

AMENDMENT NUMBER 269
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following Plan attached hereto as explanatory text, constitutes
Amendment Number 269 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is primarily to update Section 3.1 *Agriculture Land Resource* of the Official Plan, with a new set of policies that will apply to the existing “Agriculture Reserve” designation, along with affiliated changes to section cross references and definitions to support and implement the agricultural policies. These changes comprehensively update the County’s agricultural land use policies and have been informed by extensive consultation with stakeholders, Provincial Ministries, and the public. This amendment seeks to ensure that the County’s prime agricultural area is protected for long term agriculture by avoiding further fragmentation of the land base, minimizing conflict between agricultural and non-agricultural uses; and supporting the needs of the agricultural community by permitting certain uses that are directly related to and supportive of agricultural uses in the area, where appropriate

Section 1.6, *Definitions*, will also be updated by this amendment to ensure the definitions for a number of terms referred to in the amended text of Section 3.1 appropriately reflect their intended meaning and/or are consistent with the definitions in the 2020 Provincial Policy Statement. Existing cross references to Section 3.1 in the rest of the Official Plan will also be updated to reflect changes in numbering.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to all lands located within the corporate boundary of the County of Oxford.

3.0 BASIS FOR THE AMENDMENT

3.1 SUMMARY OF CHANGES TO THE PLAN

Chapter 1 – Introduction, Section 1.6, *Definitions*, of the Official Plan is amended to ensure the definitions for various italicized terms in the amended text of Section 3.4.1 appropriately reflect their intended meaning and/or are consistent with the definitions in the 2020 Provincial Policy Statement. The amendments consist of a number of new and/or revised definitions and the deletion of an existing definition to ensure the italicised terms in the policies simply reference the corresponding definition in the 2020 Provincial Policy Statement.

Chapter 3 – Natural Resource Management Policies, Section 3.1, *Agricultural Land Resource*, of the Official Plan sets out the policies for the protection of the County’s agricultural lands for long term agricultural use. These policies also reflect the importance of agriculture and related uses, including on farm diversified uses and agriculture-related uses.

The key updates to the policies of this Section include:

- ensuring continued protection of the County’s prime agricultural areas for long-term agricultural use, while recognising changing crops, commodities, markets and technologies;

- Ensuring consistency with Provincial direction and, wherever possible, reflective of local goals and objectives;
- providing increased flexibility for the establishment of certain uses (e.g. value retaining facilities, on-farm diversified uses, agriculture-related uses),and support for small business (e.g. home occupations, rural entrepreneurial uses) within the rural area;
- including provisions to ensure that uses are permitted at appropriate scales, are compatible with surrounding land uses, and are appropriately sited;
- incorporation of a number of new/updated terms to reflect current terms and definitions from the PPS, 2020; and,
- improving the readability and clarity of the policies and reducing repetition overall.

3.2 PUBLIC PARTICIPATION AND INPUT

SPECIAL MEETING OF COUNCIL TO COMMENCE OFFICIAL PLAN UPDATE

Pursuant to the requirements under Section 26 of the Planning Act a ‘special public meeting of Council’ was held on October 13, 2021 to formally commence the review and update of the County’s Official Plan.

PUBLIC ENGAGEMENT ON THE CONSULTATION DRAFT

A draft of the agricultural policies was released with County Council on October 27, 2021. This draft was released for public review and input and was advertised in area newspapers and through social media and digital advertising. All materials were made available on the County’s website and included an online survey for feedback.

Pursuant to the requirements under Section 17(16) of the Planning Act, an open house was held virtually on November 9, 2021. A video recording was also released of the open house and posted to the [Official Plan update webpage](#) and the County’s YouTube page for public viewing, following the open house.

An additional series of public community meetings were held at a meeting of each of the five rural area municipal councils (South-West Oxford on November 16, 2021, East Zorra-Tavistock on November 17, 2021, Norwich on November 23, 2021, Blandford-Blenheim on December 1, 2021 and Zorra on December 15, 2021). These meetings were open to the public and used the various meeting formats (virtual, in person, hybrid, and teleconference) of each of the area municipalities, at the time the meetings were held, due to the ongoing COVID pandemic.

STATUTORY PUBLIC MEETING

A statutory public meeting was held on (TO BE UPDATED FOLLOWING PUBLIC MEETING), pursuant to the requirements of Section 17 of the Planning Act.

4.0 DETAILS OF THE AMENDMENT

4.1 That Chapter 1 – INTRODUCTION, Section 1.6, *Definitions*, as amended, is hereby amended by deleting the defined terms for “Alternative And/Or Renewable Energy Systems”, “Biomass Energy Systems”, “Renewable Energy System” and, “Solar energy System”

4.2 That Chapter 1 – INTRODUCTION, Section 1.6, *Definitions*, as amended, is hereby amended by deleting the defined term for “Farm Unit” and replacing it with the following:

FARM UNIT

A *farm unit* means the composite of all lots operated as an agricultural operation, the principal farm residence, any accessory residences, *woodlands*, barns and other structures necessary to support *agricultural uses* and associated ancillary uses.

