

The Right Language to Enable Vibrant Farm Economies



Jen Turnbull

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Helma Geerts, MSc, MCIP, RPP
OMAFRA

Provincial Policy Statement 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 must evaluate non-prime ag locations first
- Impact on agriculture from non-ag uses must be mitigated

Rural Lands (non-prime)

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

Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas



- Draft Guidelines posted on OMAFRA's website for 90-days
- Input invited until **May 13, 2015** through the OMAFRA website

<http://www.omafra.gov.on.ca/english/landuse/permitteduses.htm>

Guidelines on Permitted Uses
in Ontario's Prime
Agricultural Areas
Draft for input and discussion

February 2015
Ontario Ministry of Agriculture, Food and Rural Affairs

Objectives for the Permitted Uses Guidelines



Support a thriving agricultural industry and rural economy

Maintain Ontario's best agricultural areas for agriculture

Benefits of Permitted Uses Guidelines

- ✓ Deliver on a PPS implementation commitment
- ✓ Help municipalities be consistent with the PPS; help farmers understand opportunities
- ✓ Support the province's commitments to grow the economy, create jobs, deliver a Farms Forever program, meet the Agri-Food Growth Challenge, and support Local Food

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

Three Categories of Uses in the Prime Agricultural Area

Agricultural Uses

- **Growing of crops and raising of livestock**
- **Associated buildings and structures**
- **Value retaining uses**
- **All types and sizes**

Agriculture-Related Uses

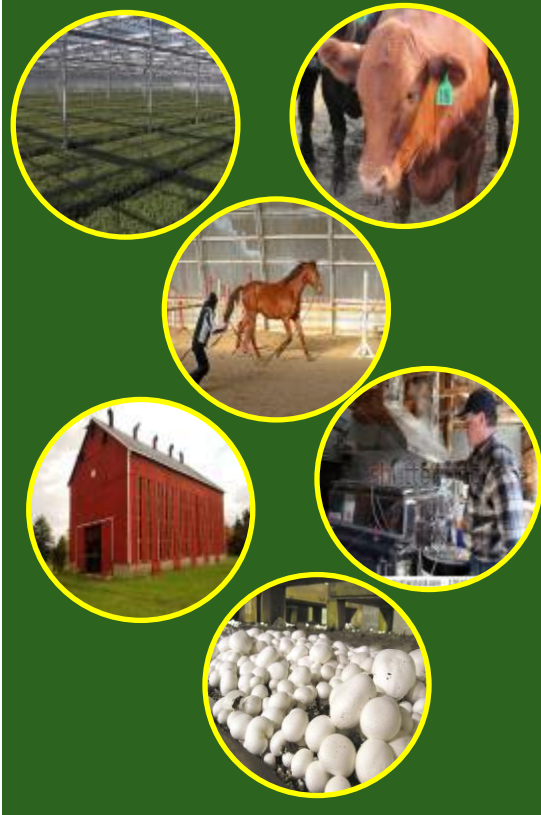
- **Farm-related commercial and industrial uses**
- **Compatible with surroundings**
- **Provide products or services that support area ag**
- **May or may not on a farm**

On-Farm Diversified Uses

- **Wide range of uses**
- **Secondary to agriculture**
- **Limited in area**
- **Compatible with surroundings**
- **Located on a farm**

Wide Range of Permitted Uses

Agricultural Uses



e.g. growing crops, raising livestock, greenhouses, housing for full-time farm help, cold storage

