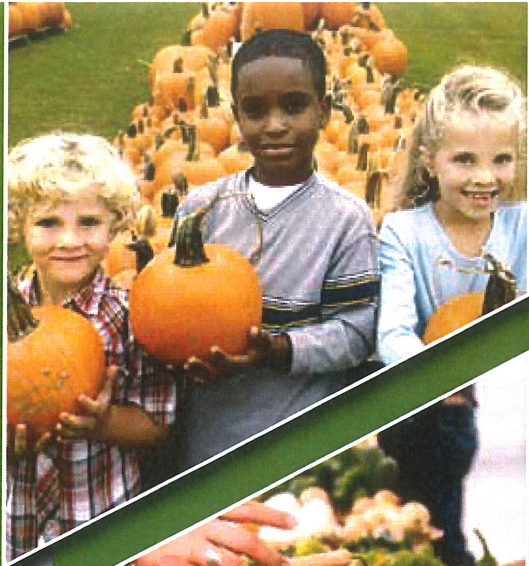


Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

Publication 851



Principles for Permitted Uses in Prime Agricultural Areas

- agriculture remains the principal use in prime agricultural areas
- prime agricultural areas are protected for future generations
- land taken out of agricultural production, if any, is minimal
- normal farm practices are able to continue unhindered
- uses are compatible with agricultural uses

Agricultural Use

Proposed Definition (PPS)

Agricultural uses: means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

PPS Criteria For Agricultural Uses

1. The growing of crops, raising of livestock and raising of other animals for food, fur or fibre
2. Includes associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, **value-retaining facilities**, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment

3. All types, sizes and intensities of agricultural uses shall be promoted and protected in accordance with provincial standards

4. Normal farm practices shall be promoted and protected in accordance with provincial standards

Value-Retaining Facilities Characteristics

- maintain the quality of agricultural commodities (i.e., prevent spoilage) or provide a minimum amount of processing to make an agricultural commodity saleable

- agricultural commodities are produced on the farm

Examples: controlled-atmosphere storage, cleaning, grading, drying, sorting, evaporating maple sap into syrup, honey extraction, simple (bulk) packaging

2.1.2 Examples of Agricultural Uses

Figure 1 provides examples of uses that may be *agricultural uses* if they meet all of the applicable PPS criteria.



Cropland (all crops including biomass and sod)*



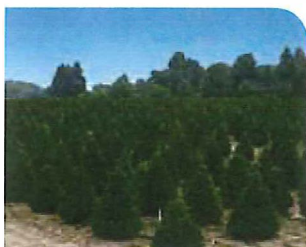
Pastureland



Feedlot



Aquaculture



Christmas trees and nurseries*



Barns, manure storages and other associated buildings and structures



Grain dryers and feed storages (e.g., bunkers, silos or gravity bins for farm's own use only)



Accommodation for full-time farm labour*



Cold storage (farm's own use only)



Mushroom farm**



Washing, sorting, grading (farm's own commodities only)*



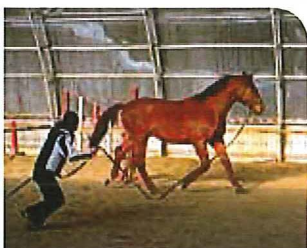
Farm implement/driveshed (farm's own use only)*



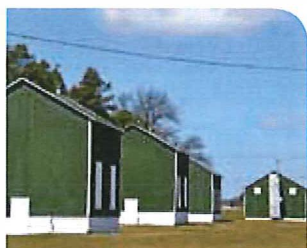
Greenhouse for growing plants



Minimum amount of processing to make a produce saleable (e.g., evaporating maple sap, extracting honey)*



Horse farm (breeding, raising, boarding, maintaining, training) including stables and indoor or outdoor riding arena/tracks*



Tobacco kiln or smoke barn*

Figure 1. Examples of *agricultural uses* provided all PPS criteria are met.