4.3 That Chapter 1 – INTRODUCTION, Section 1.6, *Definitions*, as amended, is hereby amended by adding defined terms for “Agriculture-Related Use”, “Farm-Related Tourism”, “Farm Owner”, “Farm Vacation Rental”, “Farm Winery”, “On Farm Diversified Use”, “Rural Entrepreneurial Use”, “Rural Home Industry”, “Rural Home Occupation”, “Value Added Agricultural Facility”, and “Value Retaining Facility”

AGRICULTURE-RELATED USE

Agriculture-related uses: means those farm related commercial and farm related industrial uses, including *value retaining* and *value added agricultural facilities*, that are directly related to farm operations in the area and are required in close proximity to farm operations, support agriculture, and provide direct products and/or services to farm operations as a primary activity.

FARM-RELATED TOURISM

Farm-related tourism use means small scale tourism uses that are secondary to the farm operation and are focused on promoting the enjoyment, education or activities directly related to the farm operation. These uses may include short term limited accommodation such a bed and breakfast or *farm vacation rental*.

FARM OWNER

Farm owner means an individual, partnership, or corporation which:

- i. Owns, is employed on, and manages an agricultural operation consisting of one or more agricultural lots;
- ii. Earns a majority of their income from farming (the scale of the agricultural operation should be capable of generating reasonable operating profit under "normal" economic conditions);
- iii. Spends a majority of their work day in the day-to-day operation of the farm on a full-time, year-round or extended seasonal basis;
- iv. Demonstrates a continuing commitment to the farm operation and long term farming, such as through sustainable farming practices, on-going farm maintenance and improvement (i.e. drainage, erosion control, soil improvement, fencing etc.), and direct investment in equipment, buildings, and crops; and
- v. must have a valid Farm Business Registration Number;

The principal operator together with their spouse, or where owners normally reside in the same household, may be considered as one individual owner, partner or member of a corporation.

**FARM VACATION
RENTAL**

Farm vacation rental means a rental for the temporary, short-term accommodation of guests as a *farm-related tourism use*. This may include the rental of a farm dwelling or accessory unit.

FARM WINERY

A *farm winery* includes any farm based use which produces alcohol through fermentation or distillation, including wineries, cideries, breweries and distilleries

**ON-FARM
DIVERSIFIED USE**

On-farm diversified use means uses that are small scale, secondary to the principal agricultural use of the property and are limited in area. Such uses include *rural home industries*, *farm-related tourism uses*, *value-added agricultural facilities*, *value-retaining facilities*, smaller scale *agriculture-related uses*, and the seasonal storage of boats, recreational vehicles or automobiles within an existing building.

**RURAL ENTREPRE-
NEURIAL USE**

Rural entrepreneurial use means a small scale business or industry, which exceeds the permitted size and/or scale of a *rural home occupation* as set out in Section 3.1 but remains secondary to the rural residential use of the property and complies with the use, scale and design criteria for a *rural entrepreneurial use* as contained in this Plan.

**RURAL HOME
INDUSTRY**

Rural home industry means a small-scale business or industry that is secondary to the agricultural or residential use on a property. Typical examples of such uses include:

- small equipment repair;
- small scale vet clinic;
- a workshop for a building contractor or, trade occupation, welder;
- a studio space for a woodworker, craftsman or artist; or
- other similar use.

**RURAL HOME
OCCUPATION**

Rural home occupation means a small-scale occupation or business that is clearly secondary to the residential use on the lot. Typical examples of such uses include:

- a home office for a professional, agent or contractor;
- a personal service such as: hair styling, aesthetics or massage;
- a small scale catering operation;
- a home day care;
- a bed and breakfast establishment; or
- other similar use.

**VALUE ADDED
AGRICULTURAL
FACILITY**

Value added agricultural facility means uses typically located on a farm that process agricultural commodities into new forms that enhance their value and may include/ add off-farm inputs. Typical examples of such facilities include pressing apples and bottling cider, small scale winery, grain milling, cherry pitting and preserving, chopping and canning vegetables, grain roasting for livestock feed, and retail-oriented packaging.

**VALUE RETAINING
FACILITY**

Value retaining facility means a use typically located on a farm that serves to maintain the quality of agricultural commodities produced on that farm (i.e., prevent spoilage) to ensure they remain saleable, or that provides a minimum amount of processing to make the agricultural commodities produced on that farm saleable. Typical examples of such facilities includes those that provide refrigeration, controlled-atmosphere storage, cleaning, grading, drying, sorting, evaporating maple sap into syrup, honey extraction, and simple (bulk) packaging.

