplementary report from staff.
2. Regional Council may choose not to initiate the MPS amendment process at this time and instead update HRM's approach to market gardens and urban agriculture through the Plan and By-law Simplification program. A decision of Council not to initiate a process to consider MPS amendments is not appealable to the N.S. Utility and Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Attachment A – Market Garden Jurisdictional Scan

Attachment B – Market Garden & Urban Agriculture LUB Overview across HRM Plan Areas

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Brandon Umpherville, Planner II, Planning & Development, 902-240-5128

ATTACHMENT A:

Market Garden – Jurisdictional Scan

VICTORIA	
Market Gardening / Urban Agriculture:	<ul style="list-style-type: none"> - Allows small-scale commercial urban food production. - Permitted in all zones and you are not required to live on the site where the food production takes place.
Limits on types of food:	<ul style="list-style-type: none"> - Allows edible and non-edible products for sale, including raw, unprocessed fruits and vegetables, flowers, herbs, fiber, seeds, nuts, seedlings, mushrooms, plant cuttings, eggs and honey. - Does not include products regulated by the <i>Controlled Drug and Substances Act</i>. - Allows hens and bees.
Sale of food:	<ul style="list-style-type: none"> - Allows on-site food stands and off-site sales when a business license is obtained. - Sets hours of operation for food stands as well as built form controls (max 1.85 square metre footprint and 3.35 metres in height). - Food stands do not require a building permit.
Expanding the use of municipal property to permit food selling:	<ul style="list-style-type: none"> - Allows community gardens and orchards, as well as boulevard gardening on municipal property.
Setting built form requirements for urban agriculture uses:	<ul style="list-style-type: none"> - Commercial urban food production activities can involve the building, modification or maintenance of structure such as greenhouses, walk-in coolers, root cellars, tool sheds, covered areas and coops. Note that zoning setbacks must be met and structures should not be located on property lines.
Link to program:	https://www.victoria.ca/EN/main/residents/parks/growing-in-the-city.html

VANCOUVER	
Market Gardening / Urban Agriculture:	<ul style="list-style-type: none"> - Allows two classes of Urban Farm (A and B) - Class A are small scale outdoor farms in residential zones. - Class B are small- or large-scale urban farms permitted in industrial, commercial, and historical area zones and may include structure-based farming such as vertical growing or greenhouse production.
Limits on types of food:	<ul style="list-style-type: none"> - Urban farms are to cultivate only fruits or vegetables. - Another program permits backyard hens and beekeeping.
Sale of food:	<ul style="list-style-type: none"> - On-site: 'farm gate sales' are only permitted for Class A farms on Institutional land but permitted on all properties with Class B farms.
Expanding the use of municipal property to permit food selling:	<ul style="list-style-type: none"> - Many community gardens are located on City and Park Board property, including parks and road right of ways. Typically, the City and Park Board accept proposals for new community gardens through a call for proposals process every year or two years, pending land availability and staff capacity. When a call for proposals opens, this webpage will be updated with details.
Setting built form requirements for urban agriculture uses:	<ul style="list-style-type: none"> - Maximum planting area: Class A = 325 m², Class B = 7000 m² - Class A – accessory structure up to 10 m² may be permitted without a building permit - Class B – Building permit required for structure based gardening
Link to program:	https://vancouver.ca/people-programs/growing-food.aspx

CALGARY	
Market Gardening / Urban Agriculture:	<ul style="list-style-type: none"> - A new Urban Agriculture land use was created under the Land Use Bylaw to accommodate businesses that grow plants outdoors for a commercial purpose. - Allowed as of right on rooftops and vacant lots. - Allowed as a discretionary use in multi-residential, commercial, industrial, special, city centre, east village, commercial residential, and mixed-use districts.
Limits on types of food:	<ul style="list-style-type: none"> - Limited to plants. - More recent amendments have introduced bees and hens through separate requirements.
Sale of food:	<ul style="list-style-type: none"> - As part of Urban Agriculture, a development permit is required to sell food grown on a site. The development permit process reviews the location, hours of operation, and other applicable policies. The purpose of “local food sales” is to provide a distribution method for urban growers, who otherwise may be challenged to sell their products, and to promote the sale of affordable, local, healthy food in urban locations. - Can occur as part of Urban Agriculture when a discretionary development permit is obtained. - Allowed on City-owned land were approved by The City.
Expanding the use of municipal property to permit food selling:	<ul style="list-style-type: none"> - Local food sales allowed on city property where approved. - Farm stand program brings small farmers markets to transit hubs weekly. - City also permits boulevard gardens and community gardens.
Setting built form requirements for urban agriculture uses:	<ul style="list-style-type: none"> - No development permit is required if the Urban Agriculture activities do not remove required landscaping, do not include on site sales, and where there is a maximum of one 10 square metre or less ancillary building
Link to program:	https://www.calgary.ca/business-economy/pda/pd/business-licenses/indoor-food-production-and-growth.html

EDMONTON	
Market Gardening / Urban Agriculture:	<ul style="list-style-type: none"> - Urban agriculture is the cultivation, processing, or distribution of food in and around cities. It can include activities such as vacant lot, community or rooftop gardens, urban farms, hydroponics, and aquaponics. - The Urban Gardens use is for personal, community, or institutional food production and will be allowed in most zones. The Urban Outdoor Farms use is for commercial food production on private property, primarily intended for vacant and underutilized lots in Edmonton. The Urban Indoor Farms use is for commercial and industrial operations that take advantage of new technologies and processes to increase yield and operate year-round. This use is intended to vary in scale from small commercial storefronts on commercial main streets to large warehouse formats in industrial areas. - Urban Outdoor Farm means the cultivation and harvesting of plant and animal products in urban areas, primarily on idle or under-used land. Accessory Uses may include on-site sales and composting plants grown on-site, outdoor storage, and buildings for the operation of the Site and the extension of the growing season. This does not include Livestock Operations, Rural Farms or Urban Gardens.

	<ul style="list-style-type: none"> - Urban Gardens means the cultivation and harvesting of plant and animal products in urban areas where the primary purpose is supportive of community, educational, recreational, rehabilitative, or social programming. Accessory Uses may include outdoor storage, composting, and buildings for the operation of the Site and the extension of the growing season. This does not include Livestock Operations, Rural Farms or Urban Outdoor Farms. - Urban Outdoor Farms permitted on a discretionary basis in low-density residential zones and meant for vacant or underutilized lots - Urban Gardens permitted as-of-right in the low-density residential zones.
Limits on types of food:	<ul style="list-style-type: none"> - No more detail than limit to plant and animal products in use definitions except that uses are subject to other livestock, animal keeping, beekeeping and urban hen amendments.
Sale of food:	<ul style="list-style-type: none"> - On-site sales permitted for Urban Outdoor Farm use. - A) Animal products (chickens, bees, honey, eggs, etc.) are not allowed to be sold. - B) If you want to sell your fruits, vegetables, and other products on your property, your Urban Outdoor Farm or Urban Indoor Farm will require a business license, which you can apply for at the same time as your development permit. - C) If you want to sell your fruits, vegetables, and other products at an Alberta Agriculture and Rural Development-approved farmers' market, a business license is not required.
Expanding the use of municipal property to permit food selling:	<ul style="list-style-type: none"> - The City of Edmonton allows the use of public parkland for community gardening where approved.
Setting built form requirements for urban agriculture uses:	<ul style="list-style-type: none"> - Parking required for urban outdoor farms and urban gardens larger than 1/3 hectare. 1 space per 100m². - Limits on items that can be in required setbacks (sheds, storage, cisterns, compost bins, etc.) - Limit of 1.5 metres on seasonal growing structures such as hoop-houses, cold-frames, and similar growing shelter types. - Limits on compost process and location in residential zones.
Link to program:	https://www.edmonton.ca/city_government/initiatives_innovation/food-and-urban-agriculture