*Source: Shutterstock
**Source: Mushrooms Canada

Examples of Uses that Would Typically Not be Agricultural Uses

- dog kennels
- grain dryers or mechanical garages serving several producers/customers
- retail operations
- landscape businesses
- off-season vehicle storages
- recreational facilities such as campsites, golf courses, fairgrounds, racetracks or ball parks
- restaurants

On-Farm Diversified Uses

Proposed Definition (PPS)

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

PPS Criteria for On-Farm Diversified Uses

1. Located on a farm
2. Secondary to the principal agricultural use of the property
3. Limited in area
4. Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products
5. Shall be compatible with, and shall not hinder, surrounding agricultural operations



Value-added uses that could use feedstock from outside the surrounding agricultural area (e.g., processor, packager, winery, cheese factory, bakery, abattoir)



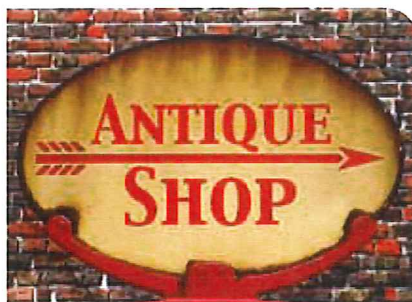
Home occupations (e.g., professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, veterinary clinic, kennel, classes or workshops)*



Home industries (e.g., sawmill, welding or woodworking shop, manufacturing/fabrication, equipment repair, seasonal storage of boats or trailers)



Agri-tourism and recreation uses (e.g., farm vacation suite, bed and breakfast, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, equine events, wine tasting, retreats, zip lines)*



Retail uses (e.g., farm market, antique business, seed supplier, tack shop)*



Café/small restaurant, cooking classes, food store (e.g., cheese, ice cream)*

Figure 3. Examples of *on-farm diversified uses* provided all PPS criteria are met.

* Source: Shutterstock

2.3.3 Examples of Uses that Would Typically Not be On-Farm Diversified Uses

Examples of uses that would typically NOT be *on-farm diversified uses* because they would not meet PPS definitions or criteria include:

- large-scale equipment or vehicle dealerships, hotels, landscape businesses, manufacturing plants, trucking yards
- uses with high water and sewage needs and/or that generate significant traffic, such as large food processors, distribution centres, full-scale restaurants, banquet halls
- large-scale recurring events with permanent structures
- institutional uses (e.g., churches, schools, nursing homes, cemeteries)⁶
- large-scale recreational facilities such as golf courses, soccer fields, ball diamonds or arenas

⁶ Churches, schools and cemeteries that serve communities reliant on horse-drawn vehicles as a primary means of transportation may be limited non-residential uses, as discussed in Section 3.2 of these guidelines. The MDS Implementation Guidelines include a special provision for these types of uses.

Proposed Area Calculations for On-Farm Diversified Uses

- on-farm diversified uses may occupy no more than 2% of the property on which the uses are located, to a maximum of 1 ha
- the gross floor area of buildings used for on-farm diversified uses is limited (e.g., 20% of the 2%). If the maximum area of 1 ha is used, the maximum floor area is 2,000 m²
- existing laneways shared between agricultural uses and on-farm diversified uses are not counted
- area of existing buildings or structures, built prior to April 30, 2014, occupied by on-farm diversified uses is discounted (e.g., 50%)
- area of new buildings, structures, setbacks, outdoor storage, landscaped areas, berms, laneways, parking, etc. are counted at 100%

Appendix 2: Area Calculation Examples for On-Farm Diversified Uses

The following examples are based on the area calculations discussed in Section 2.3.1 of these guidelines.

Example 1: Small Farm (15 ha parcel)

Table 3. Components of on-farm diversified uses on a small farm

m ²	Use
0	Existing laneway
300	Existing barn (50% of 600 m ²)
100	Parking area for four cars (25 m ² /vehicle)
400	Total area of the <i>on-farm diversified use</i>

This *on-farm diversified use* includes a small, existing barn for an antique shop. The existing laneway is used and four parking spaces are created around the barn. The maximum area for an *on-farm diversified use* on a lot this size is 3,000 m² (2% of 15 ha). The building for the *on-farm diversified use* is within the recommended building size cap.