4.4 That Chapter 3 – Natural and Cultural Resource Management Policies, Section 3.1 (including subsections 3.1.1 to 3.1.6) of the Official Plan entitled, ‘Agricultural Land Resource’ as amended, is hereby amended by deleting and replacing it with the following:

3.1 Agricultural Land Resource

INTRODUCTION

Agriculture in Oxford County has maintained its position as an extensive user of land and an industry of significant importance to the local economy. Over 90 percent of agricultural land in the County is within Classes I, II and III agricultural land capability. In, 2016 87 percent of the total County land base was devoted to agricultural production and the agricultural industry was the fourth most important employer in the County. Further, there were over 1875 farms in the County reporting total annual gross farm receipts of over \$709 million, with a continued trend toward fewer, but larger and more intensive farming operations. Based on the total value of products sold, Oxford County farms were, on average, the third most productive in Ontario. Agriculture in Oxford is a key contributor to both the local and Provincial economies. Further, given the quality and extent of the agricultural land base, level of capital investment in agriculture and geographic location, the County will continue to be one of the most important agricultural areas in the Province. However it is also recognized that the agriculture industry in Oxford will need to continue to evolve and adapt in order to remain competitive and address on-going challenges such as declining farm populations, fluctuating commodity prices, increasing competition, changing consumer preferences, and increasing environmental requirements and issues, including the impacts of a changing climate.

In order to ensure Oxford's agricultural industry remains healthy and sustainable for the long term and maintains the flexibility to respond to these challenges, County Council and Area Councils are committed to protecting and preserving the *prime agricultural area* of the County for *agricultural uses* for the long term. This is to be accomplished by designating all lands that are located outside of *settlements* in Oxford County as a *prime agricultural area* and establishing clear local policy direction with respect to permitted uses and lot creation in such areas. In general, the County policies will support agriculture by recognizing the value of the agricultural land base for current and future food and fibre production, minimizing the potential for conflict and land competition from non-agricultural uses, and by providing clear guidance that the County's *prime agricultural area* is to be preserved for *agriculture use*. The policies also support the promotion of local food and agri-business opportunities through the recognition of *agriculture-related* and *on-farm diversified uses*, as well as the promotion of the rural economy and tourism opportunities through the incorporation of *farm-related tourism uses*, *rural home occupations*,

and *rural entrepreneurial uses*. All of which contribute to the agricultural system within Oxford County.

3.1.1 Goal for Agricultural Policies

County Council shall ensure that the County's *prime agricultural area* is preserved for food and fiber production by avoiding further fragmentation of the land base, minimizing conflict between *agricultural uses* and non-agricultural uses; and supporting the needs of the agricultural community by permitting land uses which are directly related to and supportive of agricultural uses in the area, where appropriate.

3.1.2 Strategic Approach

In order to manage *development* in the *prime agricultural area* of the County in a manner that is supportive of a strong agriculture industry, it is the strategic aim of County Council and the Area Councils to:

DESIGNATE THE
PRIME
AGRICULTURAL
AREA

Designate all lands in the County that are located outside of a *settlement*, as identified on Schedule C-3 and the Land Use Plan Schedules as a *prime agricultural area*.

PROTECT THE
PRIME
AGRICULTURAL
AREA

Protect and preserve the County's *prime agricultural area* (i.e. not just the *prime agricultural lands*) for long-term *agricultural use*.

MINIMIZE
CONFLICT WITH
FARM OPERATIONS

Prevent situations of land use conflict in the *prime agricultural area* through careful management of non-agricultural uses, including rural residential, recreational, commercial, industrial, and aggregate resource extraction.

PROMOTE ALL
TYPES, SIZES, AND
INTENSITIES

In the *prime agricultural area*, all types, sizes and intensities of *agricultural uses* and normal farm practices shall be promoted and protected, where appropriate. However, any new and/or reconfigured agricultural lots shall remain sufficiently large to provide flexibility for future changes in the type, size and/or intensity of *agriculture uses*, limit land fragmentation, and minimize potential negative impacts on agriculture;

AGRICULTURE-
RELATED USES

Allow for the establishment of *agricultural-related* uses that require a location in an agricultural area, are compatible with and do not hinder surrounding agricultural operations and do not undermine or conflict with the planned function of settlements, to provide opportunities to establish agricultural services that support or improve agriculture in the area.

ON-FARM
DIVERSIFIED USES

Allow for the establishment of *on-farm diversified uses* that are limited in scale, compatible with and do not hinder surrounding *agricultural uses*, and do not undermine or conflict with the planned function of settlements, to provide opportunities for farmers to establish a *value added agricultural facility*, *farm-related tourism use* or other appropriate small business use on their farm to supplement their income from farming.

PROTECTION OF
THE ENVIRONMENT

Ensure that land uses within the *prime agricultural area* conform with the applicable policies of Section 3.2, Environmental Resource Policies.