WINNIPEG	
Market Gardening / Urban Agriculture:	<ul style="list-style-type: none"> - In 2018, three key amendments were introduced to allow growing produce as a principal use, allow the commercial sale of produce on site, and the use of public lands to grow produce. - Two new uses were introduced to permit smaller scale urban agriculture, Urban Agriculture, Outdoor and Urban Agriculture, Indoor. - Urban Agriculture, Outdoor is permitted in most zones as it is considered a non-intrusive use with specific standards.
Limits on types of food:	<ul style="list-style-type: none"> - In an Urban Agriculture, Outdoor use only the following items may be cultivated, harvested, kept, sorted, cleaned, and packaged as part of outdoor urban agriculture, for human consumption or use: fruits, vegetables, flowers, fibre, seeds, nuts, seedlings, herbs, honey, fungi, plant cuttings.
Sale of food:	<ul style="list-style-type: none"> - Accessory sales are appropriate in commercial, industrial, and institutional areas, and may also be appropriate in some parks. Parameters surrounding accessory sales in parks will be determined through discussions between growers and the

	landowner (the City). Outdoor sales may be appropriate in some residential areas, but should be evaluated on a case by case basis.
Expanding the use of municipal property to permit food selling:	<ul style="list-style-type: none"> - Future work is necessary to permit private individuals to garden in public parks. Community and allotment gardens are permitted currently on vacant land.
Setting built form requirements for urban agriculture uses:	<ul style="list-style-type: none"> - All accessory structures, including greenhouses, must comply with all standards applicable to the zoning district in which the accessory structure is located. - The outside storage of mechanical equipment or any related equipment or materials, including fuel, is not permitted in residential or commercial zoning districts.
Link to program:	https://winnipeg.ca/clerks/boards/WpgFoodCouncil/urban.stm

TORONTO	
Market Gardening / Urban Agriculture:	<ul style="list-style-type: none"> - Under the current city-wide zoning by-law, fruit and vegetables grown in Toronto may be sold on commercially zoned land, or at an event (for example, a farmers' market) that has obtained the necessary permits to sell produce or other items. In other words, you can sell the fruits and vegetables you have grown anywhere selling food is permitted: for example, in stores, farmers' markets, through a food box program or business, and at food co-ops. - You can also sell fruits and vegetables at the site where they are grown, in areas of the city where 'market garden' has been identified as a permitted land use. These include Residential Apartment Commercial (RAC) and Utility Transportation (UT) zones. You can grow and sell fruit and vegetables on lands in the Open Space Natural (ON) zone, provided the store is in association with an agricultural use on the same lot and not in a wholly enclosed building (for example, a farm stand)
Limits on types of food:	<ul style="list-style-type: none"> - The city doesn't set restrictions on the type of food that can be grown but reminds residents that anything beyond growing will usually mean processing and can trigger higher standards and requirements.
Sale of food:	<ul style="list-style-type: none"> - As above, selling is permitted on commercial land or at events. - Selling is also permitted on site where market garden is permitted.
Expanding the use of municipal property to permit food selling:	<ul style="list-style-type: none"> - The city encourages and controls community gardening and allotment gardens in public parks.
Setting built form requirements for urban agriculture uses:	<ul style="list-style-type: none"> - No specific built form standards associated directly with market garden use. Other requirements for built form in the zone would apply.
Link to program:	https://sustainontario.com/greenhouse/custom/uploads/2019/03/A-Guide-to-Growing-and-Selling-Fruits-and-Vegetables-in-Toronto.pdf

OTTAWA	
Market Gardening / Urban Agriculture:	<ul style="list-style-type: none"> - Urban Agriculture is now permitted in Ottawa and recent amendments to the Zoning By-law allow market gardening in almost all zones in urban areas of the city. - Restricted in certain industrial zones and rural areas where more permissive agricultural uses already exist. - Recent updates also clarify permission for front yard vegetable gardening.
Limits on types of food:	<ul style="list-style-type: none"> - Fruits, vegetables, herbs and flowers.

Sale of food:	<ul style="list-style-type: none"> - Produce above ground in market gardens, residential yards and many other locations may be sold, donated or shared, if soils are safe for food production and the permission of property owners is obtained.
Expanding the use of municipal property to permit food selling:	<ul style="list-style-type: none"> - City supports and controls community gardens within public parks and on private property.
Setting built form requirements for urban agriculture uses:	<ul style="list-style-type: none"> - (b) no building or structure developed exclusively as part of urban agriculture is permitted except in accordance with the following: <ul style="list-style-type: none"> (i) maximum building height is 3.5 metres; (ii) minimum front and corner side yard setback is 3 metres; (iii) setbacks from all other lot lines are a minimum of 1.2 metres; (iv) maximum lot coverage is 20 per cent; and (v) despite Subclause (i), the maximum height of a greenhouse in a non-residential zone is 4.5 metres.
Link to program:	https://justfood.ca/urbanag/

DENVER, COLORADO	
Market Gardening / Urban Agriculture:	<ul style="list-style-type: none"> - Small-scale residential preparation and sales of food products without retail food licensing. The fresh produce and cottage food sales home occupation (at-home business) permit implements the Cottage Foods Act in Denver by allowing the retail sale of fresh produce and cottage foods produced by the seller on residentially zoned land.
Limits on types of food:	<ul style="list-style-type: none"> - Produce includes herbs and whole, uncut fruits and vegetables that were grown by the person selling them.
Sale of food:	<ul style="list-style-type: none"> - Sales may only be conducted between 8 a.m. and dusk. - Sales allowed indoors or outdoors. Only temporary, portable furniture is allowed (example: tables, stands and umbrellas) for outdoor sales and must be taken inside between dusk and 8 a.m. daily. - Sign rules for all home occupations apply. Signs must be flat, attached to a wall or window of the home, and cannot be more than 100 square inches in size. One sign is allowed per street front (one sign for most lots, two signs for a corner lot). No moving signs and no lit sign(s) are allowed. - Home occupations do not require parking spaces. - No sales tax is required and sales prices are determined by the seller.
Expanding the use of municipal property to permit food selling:	<ul style="list-style-type: none"> - City helps coordinate applications for its Denver Urban Garden program which involves extensive community gardens built to a high standard. The city requires long term leases of at least 5 years and in turn helps to coordinate neighbourhood participation and also facilitate project elements such as permanent irrigation and other infrastructure.
Setting built form requirements for urban agriculture uses:	<ul style="list-style-type: none"> - Program is tied specifically to business licensing and less to zoning ordinance except that it is regulated as a home occupation. - As an example, a home occupation for a small-scale food products would require a discretionary process.
Link to program:	https://www.denvergov.org/content/dam/denvergov/Portals/696/documents/Single-family_duplex/Handout_Residential_Sales_English.pdf