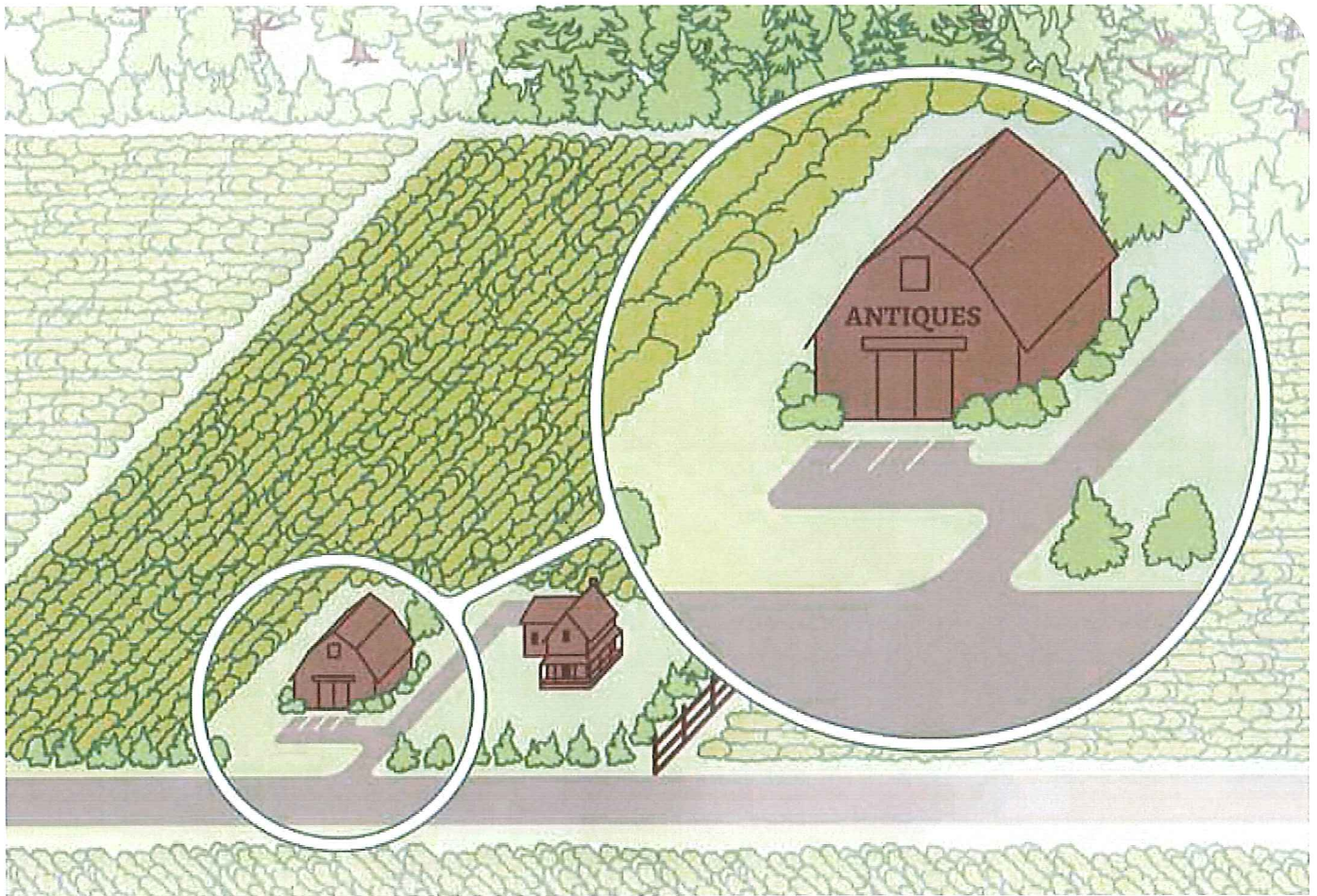


Figure 5. Example of *on-farm diversified uses* on a small farm.