MONITORING

Monitor provincial, and national agricultural related legislation, regulations, policies, and guidelines in order to determine whether the land use policies affecting agriculture in this Official Plan are consistent with efforts at other levels of government to provide for a sustainable agriculture industry.

3.1.3 Land Use Designation and Mapping

The agricultural policies apply to the policy area identified as Agricultural Reserve on all Land Use Plan Schedules.

AGRICULTURAL
RESERVE AND
PRIME
AGRICULTURAL
DESIGNATION

The Agricultural Reserve designation on the Land Use Schedules identifies the *rural area* of the County which is intended for long term *agricultural use*. The Agricultural Reserve designation, together with the other land use designations that apply to lands located outside of *settlements*, comprise the *prime agricultural area* of the County.

The policies of this Section may also be considered in the evaluation of *development* proposals in the following land use designations and overlays: Environmental Protection Area, Open Space, Future Urban Growth and Quarry Area.

Agricultural uses shall be the priority use within the Agricultural Reserve designation. *Agricultural-related uses* and secondary uses, including *on-farm diversified uses*, may also be permitted in accordance with the applicable policies of this Section. The development of non-*agricultural uses* shall not be permitted, except in the limited circumstances set out in this Plan.

Where additional information or studies are required for a proposed *development*, in accordance with the policies of this plan, this information will be prepared by qualified individuals and submitted in a form satisfactory to the County or Area Municipality as applicable.

Further, the County and/or Area Municipality may, depending on the scope and complexity of the application, require third party review of any information, materials or documentation required by the County and/or Area Municipality. The applicant will be responsible for the costs of the third party review as well as the costs associated with any additional review resulting from revisions to the original materials that may be required as a result of the third party review.

Submission of planning and technical studies as applicable is required, prior to consideration of the development application by the County or Area Municipality as applicable.

3.1.4 Agricultural Uses in the Agricultural Reserve Designation

The policies in this Section apply to agricultural and other associated uses in the Agricultural Reserve designation in the County of Oxford. The policies for certain other land use designations and overlays, such as Quarry Area, Future Urban Growth, Open Space and Environmental Protection Area may also refer to these policies for direction on permitted agricultural uses.

3.1.4.1 Permitted Uses

The following land uses are permitted in the Agricultural Reserve designation as identified on the Land Use Plan Schedules in this Plan, subject to the policies of this Section.

AGRICULTURAL USES

The primary uses permitted in the Agricultural Reserve designation are *agricultural uses*.

All livestock and poultry farms will be subject to the policies of Section 3.1.4.2.1 pertaining to *Minimum Distance Separation Formula II* and nutrient management.

SECONDARY USES

Secondary uses that may be permitted on a farm in the Agricultural Reserve designation include: *rural home occupations* and *on-farm diversified uses* in accordance with the policies of Section 3.1.4.3

All secondary uses are subject to the specific policies for such uses as contained in this Plan.

AGRICULTURE-RELATED USES

Agriculture-related uses may be permitted in the Agricultural Reserve designation in accordance with the policies of Section 3.1.4.3 of this Plan.

NON-AGRICULTURAL USES

In order to protect and preserve the County's *prime agricultural area* for long-term *agricultural use*, non-agricultural uses will only be permitted in the limited circumstances set out in the policies of Section 3.1.5 and 3.1.7 of this Plan.

RENEWABLE ENERGY FACILITIES

Renewable Energy Facilities, may be permitted in the Agricultural Reserve in accordance with the policies of Section 3.1.5.4 of the Plan.

INFRASTRUCTURE

Infrastructure shall be permitted in the Agricultural Reserve in accordance with the policies of Section 3.1.5.5 of the Plan.

INTERIM USES

Sand and gravel, oil, gas and gypsum extraction and ancillary uses are permitted in the Agricultural Reserve as interim uses in accordance with the policies in Section 3.4, Resource Extraction Policies.

NATURAL HERITAGE FEATURES AND/OR SYSTEMS

Natural heritage features and areas and other *natural heritage system* components are located throughout the *prime agricultural area* of the County and form part of the *prime agricultural area*. Uses proposed within and adjacent to the various *natural features and areas* that comprise the *natural heritage system* shall be in accordance with the applicable policies of this Section and Section 3.2, Environmental Resource Policies.

ALL USES

In addition to the policies of this section, all permitted uses shall comply with any other applicable policies of this Plan, including, but not limited to, those in Section 3.2 Environmental Resource policies and Section 3.3 Cultural Resource Policies.

3.1.4.2 Agricultural Uses

AGRICULTURAL USE

All types, sizes and intensity of *agricultural uses* shall generally be permitted within the agricultural reserve designation in accordance with the following policies and the applicable agricultural zoning provisions in the applicable area municipal zoning by-law.