SAN FRANCISCO, CALIFORNIA	
Market Gardening / Urban Agriculture:	<ul style="list-style-type: none"> - The 2011 Urban Agriculture Ordinance amends the City planning code to allow food production for personal use as well as for public use (donation or sale). - The ordinance provides guidelines and regulations for urban farms and sales associated with them. - The City planning department permits two types of urban agriculture: Neighbourhood Agriculture (small-scale) and Large-Scale Urban Agriculture. - Principally permitting Neighborhood Agriculture in every district - San Francisco, like other Californian cities, developed an Urban Agriculture Incentive Zone which provides property tax reductions for owners who use vacant or unimproved lot for urban agriculture.
Limits on types of food:	<ul style="list-style-type: none"> - None found but other requirements triggered for any animal husbandry, or bees, egg-laying birds, goats, etc.
Sale of food:	<ul style="list-style-type: none"> - Planning code allows for the limited sale and donation of food grown on site to occur, except from within a dwelling unit. - Neighbourhood Agricultural projects where the main use of the site involves the sale or donation of food produced requires a permit.
Expanding the use of municipal property to permit food selling:	<ul style="list-style-type: none"> - San Francisco promotes Community Gardens, School Gardens and Urban Orchards. - The city also coordinates seed lending libraries, free or low-cost compost sources, recycled building materials and resources to access farmers' markets.
Setting built form requirements for urban agriculture uses:	<ul style="list-style-type: none"> - Limiting its size to less than 1 acre - Requiring compost be setback 3 feet from dwelling units and decks - If fencing is used at the perimeter of the site, requiring it be wood, ornamental or allowing chain link if over half the area bordering a public right of way is covered by vegetation in 3 years - Limiting use of mechanized farm equipment to initial site preparation and requiring it be screened from view www.sfplanning.org - Allowing the sale of value added goods where the primary ingredients are grown on site in all districts except the Residential Districts (RH and RM)
Link to program:	https://sfenvironment.org/buildings-environments/urban-agriculture/urban-agriculture-permits

ATTACHMENT B:

Market Garden / Urban Agriculture Land Use By-law (LUB) Overview - HRM Plan Areas

Plan Area	Permits Market Gardens in addition to a Residential Use	LUB Overview		
Regional Centre	Yes – market gardens permitted in all residential zones	DEFINITIONS	ZONE PERMISSIONS	SPECIFIC GENERAL PROVISIONS AND ZONE PROVISIONS
		<p>(265) Urban Agriculture Use means any use listed under the “URBAN AGRICULTURE” heading in Tables 1A, 1B, 1C, or 1D.</p> <p>URBAN AGRICULTURE uses: Educational Farm Use, Farmers’ Market Use, Urban Farm Use.</p> <p>(78) Educational Farm Use means a farm that is used as an educational facility for preserving and interpreting the agricultural past, and which may include the keeping of livestock, but which excludes the slaughtering of animals.</p> <p>(83) Farmers’ Market Use means a market where individual sellers or a cooperative of producers offer items for sale to the public, such as fresh produce, seasonal fruits, fresh flowers, arts and craft items, dairy products, grain products, meat, poultry, fish, and food and beverages.</p> <p>(266) Urban Farm Use means: (a) the keeping of bees as an accessory use; (b) the keeping of egg-laying hens as an accessory use; or (c) the harvesting of plants, such as vegetables, fruits, herbs, sprouts, ornamental plants, and flowers; undertaken by an owner, a community organization, or a commercial operator, including a community garden.</p>	<p>Educational farm use permitted in the following zones: INS, PCF, RPK</p> <p>Farmers’ market use permitted in the following zones: DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI (in the MIC Special Area), INS, UC-2, UC-1, DND, H, PCF, RPK</p> <p>Urban farm use permitted in the following zones: DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, ER-3, ER-2, ER-1, CH-2, CH-1, CLI, LI, HRI, INS, UC-2, UC-1, DND, H, PCF, RPK, HCD-SV</p>	<p><u>General Urban Agriculture Use Requirements</u> 71 (1) The processing of urban agricultural products is permitted as an accessory use to any urban agriculture use listed in Tables 1A, 1B, 1C, or 1D. (2) The sale of urban agricultural products grown or produced on-site, including processed urban agricultural products, is permitted as an accessory use to an educational farm use or an urban farm use. (3) Except for an educational farm use, the keeping of horses, swine, roosters, and ruminants is prohibited. (4) A greenhouse, including a rooftop greenhouse, may be used to contain all or part of an urban farm use. (5) Signage requirements for an urban agriculture use are: (a) in any DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CDD-2, CDD-1, CLI, LI, HRI, INS, UC-2, UC-1, PCF, or RPK zone, contained in Sections 462 to 465; or (b) in any ER-3, ER-2, ER-1, CH-2, or CH-1 zone, contained in Sections 469 and 470. (6) Excluding beehives, an accessory structure associated with an urban agriculture use shall meet the accessory structure built form and siting requirements of Sections 327 to 333.</p>
Beaver Bank, Hammonds Plains, Upper Sackville	Market gardens are permitted as an agricultural use.	<p>2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals, but shall not include intensive agriculture uses.</p> <p>2.4 AGRICULTURAL USE - INTENSIVE means the use of land and buildings in which the predominant use is for the commercial raising of poultry, turkeys, or other fowl, fur bearing</p>	<p>Agricultural use permitted in the following zones: R-6, R-8, MU-1, MU-2, GU-1, I-1, MR-1, PWS (without buildings), FP</p> <p>Greenhouses and nurseries are permitted in the following zones: C-4, C-5</p> <p>Greenhouses are permitted in the following zones: I-1</p>	<p><u>General Provisions</u> 4.12 (a) Accessory uses, buildings and structures shall be permitted in any zone but shall not: (ii) be used for the keeping of livestock except where agriculture is a permitted use</p> <p><u>R-6 Zone</u> 11.5 OTHER REQUIREMENTS: AGRICULTURE USES (a) No more than fifty (50) domestic fowl or ten (10) of any other animals confined to a barn, stable, or other structure shall be permitted. (b) No more than one thousand (1000) square feet of floor area of any structure shall be used for retail use accessory to agriculture uses.</p> <p><u>MU-1 Zone</u></p>