Example 2: Medium-Sized Farm (30 ha parcel)

Table 4. Components of *on-farm diversified uses* on a medium farm

m ²	Use
222	60 m of new laneway (3.7 m wide)
500	Parking for 20 cars (25 m ² /vehicle)
150	New building with café, bakery and commercial kitchen
195	Cabins (65 m ² x 3 cabins)
100	Farm market (half of 200 m ²)
200	Playground
2,000	Landscaped area
3,367	Total area of the <i>on-farm diversified uses</i>

The *on-farm diversified uses* in this scenario are grouped away from the farm dwelling. A new 60 m laneway leads to a new building housing a 150 m² café with a commercial kitchen where cooking classes are offered and baked goods are sold, three 65 m² cabins for overnight farm stays, a 200 m² produce market (half of which is considered an *agriculture-related use* as it is used to sell produce from the farm and nearby agricultural area), a 200 m² farm-themed playground and 2,000 m² of landscaping. The maximum area for *on-farm diversified uses* on a lot this size is 6,000 m² (2% of 30 ha). Together, the buildings used for *on-farm diversified uses* occupy 445 m², which is well within the recommended building size cap.

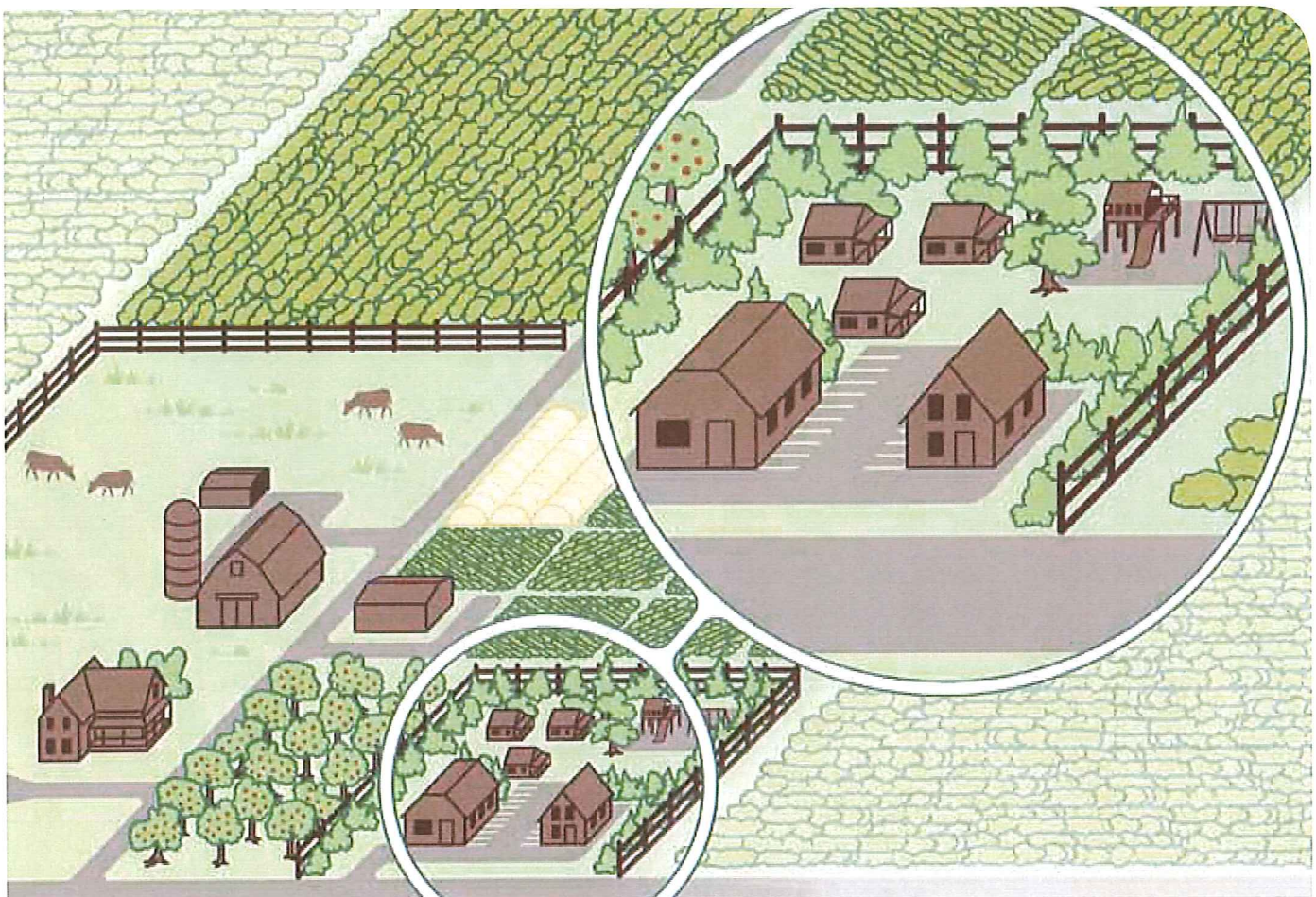


Figure 6. Example of *on-farm diversified uses* on a medium farm.

Example 3: Large Farm (50 ha parcel)

Table 5. Components of *on-farm diversified uses* on a large farm

m ²	Use
75	Office in a new building
0	Existing laneway
111	30 m of new laneway (3.7 m wide)
150	Parking for five cars and one delivery truck (25 m ² /vehicle)
1,500	New fabrication plant
200	Outdoor storage
1,000	Landscaped area
3,036	Total area of <i>on-farm diversified uses</i>

This *on-farm diversified use* includes a 75 m² office in a new building, the existing laneway plus a 30 m extension, parking for five employees and a delivery truck, a new 1,500 m² building for a fabrication plant, a 200 m² outdoor storage area and 1,000 m² of landscaping around the use. The maximum area for *on-farm diversified uses* on a 50 ha lot or larger is 1 ha or 10,000 m² (2% of 50 ha or up to a maximum of 1 ha). Together, the buildings for the *on-farm diversified uses* occupy 1,575 m², within the recommended building size cap.