The following policies apply to the development of *agricultural uses* in the Agricultural Reserve designation

VALUE RETAINING FACILITY

An *agricultural use* may include *value retaining facilities* that exclusively serve that agricultural use.

Where *value retaining facilities* serve more than one farm, they shall only be permitted in accordance with the policies pertaining to *on-farm diversified uses* or *agriculture-related uses*.

CANNABIS	While the growing of cannabis is considered an <i>agricultural use</i> , related uses associated with production, such as, but not limited to: laboratories, processing, packaging, and shipping, may only be considered as <i>on-farm diversified uses</i> or <i>agriculture-related uses</i> and subject to the applicable policies for such uses, in addition to Provincial and Federal requirements.
ANAEROBIC DIGESTERS	Anaerobic digesters, as a <i>renewable energy facility</i> , may be permitted as an <i>agricultural use</i> in accordance with the requirements of 3.1.5.4
LIVESTOCK FARMING	<i>Agricultural uses</i> which include new or expanding livestock and poultry operations are permitted, subject to the requirements of 3.1.4.2.1
DWELLINGS	Residential uses, including accommodation for farm labour, may be permitted on an agricultural lot, as an accessory use, subject to the requirements of 3.1.4.2.2
AGRICULTURAL LOT SIZE	<p>Agricultural lots shall be sufficiently large to facilitate sizes and configurations that provide for flexible and efficient <i>agricultural uses</i> over the long term. The minimum size of agricultural lots shall be 30 hectares (74.1 acres).</p> <p><i>Development of existing</i> undersized agricultural lots (agricultural lots of less than 16 ha. (39.5 acres), including the establishment of a new residential use, is subject to the requirements of 3.1.4.2.3</p> <p>3.1.4.2.1 New or Expanding Livestock or Poultry Operations</p>
LIVESTOCK AND POULTRY	The County of Oxford recognizes the importance of livestock and poultry operations for food production and the economy. In addition to the protection of agricultural lands and operations, the County also recognizes the importance of minimizing conflicts between livestock facilities and <i>non-agricultural uses</i> and protecting environmental resources, including water resources.
MDS AND NUTRIENT MANAGEMENT	<p>New livestock or poultry housing facilities, anaerobic digesters and/or manure storages, and modifications for enlargement of an existing livestock or poultry housing facility or manure storage, shall generally comply with the <i>Minimum Distance Separation Formulae (MDS)</i> and the requirements of the Nutrient Management Act.</p> <p>Area Municipalities may enact Zoning and/or other municipal by-laws to ensure that new livestock or poultry operations, that are below the minimum size subject to the <i>MDS Formulae</i> and/or regulated by the Nutrient Management Act, are appropriately located and can adequately manage the manure they generate.</p>

EXISTING
LIVESTOCK FARMS

In the interests of proactive ground and surface water protection, existing livestock or poultry farms not currently subject to the Nutrient Management Act are encouraged to prepare a nutrient management plan and ensure that they have adequate and appropriately designed and located manure storage.

OTHER
APPLICABLE
POLICIES

Proposals to develop new or expanding livestock or poultry facilities shall also comply with all other applicable policies of this Plan, including: Section 3.2 Environmental Resource policies and Section 3.3 Cultural Resource Policies

3.1.4.2.2 Residential Uses on Agricultural Lots

OBJECTIVES

The following objectives apply to proposals to establish one or more dwellings on an agricultural lot:

- To preserve and protect the *prime agricultural area* for viable agriculture and avoid or minimize potential impacts on agricultural operations
- To permit the *development* of dwellings on agricultural lots as an accessory use only where required to accommodate for full-time farm labour, when the size and nature of the agricultural operation requires additional employment, or in accordance with the policies for converted dwellings or *garden suites*.
- To ensure that new dwellings on agricultural lots are located to minimize potential impacts on *agricultural uses* and the loss of *prime agricultural land*.
- To ensure that new second or additional permanent dwellings are only permitted where they are required to accommodate full-time labour necessary for the day-to-day operation of the farm over the long term.
- To ensure that farm dwellings are not permitted to be severed from the *farm unit*, except through farm consolidation in accordance with the policies of Section 3.1.5.3

POLICIES

RESIDENCES ONLY
ACCESSORY TO
THE FARM

Within the County's *prime agricultural area*, residential uses on an agricultural lot will only be permitted where they are accessory to the agricultural operation.

Area Zoning By-Laws shall prohibit the establishment of accessory residential dwellings on agricultural lots with no frontage on a public road, that is maintained year-round at a reasonable level of construction.

Area Zoning By-laws will regulate the location of new accessory residential dwellings on agricultural lots to ensure new dwellings are located to minimize impacts on *agricultural uses* and the loss of *prime agricultural land*.

ADDITIONAL
DWELLING

Additional dwelling units may be permitted on an agricultural lot in the form of temporary dwellings, such as mobile homes or modular dwellings, and permanent detached dwellings through a minor variance granted by the Area Committee of Adjustment, in accordance with the policies of this subsection.