Agriculture-Related Uses



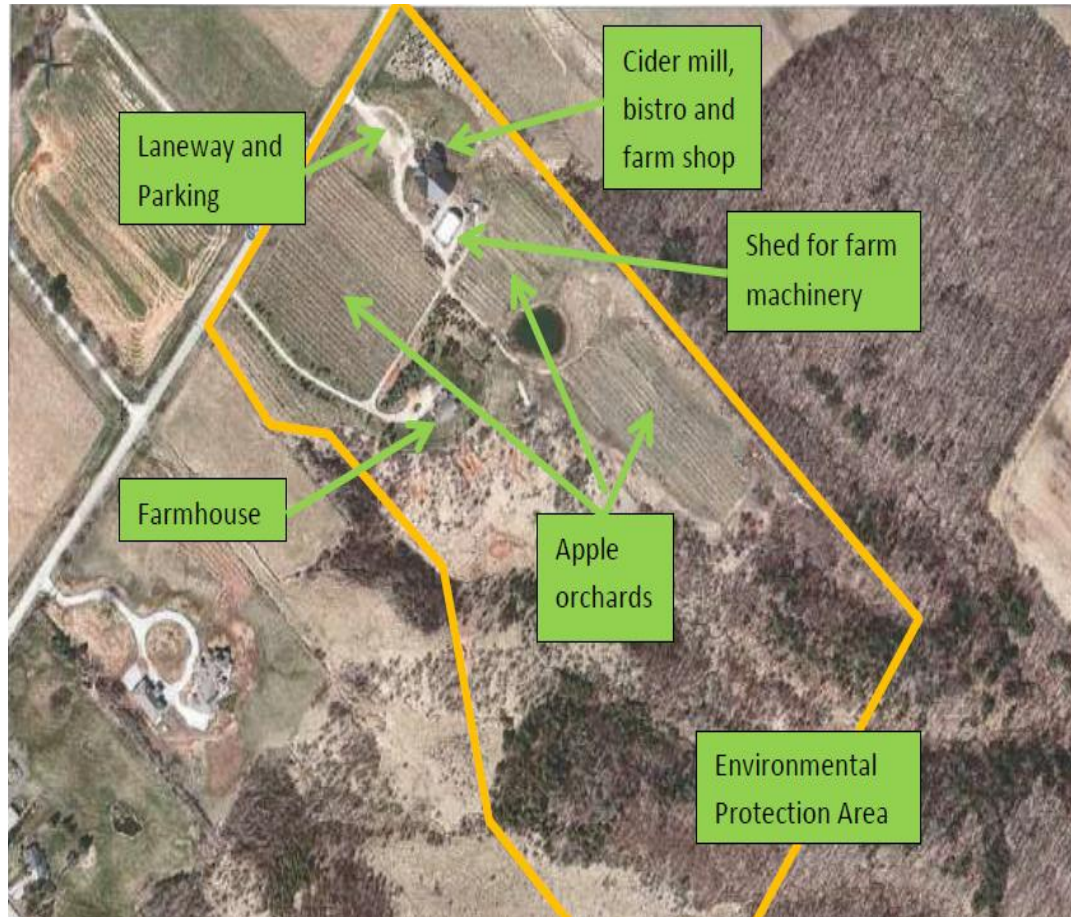
e.g. storage/distribution centre, winery, flour mill, farmers' market, farm-input supplier, value-added food processor

On-Farm Diversified Uses



e.g. agri-tourism use, studio, retailing, workshop, office, fabrication plant, bed and breakfast

Farm with a Variety of Permitted Uses



Agricultural uses: apple orchards, shed for farm machinery, farmhouse

Agriculture-related uses: cider mill, laneway, part of farm shop selling value-added farm products, part of parking lot and landscaped area

On-farm diversified uses: bakery, bistro, farm shop selling misc. items, part of parking lot and landscaped area

Municipal Consistency

- Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas 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)
 - They do not conflict with any PPS policies (Policy 4.9)
- The closer municipal approaches are to PPS policies and the Guidelines, the more options will be available for farmers and local economic development

Opportunities to Influence Policy that Enables Vibrant Farm Economies

Draft PPS Guidelines on Permitted Uses

- Input until May 13, 2014



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)

- Growth Management, Agriculture (including permitted uses), Natural Heritage, etc.





Helma Geerts
Ministry of Agriculture and Food and Ministry of
Rural Affairs

helma.geerts@ontario.ca

1-519-826-6377