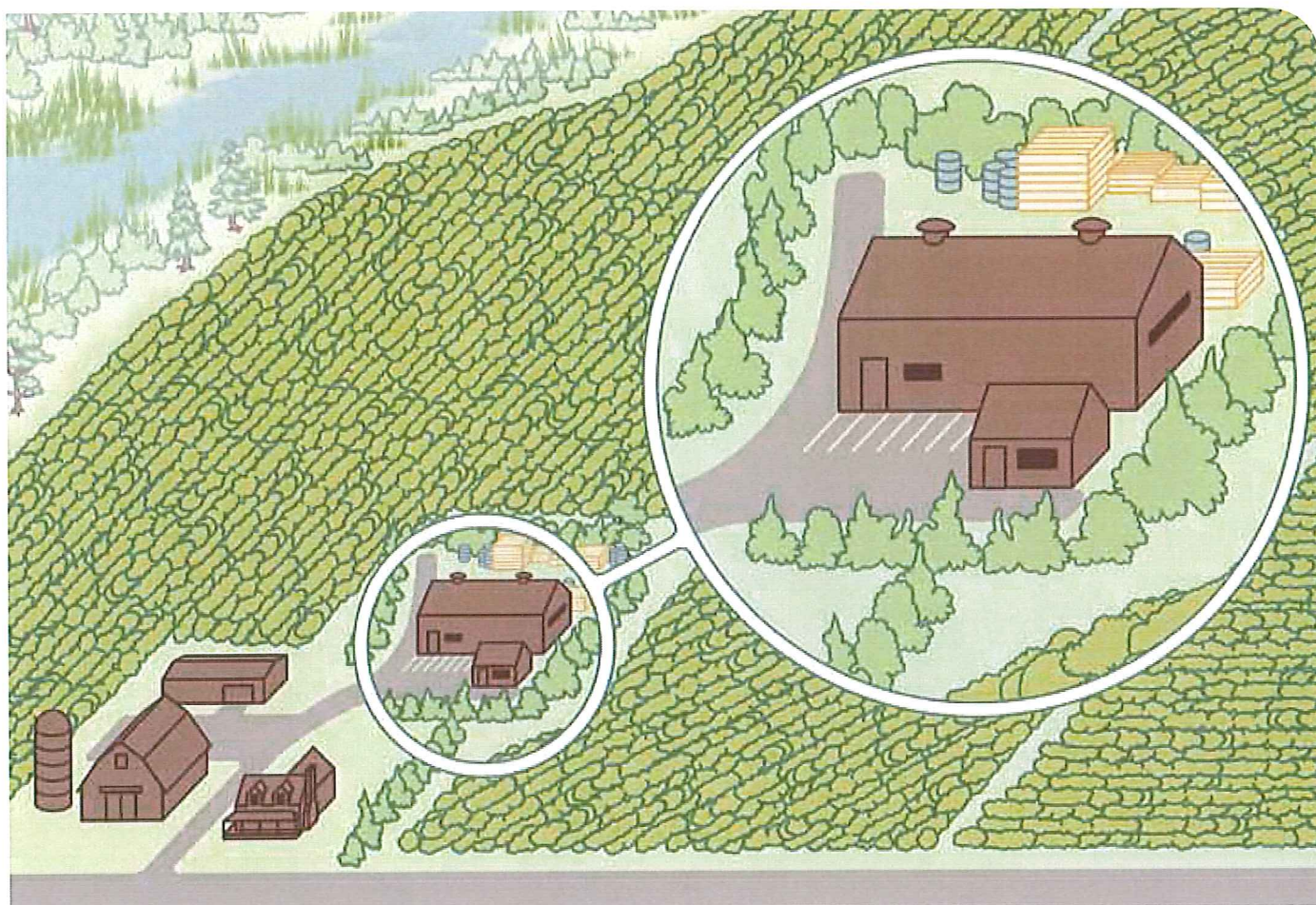


Figure 7. Example of *on-farm diversified uses* on a large farm.

Zoning Revisions

- Add new definitions of "Agricultural Use", "Agri-Tourism Use", "Farm", "Farm Building Cluster", "Normal Farm Practices", "On-Farm Diversified Uses".
- Amend the permitted uses of the Agricultural (A) zone to include "On-Farm Diversified Uses"
- Amend the building regulations the Agricultural (A) zone to establish the following regulations:

Minimum Lot Area:	10 ha
Minimum Lot Frontage:	120 m
Minimum Front Yard:	12.5 m
Minimum Rear Yard:	7.5 m
Minimum Side Yard:	3.0 m
Minimum Exterior Side Yard:	12.5 m

Additional Residential Units in the Agricultural Zone

Notwithstanding any other provision of this by-law to the contrary, in any Agricultural (A) zone, one Additional Dwelling Unit shall be permitted within a single detached, subject to the following:

- An additional dwelling unit must have a gross floor area that is less than or equal to the gross floor area of the dwelling already in the building.
- An additional dwelling unit shall have one parking space that is provided and maintained for the sole use of the occupant of the additional dwelling unit.
- An additional dwelling unit shall have a separate private entrance;
- No additional driveway access from the street shall be created.
- In addition to the foregoing, one additional dwelling unit shall be permitted within a building that is ancillary to a single detached dwelling, subject to these additional regulations:
 - An additional dwelling unit (detached) shall not be severed from the lot containing the single detached dwelling.
 - An additional dwelling unit (detached) must comply with the provisions for accessory buildings

Notwithstanding the foregoing, the maximum accessory building height shall be 8.0 m.

- Any additional dwelling unit (detached) must have a gross floor area that is less than or equal to the gross floor area of the dwelling already in the building.
- An additional dwelling unit (detached) shall comply with MDS requirements, except where such dwelling unit is located no closer to existing manure storage, or anaerobic digesters, or livestock facilities than the existing dwelling on the same lot.
- An additional dwelling unit (detached) shall be located within the Farm Building Cluster and no more than 61 m (200 ft) from the existing single detached dwelling on the lot.
- An additional dwelling unit (detached) shall be subject to site plan control pursuant to Section 41 of the Planning Act.