A converted dwelling and/or *garden suite* may be permitted on an agricultural lot in the County's *prime agricultural area* in accordance with the policies of Sections 4.2.2.1 and 10.3.9, respectively.

SURPLUS
RESIDENCE

On-farm dwellings are to be considered as part of the *agricultural use* and consent to sever any surplus farm dwellings will not be permitted by the Oxford County Land Division Committee, unless the proposal involves the severance of a dwelling that is rendered surplus as a result of a farm consolidation in accordance with the policies of Section 3.1.5.3

3.1.4.2.2.1 Development Criteria for Residential uses on Agricultural Lots

CRITERIA FOR
ADDITIONAL ON-
FARM RESIDENCES

With the exception of a *garden suite* or converted dwelling, all applications for additional dwelling units shall satisfy the following criteria:

- the size and nature of the farm operation requires an additional dwelling unit to house farm labour needed for the day-to-day operation of the farm on a full-time year-round basis, or full-time seasonal basis over an extended growing season, and such labour needs to be located in close proximity to the farm operation;
- the size of the agricultural lot is in keeping with the policies of Section 3.1.4.2 of the Official Plan and complies with the provisions of the Zoning By-Law of the Area Municipality;

- the number of existing dwellings already located on the *farm unit* cannot adequately serve the labour needs of the agricultural operation;
- the principal dwelling on the lot is occupied by the farmer, or a retired farmer;
- the additional dwelling unit is demonstrated to be necessary for accommodating farm labor directly involved with the farming operation on a full-time, year-round or extended seasonal basis;
- the additional dwelling is located so as to:
 - i) be in close proximity to the principal farm dwelling;
 - ii) minimize the area of agricultural land used or occupied by the dwelling and associated outdoor amenity areas and *individual on-site sewage services*; and
 - iii) utilize lands with existing constraints for agriculture, where they exist.
- *Individual on-site water supply and sewage services* are demonstrated to be adequate or will be made adequate to serve the proposed use, in accordance with the applicable policies of Sections 3.3, Water Quality and Quantity and 5.5., County Servicing Policy; and
- the location of the proposed additional farm dwelling shall comply with all other applicable policies including: Section 3.2, Environmental Resource Policies and Section 3.3., Cultural Resource Policies.

REQUIREMENTS
FOR PERMANENT
DWELLINGS

Additional dwellings shall generally be in the form of temporary dwellings. Permanent dwellings will only be considered where it has been demonstrated, to the satisfaction of the Area Council, that the following additional criteria have been addressed:

- the type, size and scale of the farm operation clearly justifies the continued need for an additional dwelling to house farm labour required on a full-time, year round or extended seasonal basis, over the long term;
- there are no other agricultural lots in the area that are part of the *farm unit* and would already permit the construction of a dwelling;
- the dwelling will be located in close proximity to the existing dwelling on the lot, so as to form a single site for on-farm residential uses that does not exceed 0.8 hectares (2 acres) in total area, including the area used for the dwellings and accessory residential buildings, driveways, outdoor amenity areas and *individual on-site sewage services*;
- the dwelling will use the existing driveway serving the principal farm dwelling for vehicular access to a public road, ;and
- the dwelling will satisfy the *MDS I* setback, or not further reduce an existing insufficient *MDS I* setback.

Where a minor variance to establish a second permanent dwelling is approved, it shall include conditions of approval to ensure the dwelling is located in accordance with the locational criteria of this Section.

REQUIREMENTS
FOR TEMPORARY
DWELLINGS

Where the proposed additional farm dwelling is intended to be a temporary dwelling such as a mobile dwelling unit or a modular dwelling unit, the conditions of approval shall require the applicant to enter into an agreement with the municipality to address issues such as installation, maintenance, removal, period of occupancy and other matters deemed appropriate to ensure the dwelling is and remains necessary to support the agricultural operation and is temporary in nature. The conditions of approval shall also ensure the dwelling is located in accordance with the location criteria of this section.

MINIMUM
DISTANCE
SEPARATION

Temporary dwellings must also satisfy the requirements of *MDS I* or not further reduce an existing insufficient *MDS I* setback.

3.1.4.2.3 Existing Under-Sized Agricultural Lots

INTENT AND OBJECTIVES

It is recognized that there are numerous existing smaller agricultural lots within the *prime agricultural area* of the County. It is the intent of this Plan that such lots continue to be utilized for *agricultural use* over the long term and do not simply become development sites for residential and other non-*agricultural uses*.