		<p>animals, swine, the commercial growing of mushrooms, a slaughterhouse, a broiler plant, or land used as an animal feed lot, managed to maximum production and output in a confined area.</p>		<p>13.6 OTHER REQUIREMENTS: AGRICULTURE USES (a) Notwithstanding the provisions of Section 13.3, where any barn, stable or other building intended for the keeping of more than fifty (50) domestic fowl or ten (10) other animals is erected in any MU-1 Zone, no structure shall: (i) be less than fifty (50) feet from any side lot line; (ii) be less than one hundred (100) feet from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use; (iii) be less than three hundred (300) feet from any watercourse or water body; (iv) be less than five hundred (500) feet from any residential (R-1, RR-1) zone. (b) No more than two thousand (2,000) square feet of floor area of all structures on any lot shall be used for a retail use accessory to agriculture uses.</p> <p><u>MU-2 Zone</u> 14.8 OTHER REQUIREMENTS: AGRICULTURE (a) Notwithstanding the provisions of Section 14.2, where any barn, stable or other building intended for the keeping of more than fifty (50) domestic fowl or ten (10) other animals is erected in any MU-2 Zone, no structure shall: (i) be less than fifty (50) feet from any side lot line; (ii) be less than one hundred (100) feet from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use; (iii) be less than three hundred (300) feet from any watercourse or water body; and (iv) be less than five hundred (500) feet from any residential (R-1, RR-1) zone. (b) Unless there is direct access to Highway No. 1, no more than two thousand (2,000) square feet of floor area of any structure shall be used for a retail use accessory to agriculture uses, and in no case shall it exceed 10,000 square feet.</p> <p><u>GU-1 Zone</u> 15.6 OTHER REQUIREMENTS: AGRICULTURE USES Notwithstanding the provisions of Section 15.4, where any barn, stable or other building intended for the keeping of more than fifty (50) domestic fowl or ten (10) other animals is erected in any GU-1 Zone, no structure shall: (a) be less than fifty (50) feet from any side lot line; (b) be less than one hundred (100) feet from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use; (c) be less than three hundred (300) feet from any watercourse or water body; (d) be less than five hundred (500) feet from any residential (R-1) zone.</p> <p><u>C-5 Zone</u> 17.A.13 OTHER REQUIREMENTS: OUTDOOR STORAGE AND DISPLAY (b) Outdoor display of goods and wares shall be permitted, provided the outdoor display is associated with a retail use, food store, bakery, greenhouse and nursery use, or institutional use; and</p> <p><u>I-1 Zone</u> 19.4 REQUIREMENTS: RESOURCE USES (a) agricultural uses shall conform to the requirements of Sections 21.2 and 21.3, except that the minimum lot area and frontage requirements of Section 21.2 shall not apply; and (b) forestry uses shall conform to the requirements of Sections 21.2 and 21.4, except that the minimum lot area and frontage requirements of Section 21.2 shall not apply.</p> <p><u>MR-1 Zone</u> 21.3 OTHER REQUIREMENTS: AGRICULTURAL AND INTENSIVE AGRICULTURAL USES Where agricultural and intensive agricultural uses are permitted in any MR-1 Zone, the following shall apply: (a) No barn, stable, or other building intended for the keeping of more than fifty (50) domestic fowl or ten (10) other animals shall be located: (i) less than fifty (50) feet from any side lot line; (ii) less than one hundred (100) feet from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use; (iii) less than three hundred (300) feet from any watercourse. (b) No intensive agricultural use shall be less than five hundred (500) feet from any residential (R-1) zone nor shall have access through a residential (R-1) Zone, except where no other access can be granted by the Department of Transportation.</p> <p><u>FP Zone</u> 25.4 OTHER REQUIREMENTS: AGRICULTURAL USES Notwithstanding the provisions of Section 25.2, where any barn, stable or other building intended for the keeping of more than ten (10) animals is erected in any FP Zone, no such structure shall: (a) be less than fifty (50) feet from any side lot line; (b) be less than one hundred (100) feet from any dwelling or potable water supply except a dwelling or</p>
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				supply on the same lot or directly related to the agricultural use; and (c) be less than three hundred (300) feet from any watercourse or waterbody.
Bedford	No	<p>Garden Markets - means a structure erected on a lot on a seasonal basis for the purpose of selling garden plants, produce and other related horticultural items, said structure to be serviced with sewer and water and shall exclude the selling of items from a tractor trailer, construction trailers, travel trailers, converted mobile homes and private vehicles. Garden markets include the use of outdoor storage and outdoor display and sales and requires the fencing within Section 31 of the General Provisions.</p> <p>Market, Outdoor - means a structure erected on a lot on a seasonal basis for the purpose of selling garden plants, produce, and other related horticultural items, said structure to be serviced with sewer and water, and shall exclude tractor trailers, construction trailers, travel trailers, and converted mobile homes.</p>	<p>Garden markets use is permitted in the following zones: CSC, CHWY, CHC, BWBC</p> <p>Market, Outdoor is not listed as a permitted within the existing zones</p>	
Cole Harbour /Westphal	Market gardens are permitted as an existing agricultural use or through development agreement in the Long Hill area.	2.4 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals except, for the purpose of this By-law, such shall not include a kennel.	<p>Existing agricultural and uses accessory to permitted agricultural uses permitted in the following zones: R-8</p> <p>Agricultural uses permitted by DA in the Long Hill area.</p>	<p><u>General Provisions</u> 3.6 OTHER USES CONSIDERED BY DEVELOPMENT AGREEMENT Notwithstanding Section 3.5 above, certain uses which may not be uses permitted in any zone may be considered in accordance with the development agreement provisions of the Planning Act. As provided for by Policy IM-9 of the Municipal Planning Strategy for Cole Harbour/Westphal such uses are as follow: (j) garden markets and garden centres on lots which were zoned C-1 (Neighbourhood Business) (RC-May 11/99;E-Jun 26/99) on April 21, 1986; (w) residential and agricultural uses in the Long Hill area; and</p>
Dartmouth	Market garden permitted in the form of a greenhouse is the Kuhn Road designation within the R-3 zone.	<p>(saa) GREENHOUSE means a building whose roof and sides are made of glass or other transparent or translucent material, and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants as a community enterprise or for subsequent sale. (RC-Oct 6/15;E-Dec 5/15)</p> <p>Definitions for BP, CI and BGI Zones: (9) GARDEN CENTRE means premises where retail and wholesale gardening products are sold, which may include a nursery and greenhouses.</p> <p>(30) WHOLESALE FOOD PRODUCTION USE means premises used for baking, preparing, processing, distributing, and wholesaling food products, but where over-the-counter or other retailing of food products is limited to an accessory retail outlet, and which excludes the slaughtering of animals.</p>	<p>Greenhouse use is permitted in the following zones: R-3 (within the Kuhn Road designation)</p> <p>Garden centre use is permitted in the following zones: CI</p> <p>Wholesale food production use permitted as an Industrial use in the following zones: I-1, I-2, BP, CI, BGI</p>	

