

Permitted Uses for Prime Agricultural Areas



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Objectives for Guidelines



Maintain Ontario's best agricultural areas for agriculture

Support a thriving agricultural industry and rural economy



Guidelines on Permitted Uses in Prime Agricultural Areas

- ✓ Deliver on a PPS implementation commitment based on extensive public consultation.
- ✓ Help municipal policies and decisions be consistent with the PPS; help farmers understand opportunities.
- ✓ Support the province's commitment to grow the economy, create jobs, deliver a Farms Forever program, meet the Agri-Food Growth Challenge, and support the local food economy.

Diversified uses in prime agricultural areas boost the rural economy (generating farm income, jobs, expand the tax base), result in more rural services, and increase awareness/appreciation of local agriculture

Supportive PPS Policies



“...economic prosperity; support local food; promote agri-food; enhance quality of life, competitive economy...support the viability of rural areas...”



Prime Agricultural Areas

- Protected and designated
- Broad range of permitted uses (agricultural, agriculture-related, on-farm diversified)
- Non-ag uses not permitted unless strict criteria are met
- Impact on agriculture must be mitigated

Rural Lands (non-prime)

- Economic diversification e.g. agriculture, other resource-related uses, and uses such as recreation, tourism, cemeteries
- Ag, ag-related and on-farm diversified uses are promoted
- Need to minimize constraints

Agricultural Uses



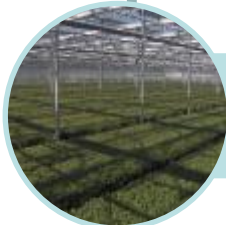
Growing of crops and raising of livestock

- Crops must be harvestable e.g. fruit, vegetables, grain, biomass, horticultural crops, firewood, medicinal herbs, sod, seeds
- Animals are raised, live on or used on the farm



Associated on-farm buildings and structures

- Used primarily by farm owner/operator and integral to the farm operation
- Includes value-retaining facilities e.g. drying, sorting, storing
- Includes barns, storages, housing for full-time farm help (year-round or extended season)



All types, sizes and intensities of these uses

- Subject to Minimum Distance Separation Guidelines and Nutrient Management Act



Normal Farm Practices are promoted and protected

- Entrenched in Farming and Food Production Protection Act

Examples of Agricultural Uses

Provided all PPS Criteria are Met



Agriculture-Related Uses

May or may not be on a farm



Farm-related commercial or industrial uses

- May include retailing and value-added processing of farm products



Compatible with and shall not hinder surrounding ag

- Does not affect agriculture, suits available servicing, maintains character of area, meets all applicable provincial air, noise, water and wastewater standards; meets all environmental approvals



Directly related to farm operations in the area

- Products or services must relate directly to farms in the area, and serve these farms
- "In the area" is the local catchment area of the product or service



Supports agriculture

- Uses must be primarily focused on supporting/benefitting agriculture



Provides direct products and/or services to farm operations as a primary activity – serving the local ag industry must be its primary function



Benefits from being in close proximity to farm operations

- Business is located near the farms it serves

Examples of Agriculture-Related Uses

Provided all PPS criteria are met



On-Farm Diversified Uses

May or may not be associated with agriculture



Located on a Farm

- Must be actively farmed



Secondary to the principle agricultural use

- Less significant than the ag use spatially or temporally



Limited in area

- Based on land area / footprint of the use relative to total property size



Includes but is not limited to home occupations, home industries, agritourism, value-added uses

- Other uses may also be suitable, subject to meeting all PPS criteria



Compatible with and shall not hinder surrounding ag

On-Farm Diversified Uses – Limited in Area

Why?

- To minimize land taken out of agriculture and off-site impacts
- To ensure agriculture remains the main use in prime ag areas

Basis for Area Recommendations

- Review of existing municipal policy and implementation approaches
- Land area calculations for scenarios and existing farms
- Perspectives/experience of planners across Ontario

On-Farm Diversified Uses - Limited in Area

Draft Recommended Approach

- Area should be based on total **land area no longer available** for agriculture
- Area should be **relative to the size of the property**
- Area calculation:
 - all new buildings, parking, landscaping, laneways, outdoor storage are counted at 100%
 - re-purposed, unused farm buildings discounted (e.g. 50%)
 - existing laneways for farm use are not counted
 - up to 2% of the property to a maximum of 10,000 m²
 - Floor area should be limited to a percentage of total area
- For multiple on-farm diversified uses, the combined area of all uses must meet all criteria

Examples of On-Farm Diversified Uses

Provided all PPS criteria are met



Based on draft Guidelines 2015 – subject to change

Scope of Guidelines

PPS Permitted Uses: policies, terminology and examples

Agricultural uses



Agriculture-related uses



On-farm diversified uses



Implementation Tools

Official Plans	Zoning by-laws	Site Plan Control	Development Permits	Lot Creation	Municipal by-laws	Building permits
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Municipal Consistency

- Guidelines aim to increase consistency across the province to keep options open for farmers and local economic development
- But...PPS allows municipalities to develop their own criteria as long as:
 - They achieve the same objectives as the provincial guidelines (Policy 2.3.3.1); and
 - They do not conflict with any PPS policies (Policy 4.9).
- The closer municipal approaches are to PPS policies and the Permitted Uses Guidelines, the more options will be available for farmers and local economic development

Opportunities to Implement Policy that Enables Vibrant Farm Economies

PPS Guidelines on Permitted Uses

http://www.omafra.gov.on.ca/english/landuse/permitted_uses.htm

Municipal land-use decisions and policies

- All decisions must be consistent with the PPS 2014
- Official Plan and Zoning By-law reviews

Coordinated Plan Reviews (Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Niagara Escarpment Plan, Oak Ridges Moraine Cons. Plan)