The following key objectives apply to existing undersized agricultural lots:

- To ensure that the primary function of existing undersized agricultural land parcels is for agricultural purposes.
- To encourage the consolidation of existing undersized agricultural lots with abutting agricultural lots and only permit the construction of a residential dwelling where the principal agricultural function of the undersized lot is not compromised.
- To ensure the manure generated by smaller livestock and/or poultry operations that are not regulated by the Nutrient Management Act is appropriately managed

POLICIES

PARCEL SIZE

The policies of this section shall apply to all existing agricultural lots that are smaller than 16 ha (39.5 ac) in area. These agricultural lots are referred to as “existing undersized agricultural lots” in this Plan.

Existing agricultural lots that are 16 ha (39.5 acres) or larger in area shall be subject to the general agricultural use policies of this Plan and the applicable provisions of the Area Municipal Zoning By-Law.

PERMITTED USES

Existing undersized agricultural lots may be used for a primary use permitted in Section 3.1.4.1, however the *development* of a residential dwelling and/or other buildings and structures shall not be permitted, except in accordance with the policies of 3.1.4.2.3.1

Notwithstanding the permitted uses above, existing undersized agricultural lots that are greater than 1 ha (2.47 acres) in area and contain an existing permanent residential dwelling, or have existing zoning that allows for a permanent residential dwelling, shall be identified through an appropriate agricultural zoning category in the Area Municipal Zoning By-law. Such zoning shall recognize the existing lot area and permit the primary agricultural uses in Section 3.1.4.1, as well as a dwelling and/or necessary farm buildings.

Where livestock or poultry facilities and/or manure storages may be proposed, including expansions to existing facilities. They shall also be subject to the requirements of Section 3.1.4.2.1.

3.1.4.2.3.1 Development of an Existing Undersized Agricultural Lot

DEVELOPMENT CRITERIA

The development of a residential dwelling on an existing undersized agricultural lot may only be permitted in accordance with one of the following:

LOTS WITH LESS THAN ONE HECTARE OF TILLABLE LAND

- Where an existing undersized agricultural lot is:
 - i) less than 1 ha (2.5 acres) in area; or
 - ii) is larger than 1 ha (2.5 acres), but contains less than 1 ha (2.5 acres) that is suitable for agriculture/tillable due to the remainder of the lot area being covered by existing *significant natural heritage features or areas* that have not been used for *agricultural use* in the past 10 years.

The Area Municipality may permit the establishment of a dwelling, and/or agricultural buildings and structures on such lot through a site specific amendment to the Area Municipal Zoning By-law, where it has been demonstrated that the lot contains a building envelope that satisfies the following criteria:

- i) Has frontage on, or direct vehicular access to, a public road, maintained year round, at a reasonable standard of construction;
 - ii) Is the minimum size required to accommodate the dwelling and associated outdoor amenity areas, driveway and *individual on-site water services* and *individual on-site sewage services* and shall not exceed 0.4 ha (1 ac);
 - iii) Is located so as to minimize the loss of tillable agricultural land and potential impacts on existing and future agricultural uses on surrounding lots (e.g. *MDS II* setback requirements) and to maximize the continued and/or potential future use of the lot for agricultural purposes (e.g. by locating on lands with existing constraints for agriculture, wherever possible, and not creating small or irregularly shaped areas for tillage and cropping);
 - iv) Will comply with *MDS I* requirements;
 - v) Where *development* or *site alteration* is to be located within or adjacent to *natural heritage features or areas*, it is supported by an Environmental Impact Study, in accordance with the requirements of Section 3.2; and
 - vi) Complies with all other applicable policies of this Plan, including: Section 3.2 Environmental Resource policies and Section 3.3 Cultural Resource Policies
- Site plan approval shall generally be required for such development. The site specific zoning provisions and, where required, site plan approval, shall incorporate any restrictions or

requirements that may be necessary to ensure the above noted policy criteria and any other development and site design related matters are addressed. The Area Municipality may also utilize any other tools or measures (i.e. conservation easements, development agreements etc.) deemed necessary or advisable to assist in implementing and ensuring continued compliance with the above noted policies.

- A boundary adjustment proposal that will result in the addition of agricultural lands from the existing undersized agricultural lot to an abutting agricultural lot, provided that all of the following criteria are addressed to the satisfaction of the County:
 - i) The proposal will result in a substantial amount of tillable agricultural land being added to the agricultural lot that is to be enlarged. Further, the enlarged agricultural lot to be created by the boundary adjustment shall comply with the policies of Section 3.1.4.2.4 pertaining to agricultural lot additions.
 - ii) The lot to be retained shall be rezoned to allow for the development of a residential dwelling, and shall be sized and located so as to:
 - a) Have frontage on a public road, maintained year round, at a reasonable standard of construction;
 - b) Be the minimum size required to accommodate the dwelling and associated *individual on-site water services* and *individual on-site sewage services* and shall not exceed 0.4 ha (1 ac);
 - c) Satisfy *MDS I* requirements;
 - d) Preserve agricultural land by locating on lands with existing constraints for agriculture, wherever possible, and not create small or irregularly shaped areas for tillage and cropping; and
 - e) Minimize potential impacts on existing and future agricultural uses on surrounding lots (e.g. *MDS II* setback requirements), including the lot to be enlarged.
- Notwithstanding ii. above, a larger minimum size for the retained lot may be considered where:
 - i) It is solely for the protection and, wherever possible, enhancement of *natural heritage features or areas*, avoids and/or mitigates the impacts of development within such features and areas and does not result in their further fragmentation, and does not result in a greater loss of *prime agricultural land*, and