<p>Downtown Halifax</p> <p>(Applies only to remaining lots not covered by Centre Plan)</p>	<p>Yes – market garden permitted as a commercial use.</p>	<p>(x) Commercial use means the use of a building for the purpose of buying and selling goods and supplying services.</p>		<p>Each zone has vague uses listed (e.g., retail, cultural uses, banks and related uses, eating establishments, commercial recreation)</p> <p>Does talk about landscaping, but doesn't direct or consider market gardens</p>
<p>Eastern Passage/ Cow Bay</p>	<p>Market gardens permitted as an agricultural use</p>	<p>2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals except, for the purpose of this By-law, such shall not include a kennel or any operation which involves more than fifty (50) domestic fowl or ten (10) of any other animal being confined to a barn, feedlot or other structure or defined space for the purposes of feeding, breeding, or sheltering.</p>	<p>Agricultural use is permitted in the following zones: RA, FP (with no buildings)</p>	<p><u>RA Zone</u> 11.5 OTHER REQUIREMENTS: RESOURCE USES In any RA Zone, where resource uses are permitted, the following shall apply: (a) For agricultural uses, no barn, stable, feedlot, or manure pile shall be located closer than fifty feet from any lot line or closer than 300 feet from any watercourse or potable water supply except for water supplies on the same lot. Greenhouse operations shall be limited to five (5) percent of the total lot area, to a maximum of 5000 square feet of gross floor area. (b) For forestry uses, no sawmill, open storage, or outdoor display shall be located closer than fifty feet from any lot line nor closer than 100 feet from any dwelling except a dwelling located on the same lot. No more than 10 percent of the total lot area may be devoted to the sawmill use, inclusive of buildings, working areas and log/lumber storage.</p>
<p>Eastern Shore (East)</p>	<p>Market garden permitted as an agricultural use</p>	<p>2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, water, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods, but shall not include any operation which involves more than fifty (50) domestic fowl and ten (10) of any other type of livestock.</p> <p>2.4 AGRICULTURAL USE - INTENSIVE - means the use of land and buildings in which the predominant use is for the commercial raising of poultry, turkeys, or other fowl, fur bearing animals, swine, the commercial growing of mushrooms, a slaughter house, a broiler plant, or land used as an animal feed lot managed to maximum production and output in a confined area.</p> <p>2.35 GARDEN CENTRE means land or a building or part thereof where horticultural products, supplies and equipment are offered for sale directly to the public.</p>	<p>Agricultural use is permitted in the following zones: MU, RE</p> <p>Intensive agricultural use is permitted in the following zones: RE</p> <p>Garden centre use is permitted in the following zones: MU</p>	<p><u>MU Zone</u> 6.8 OTHER REQUIREMENTS: AGRICULTURE USES Notwithstanding the provisions of Section 6.2, where agricultural uses are permitted in any MU Zone, and where any barn, stable or other building intended for the keeping of domestic fowl or other livestock is to be erected, no structure shall: (a) Be less than fifty (50) feet (15.2 m) from any side lot line; (b) Be less than three hundred (300) feet (91.4 m) from any residential dwelling or potable water supply except a dwelling or water supply on the same lot or directly related to the agricultural use; and (c) Be less than three hundred (300) feet (91.4 m) from any water course or water body.</p> <p><u>RE Zone</u> 9.5 OTHER REQUIREMENTS: INTENSIVE AGRICULTURAL USES Where intensive agricultural uses are permitted in any RE Zone, the following shall apply: (a) No barn, stable, or other building intended for the keeping of domestic fowl or other livestock shall be located: (i) less than fifty (50) feet (15.2 m) from any side lot line; (ii) less than three hundred (300) feet (91.4 m) from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use; and (iii) less than three hundred (300) feet (91.4 m) from any watercourse. (b) No intensive agricultural use shall be less than five hundred (500) feet from any mixed use or residential (MU, R-6A) Zone nor shall it have access through a mixed use or residential (MU, R-6A) Zone, except where no other access can be granted by the Municipality or the provincial Department of Transportation and Communications.</p>
<p>Eastern Shore (West)</p>	<p>Market garden permitted as an agricultural use</p>	<p>2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, water, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods, but shall not include any operation which involves more than fifty (50) domestic fowl and ten (10) of any other type of livestock.</p> <p>2.4 AGRICULTURAL USE - INTENSIVE - means the use of land and buildings in which the predominant use is for the commercial raising of poultry, turkeys, or other fowl, fur bearing animals, swine, the commercial growing of</p>	<p>Agricultural use is permitted in the following zones: MU, R-6, FI, FV</p> <p>Agricultural use – intensive are permitted by DA.</p> <p>Garden center use is permitted in the following zones: MU</p>	<p><u>General Provisions</u> 3.6 Other Uses Considered By Development Agreement (f) Convenience stores, garden centers, medical clinics, offices and veterinary clinics within the Mixed Use Designation on those properties zoned R-6 or FV along the East and West Petpeswick Roads and the Clamshell Road.</p> <p><u>MU Zone</u> 6.9 OTHER REQUIREMENTS: AGRICULTURE USES Notwithstanding the provisions of Section 6.2, where agricultural uses are permitted in any MU Zone, and where any barn, stable or other building intended for the keeping of domestic fowl or other animals is to be erected, no structure shall: (a) Be less than fifty (50) feet (15.2 m) from any side lot line; (b) Be less than three hundred (300) feet (91.4 m) from any residential dwelling or potable water supply except a dwelling or water supply on the same lot or directly related to the agricultural use; and (c) Be less than three hundred (300) feet (91.4 m) from any water course or water body.</p>

		<p>mushrooms, a slaughter house, a broiler plant, or land used as an animal feed lot managed to maximum production and output in a confined area.</p> <p>2.41 GARDEN CENTRE means land or a building or part thereof where horticultural products, supplies and equipment are offered for sale directly to the public.</p>		<p><u>R-6 Zone</u> 7.10 OTHER REQUIREMENTS: AGRICULTURAL USES Notwithstanding the provisions of Section 7.2, and excluding an accessory hen use (RC- Oct 05/21; E-Jan 08/22), where an agricultural use is permitted in any R-6 Zone, and where any barn, stable or other building intended for the keeping of domestic fowl or other animals is to be erected, no structure shall: (a) Be less than fifty (50) feet (15.2 m) from any side lot line; (b) Be less than three hundred (300) feet (91.4 m) from any residential dwelling or potable water supply except a dwelling or water supply on the same lot or directly related to the agricultural use; and (c) Be less than three hundred (300) feet (91.4 m) from any water course or waterbody.</p> <p><u>FV Zone</u> 9.11 OTHER REQUIREMENTS: AGRICULTURAL USES Where an agricultural use is permitted in any FV Zone, the provisions of Section 7.10 shall apply.</p>
Halifax Mainland	No		Greenhouse is a permitted use in the R-4 zone.	
Lawrencetown	Market garden permitted as an agricultural use	<p>2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals, but shall not include intensive agricultural uses.</p> <p>2.4 AGRICULTURAL USE - INTENSIVE means the use of land and buildings in which the predominant use is for the commercial raising of poultry, turkeys, or other fowl, fur bearing animals, swine, the commercial growing of mushrooms, a slaughter house, a broiler plant, or and used as an animal feed lot managed to maximum production and output in a confined area.</p> <p>2.26 GARDEN CENTRES means land or a building or part thereof where horticultural products, supplies and equipment are offered for sale directly to the public</p>	<p>Agricultural use is permitted in the following zones: RR-1</p> <p>Greenhouses, nurseries is a permitted use in the I-1 zone.</p>	<p><u>General Provisions</u> 4.13 ACCESSORY USES AND STRUCTURES Accessory uses, buildings and structures shall be permitted in any zone but shall not: (e) notwithstanding Subsections (c) and (d) above, any agricultural structure or building may exceed the maximum building or structure height and size; and</p> <p><u>RR-1 Zone</u> 6.8 OTHER REQUIREMENTS: AGRICULTURAL USES Notwithstanding the provisions of Section 6.2, and excluding an accessory hen use (RC- Oct 05/21; E-Jan 08/22), where any barn, stable or other building intended for the keeping of animals or birds is to be erected in any RR-1 Zone, no structure shall: (a) be less than fifty (50) feet (15.2 m) from any side lot line; (b) be less than two hundred (200) feet (61 m) from any watercourse, water body, or potable water supply except a potable water supply on the same lot or directly related to the agricultural use; and (c) be less than two hundred (200) feet (61 m) from any residential dwelling except a dwelling on the same lot or directly related to the agricultural use.</p>
Musquodoboit Valley /Dutch Settlement	Market garden permitted as an agricultural use or greenhouse	<p>2.4 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre, or flora or the breeding and handling of animals and includes retail and market outlets for the sale of perishable agricultural goods or for the handling of animals except, for the purpose of this by-law, such shall not include kennels or intensive livestock operations.</p> <p>2.36 GREENHOUSE means a building whose roof and sides are made of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or for personal enjoyment.</p>	<p>Existing agricultural uses permitted in the RR-1 zone.</p> <p>Agricultural use is permitted in the following zones: VIL, MU</p> <p>Retail uses in conjunction with permitted agricultural use is permitted in the VIL zone.</p> <p>Greenhouses and nurseries use is permitted in the following zones: VIL, MU</p>	<p><u>VIL Zone</u> 7.13 OTHER REQUIREMENTS: GREENHOUSES AND NURSERIES In any VIL Zone, where greenhouses and nurseries are permitted on the property, no development permit shall be issued except in conformity with the following: (a) any building, structure, or use of land associated with either a greenhouse or nursery shall not be located within 150 feet (152.4 m) from any well except for a well located on the same lot. (b) The gross floor area of any building or structure associated with either a greenhouse or nursery shall not exceed five hundred (500) square feet (46.5 m²). (c) No outdoor storage shall be located in any front or side yard.</p> <p><u>RR-1 Zone</u> 6.6 OTHER REQUIREMENTS: EXISTING AGRICULTURAL USES Existing agricultural buildings and structures are permitted to expand for agricultural purposes but no such expansion or reconstruction shall result in an increase of more than ten (10) percent in the building or structures existing gross floor area and shall not further encroach upon minimum setback requirements.</p> <p><u>MU Zone</u> 8.12 OTHER REQUIREMENTS: GREENHOUSES AND NURSERIES In any MU Zone, where greenhouse and nurseries are permitted on the property, no development permit shall be issued except</p>

		2.58 NURSERY means land or greenhouse(s) used to raise flowers, shrubs, and plants for sale.		in conformity with the following: (a) any building, structure, or use of land associated with either a greenhouse or nursery shall not be located within 150 feet (45.7 m) from any well except for a well located on the same lot. (b) No outdoor storage shall be located in any front or side yard.
North Preston/ Lake Major/ Lake Loon/ Cherry Brook/ East Preston	Market garden permitted as an agricultural use	2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals, but shall not include intensive agricultural uses or kennels. 2.4 AGRICULTURAL USE - INTENSIVE means the use of land and buildings in which the predominant use is for the commercial raising of poultry, turkeys, or other fowl, fur bearing animals, swine, and commercial growing of mushrooms, a slaughter house, a broiler plant, or land used as an animal feed lot managed to maximize production and output in a confined area.	Agricultural use is permitted in the following zones: RS, MR, Agricultural use – intensive is permitted within the Lake Major Watershed or within areas serviced by central water and sewer systems in the RS zone. Agricultural related buildings, including single unit or mobile dwellings used in conjunction with an agricultural use is permitted in the RS zone. Retail uses in conjunction with permitted agricultural uses is permitted in the RS zone. Garden and nursery sales and supplies is permitted in the following zones: C-2, C-4 Nurseries and greenhouses permitted in the following zones: RS, C-2, MR	<u>General Provisions</u> May be considered by Development Agreement: (ii) expansion of certain commercial, agricultural and service industrial uses as identified in the land use by-law, according to Policy RES-7 4.6 ONE MAIN BUILDING ON A LOT (a) No person shall erect more than one (1) main building on a lot except for: (i) buildings located in the C-4 (Highway Commercial) or C-2 (General Commercial) Zones; (ii) one (1) main residential building and one (1) main commercial building in the C-1 (Local Commercial) or RS (Rural Settlement) Zones; (iii) single unit dwellings used as principal residences in conjunction with agricultural uses located in the RS (Rural Settlement) or MR (Mixed Resource) Zones. (b) The minimum separation distance between any main buildings located on the same lot shall be sixteen (16) feet (4.8 m). <u>RS Zone</u> 6.5 RS ZONE REQUIREMENTS: RESOURCE USES (a) In any RS Zone, where resource uses are permitted, no development permit shall be issued except in conformity with the requirements of Part 14 as are applicable. (b) No more than two thousand (2,000) square feet (185.8 m2) of floor area of all structures on any lot shall be used for a retail use accessory to an agricultural use.
PD 4 (Prospect)	Market garden permitted as an agricultural use	2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals but shall not include intensive agriculture uses. 2.4 AGRICULTURAL USE - INTENSIVE means the use of land and buildings in which the predominant use is for the commercial raising of poultry, turkeys, or other fowl, fur bearing animals, swine, the commercial growing of mushrooms, a slaughter house, a broiler plant, or land used as an animal feed lot managed to maximum production and output in a confined area.	Larger scale agricultural uses permitted by DA. Agricultural use is permitted in the following zones: RB-1, RB-2, RB-3, RB-4, RRA-1, RRB-1, RRB-2, RRC-1, RRD-1, RRE-1, MU-1, MU-2, RE Agricultural use – intensive is permitted in the following zones: RE Greenhouses and nurseries use is permitted in the C-2 zone.	<u>RB-1, RB-2, RB-3, RB-4, RRA-1, RRB-1, RRB-2, RRC-1, RRD-1, RRE-1, MU-1, MU-2, RE Zones</u> Where agricultural uses are permitted, and where any barn, stable or other building intended for the keeping of more than 20-100 (depending on zone) domestic fowl or 10 - 20 (depending on zone) other animals is erected, no such structure shall: (a) Be erected on any lot having less than 20,000 square feet (1858.1 m2); (b) Exceed 800 square feet (74.3 m2); (c) Be less than 8 feet (2.4 m) from any side lot line; (d) Be less than 100 feet (30.5 m) from a potable water supply except a supply on the same lot or directly related to the agricultural use; (e) Be less than 32 feet (9.7 m) from any dwelling except a dwelling on the same lot or directly related to the agricultural use; or (f) Be less than 25 feet (7.6 m) from any watercourse or water body.
PD 5 (Chebucto)	Market garden permitted as an agricultural use	2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals, but shall not include any animal feedlot managed to maximum production and output in a confined area, slaughterhouse, piggery, broiler or poultry plant, or facility used for the growing of mushrooms.	Restricted agricultural uses are permitted in the following zones: R-6, R-6a Nursery and commercial greenhouse operations use is permitted in the following zones: V-1, C-2	<u>R-6 Zone</u> 9.5 OTHER REQUIREMENTS: RESTRICTED AGRICULTURAL USES (a) No more than fifty (50) fowl and/or ten (10) of any other animal being confined to a barn or other structure shall be permitted. (b) No more than seven hundred and fifty (750) square feet (70 m2) of floor area of any structure shall be used for retail uses accessory to agriculture uses. <u>R-6a Zone</u> OTHER REQUIREMENTS: RESTRICTED AGRICULTURAL USES (a) No more than fifty (50) fowl and/or ten (10) of any other animal being confined to a barn or other structure shall be permitted. (b)

				<p>No more than seven hundred and fifty (750) square feet (70 m2) of floor area of any structure shall be used for retail uses accessory to agriculture uses.</p> <p><u>C-2 Zone</u> 17.3 OTHER REQUIREMENTS: COMMERCIAL USES In any C-2 (General Business) Zone, the following shall apply: (b) Except for nursery and greenhouse operations, no outdoor display shall be permitted.</p>
<p>PD 1 & 3 (St. Margaret's Bay)</p>	<p>Market garden permitted as an agricultural use</p>	<p>2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals, but shall not include intensive agriculture uses.</p> <p>2.4 AGRICULTURAL USE - INTENSIVE means the use of land and buildings in which the predominant use is for the commercial raising of poultry, turkeys, or other fowl, fur bearing animals, swine, the commercial growing of mushrooms, a slaughter house, a broiler plant, or land used as an animal feed lot managed to maximum production and output in a confined area.</p> <p>2.30A GREENHOUSE means a building whose roof and sides are made of glass or other transparent or translucent material, and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants as a community enterprise or for subsequent sale. (RC-Jul 22/14;E-Oct 4/14)</p>	<p>Agricultural use is permitted in the following zones: MRR-1, MU-1, MU-2, MR-1, MR-2</p> <p>Agricultural use – intensive is permitted in the MR-1 zone and by DA in the Mixed Use "A" and "B" Designations.</p> <p>Greenhouse is a permitted use in the VC zone.</p> <p>Greenhouses located no less than 45.7 m (150 feet) from any well situated on another lot, and from any watercourse is permitted in the VG zone.</p>	<p><u>General Provisions</u> 11C.5 OTHER REQUIREMENTS: GREENHOUSES Notwithstanding the provisions of Section 15B.2, where greenhouses are permitted in any VC Zone, the following shall apply: (a) The greenhouse shall be located no less than 45.7 m (150 feet) from any well situated on another lot, and from any watercourse; (b) The greenhouse shall not have a flat roof; and (c) The external finish shall not have the appearance of unpainted metal, exposed tarpaper or plastic membrane.</p> <p><u>MRR-1, MU-1, MU-2, MR-1, MR-2 Zones</u> OTHER REQUIREMENTS: AGRICULTURE USES (a) Notwithstanding the provisions of Section 11.2, where agricultural uses are permitted in any above Zone, and where any barn, stable or other building intended for the keeping of more than fifty (50) domestic fowl or ten (10) other animals is to be erected, no structure shall: (i) Be less than fifty (50) feet (15.2 m) from any side lot line; (ii) Be less than three hundred (300) feet (91.4 m) from any residential dwelling or potable water supply except a dwelling or water supply on the same lot or directly related to the agricultural use; and (iii) Be less than three hundred (300) feet (91.4 m) from any watercourse or water body. (b) No more than fifteen hundred (1,500) square feet (139.4 m2) of the combined gross floor area of any structure on the lot shall be devoted to a commercial use, including a retail use accessory to an agricultural use or a business use.</p>
<p>PD 14 & 17 (Shuebacadie Lakes)</p>	<p>Market garden permitted as an agricultural use</p>	<p>2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals except, for the purpose of this By-law, such shall not include a kennel.</p> <p>2.4 AGRICULTURAL USE - INTENSIVE means the use of land and buildings in which the predominant use is for the commercial raising of poultry, turkeys, or other fowl, fur bearing animals, swine, the commercial growing of mushrooms, a slaughterhouse, a broiler plant, or land used as an animal feed lot, managed to maximum production and output in a confined area. (C-Apr 8/91;E-May 3/93)</p> <p>2.31A GARDEN CENTRES within the VC-CDD, VMS and VG Zones means a structure erected on a lot on a seasonal basis and includes any outdoor storage building or outdoor display space for the purpose of selling garden plants, produce and other related horticultural items but</p>	<p>Agricultural use is permitted in the following zones: R-6, R-7, P-3, RPK, MR</p> <p>Agricultural use – intensive is permitted in the R-7 zone.</p> <p>Garden centre use is permitted in the following zones: VC-CDD, VMS, VG, CI</p> <p>Greenhouses and nurseries is a permitted use in the following zones: C-2, C-4, VC-CDD, VMS, VG, FRB, I-3</p>	<p><u>R-6 Zone</u> 10.5 OTHER REQUIREMENTS: AGRICULTURAL USES (a) No building intended for any agricultural use shall be permitted unless the following requirements are satisfied: (i) minimum lot area: 40,000 square feet (3716 m2) (ii) minimum frontage: 100 feet (30.5 m)</p> <p><u>R-7 Zone</u> 11.5 OTHER REQUIREMENTS: AGRICULTURAL USES (a) No building intended for any agricultural use shall be permitted unless the following requirements are satisfied: (i) minimum lot area: 80,000 square feet (3716 m2) (ii) minimum frontage: 2 00 feet (30.5 m)</p> <p>11.6 OTHER REQUIREMENTS: INTENSIVE AGRICULTURAL USES (a) No intensive agricultural use shall be permitted on any lot unless the following requirements are satisfied: (i) minimum lot area: 200,000 square feet (18,587 m2) (ii) minimum frontage: 200 feet (61 m) (iii) a minimum separation distance of 1,500 feet (457.2 m) is maintained from any lot zoned R-1A or R-1B. (iv) no access is obtained through a residential zone, except where no other access can be granted by the Department of Transportation and Communications. (b) Any building intended for an intensive agricultural use shall conform to the following requirements: (i) minimum front, flankage side or rear yard: 150 feet (ii) a minimum separation distance of 300 feet (91.5 m) shall be maintained from any watercourse or potable water supply, except for a potable water supply that is located on the same lot.</p>

		does not include any outdoor storage or outdoor display of tractor trailer, construction trailers, travel trailers, converted mobile homes and automobiles. (RC-Oct 23/12;E-Jan 12/13)		
PD 8 & 9 (Lake Echo/ Porters Lake)	Market garden permitted as an agricultural use	<p>2.4 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding or handling of animals and includes retail or market outlets for agricultural products and animals.</p> <p>2.5 AGRICULTURAL USE - INTENSIVE means the use of land and buildings organized to maximize production in a confined area including the commercial breeding or handling of animals, the cultivation of mushrooms, and feed lots, broiler plants and slaughter houses.</p>	<p>Agricultural use is permitted in the following zones: R-A, R-6, MR</p> <p>Agricultural use – intensive is permitted in the MR zone.</p> <p>Greenhouses and nurseries is a permitted use in the CI zone.</p>	<p><u>R-A Zone</u> 11.7 R-A ZONE REQUIREMENTS: AGRICULTURAL AND FORESTRY USES In any R-A Zone where buildings or structures except greenhouses and smokehouses are permitted as agricultural and forestry uses, no development permit shall be issued except in conformity with the following: Minimum Lot Area: 2 acres (0.8 ha) Minimum Lot Frontage: 100 feet (30.5 m) Minimum Front or Flankage Yard: 30 feet (9.1 m) Minimum Rear Yard or Side Yard: 50 feet (15.2 m) Maximum Lot Coverage: 35 per cent Maximum Height of Main Building: 35 feet (10.7 m)</p> <p>11.8 OTHER REQUIREMENTS: AGRICULTURAL AND FORESTRY USES Where agricultural and forestry uses except greenhouses and smokehouses are permitted in any R-A Zone, the following shall apply: (a) No building or other structure intended for the sheltering of animals and no sawmill or other woodworking mill shall be located less than: (i) one hundred (100) feet (30.5 m) from any dwelling except a dwelling located on the same lot; and (ii) three hundred (300) feet (91.4 m) from any watercourse or well except a well located on the same lot. (b) Notwithstanding Section 11.8(a)(ii) above, where a proposed sawmill or other woodworking mill on an existing lot cannot meet the separation requirements, the minimum separation distance may be less than three hundred (300) feet (91.4 m) but shall not be less than one hundred and fifty (150) feet (45.7 m).</p> <p><u>R-6 Zone</u> 13.6 R-A ZONE REQUIREMENTS: AGRICULTURAL AND FORESTRY USES In any R-A Zone where buildings or structures except greenhouses and smokehouses are permitted as agricultural and forestry uses, no development permit shall be issued except in conformity with the following: Minimum Lot Area: 3 acres (1.2 ha) Minimum Lot Frontage: 100 feet (30.5 m) Minimum Front or Flankage Yard: 30 feet (9.1 m) Minimum Rear Yard or Side Yard: 50 feet (15.2 m) Maximum Lot Coverage: 35 per cent Maximum Height of Main Building: 35 feet (10.7 m)</p> <p>13.7 OTHER REQUIREMENTS: AGRICULTURAL AND FORESTRY USES Where agricultural and forestry uses except greenhouses and smokehouses are permitted in any R-6 Zone, the following shall apply: (a) No building or other structure intended for the sheltering of animals and no sawmill or other woodworking mill shall be located less than: (i) one hundred (100) feet (30.5 m) from any dwelling except a dwelling located on the same lot; and (ii) three hundred (300) feet (91.4 m) from any watercourse or well except a well located on the same lot. (b) Notwithstanding Section 13.7(a)(ii) above, where a proposed sawmill or other woodworking mill on an existing lot cannot meet the separation requirements, the minimum separation distance may be less than three hundred (300) feet (91.4 m) but shall not be less than one hundred and fifty (150) feet (45.7 m).</p>
Sackville	Market garden permitted as an agricultural use	2.3 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals except, for the purpose of this by-law, such shall not include a kennel.	<p>Agricultural use is permitted in the following zones: R-6, P-3</p> <p>Greenhouses and nurseries is a permitted use in the following zones: C-2, C-2A, BP, BP-1</p>	<p><u>R-6 Zone</u> 12.5 OTHER REQUIREMENTS: AGRICULTURAL USES Notwithstanding the provisions of Section 11.2, where any barn, stable or other building intended for the keeping of more than ten (10) animals is erected in any R-6 Zone, no such structure shall: (a) be less than fifty (50) feet (15.2 m) from any side lot line; (b) be less than one hundred (100) feet (30.5 m) from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use; and (c) be less than three hundred (300) feet (91.4 m) from any watercourse or waterbody.</p> <p><u>P-3 Zone</u> 21.4 OTHER REQUIREMENTS: AGRICULTURAL USES Notwithstanding the provisions of Section 20.2, where any barn, stable or other building intended for the keeping of more than ten (10) animals is erected in any P-3 Zone, no such structure shall: (a) be less than fifty (50) feet (15.2 m) from any side lot line; (b) be less than one hundred (100) feet (30.5 m) from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use; and (c) be less than three hundred (300) feet (91.4 m) from any watercourse or waterbody.</p>

Sackville Drive	No	Garden Market means a structure erected on a lot on a seasonal basis for the purpose of selling garden plants, produce, and other related horticultural items and shall exclude tractor trailers, construction trailers, travel trailers, and converted mobile homes.	Garden market and nurseries associated with retail stores is a permitted use in the LS zone. Garden market associated with retail stores is a permitted use in the following zones: DC-1, DC-2, DC-3, PC Greenhouses and nurseries is a permitted use in the PC zone.	
Timberlea/ Lakeside/ Beechville	Market garden permitted as an agricultural use	2.4 AGRICULTURAL USE means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals except, for the purpose of this By-law, such shall not include a kennel.	Agricultural use is permitted in the MR-1 zone. Greenhouses and nurseries is a permitted use in the following zones: C-2, C-3, I-1	<u>MR-1 Zone</u> 17.3 OTHER REQUIREMENTS: RESOURCE USES Notwithstanding the provisions of Section 17.2, where any barn, stable, feed lot or other building or structure intended for the keeping of more than ten (10) animals is erected in any MR-1 Zone, no such building or structure shall: (a) be less than fifty (50) feet (15.2 m) from any side lot line; (b) be less than one hundred (100) feet (30.5 m) from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agriculture use; and (c) be less than three hundred (300) feet (91.4 m) from any watercourse or waterbody.