- ii) It is supported through an Environmental Impact Study in accordance with the requirements of Section 3.2, and,
- iii) Implementation of the recommendations of the Environmental Impact Study is to be achieved through the use of such measures as site specific zoning, site plan control, conservation easements, development agreements and any other implementation tools deemed necessary and/or appropriate to ensure the objective of protecting and/or enhancing significant natural heritage features and/or areas and protecting agricultural land for long term agriculture.

- *Individual on-site water services and/or sewage services* are demonstrated to be adequate or will be made adequate to serve the proposed use and be in accordance with the applicable policies contained in Section 3.2.7.2, Water Quality and Quantity, and Section 5.5 County Servicing Policy.
- Development proposals for existing under-sized agricultural parcels shall also comply with all other applicable policies of this Plan, including: Section 3.2 Environmental Resource policies and Section 3.3 Cultural Resource Policies

3.1.4.2.4 Creation of Agricultural Lots, Agricultural Lot Additions

OBJECTIVES

The following key objectives have been established for severances for agricultural purposes:

PARCEL SIZE

To provide for agricultural lot sizes and configurations that are suitable for the type of agricultural uses common to the area and ensure flexibility for farm operators to engage in differing types of viable agricultural operations now and in the future.

VIABILITY

To ensure that where agricultural lots are created, they are capable of sustaining a broad range of viable agricultural operations that are common to the area.

MINIMIZE FRAGMENTATION

To minimize farmland fragmentation and avoid the creation of irregularly shaped agricultural lots and tillable land areas.

COMPATIBILITY

To ensure that *MDS Formulae* are satisfied.

EVALUATION CRITERIA

To establish appropriate land use planning criteria for evaluating agricultural severance proposals.

POLICIES

The following policy criteria will be used to evaluate proposals to sever agricultural land for:

- agricultural lot additions and farm consolidations, where the land being severed is to be legally consolidated with an abutting existing agricultural lot, to form one lot under identical ownership: and
- the creation of new agricultural lots.

AGRICULTURAL PURPOSES

Agricultural use must be the intended use of the land being severed and/or the lot being enlarged, and the lot being retained, except in the case of a retained lot containing a dwelling rendered surplus as a result of farm consolidation in accordance with the policies of Section 3.1.5.3

FLEXIBILITY

The severed, retained and enlarged agricultural lots shall remain sufficiently large to provide the flexibility for existing and future agricultural operations on those lots to respond to changing market conditions and trends in agriculture, such as by:

- changing the commodity produced,
- increasing the scale of operation; and,
- diversifying and/or intensifying production of agricultural commodities .

SUITABILITY

The agricultural lot size and configuration shall be suitable for the types of agriculture common in the area as well as the type of *agriculture use* being proposed;

FRAGMENTATION

Agricultural severances should avoid further fragmentation of agricultural land;

MINIMUM LOT SIZE

In order to promote and sustain viable and flexible farming operations, limit land fragmentation and minimize potential negative impacts on agriculture, the minimum agricultural lot size shall be 30 hectares (74.1 acres).

COMPATIBILITY

Consents for farm severance or consolidation purposes must satisfy *MDS Formulae*.

MINISTRY OF AGRICULTURE AND FOOD

The Ministry of Agriculture, Food and Rural Affairs may be consulted to assist in the evaluation of the farm severance criteria.

SITE SPECIFIC
CRITERIA

In considering the land use planning merits of the proposed consent, regard shall also be had for the following site specific criteria:

- the amount of tillable land in comparison to total lot size (i.e. lots should be substantially comprised of tillable agricultural land);
- the size and configuration of the proposed lots and tillable areas for cropping and/or livestock purposes; and,
- the presence of farm buildings or structures to support the proposed use.

SEVERANCE OF
NATURAL
HERITAGE
FEATURES

Woodlands and other *natural heritage features and areas* should not be severed from an agricultural lot unless the *woodland* and/or other *natural heritage features or areas* are to be conveyed to the County of Oxford or another public authority or conservation land trust approved of by the County, for natural heritage conservation purposes. Consents for such purposes may be permitted, provided that no new buildable lot would be created, and any retained agricultural lot would comply with the applicable policies of 3.1.4.2

The proposed configuration of agricultural lots shall not result in further fragmentation of *natural heritage features or areas* and/or the broader *natural heritage system*. Compliance with this policy shall be determined by the County, in consultation with the Conservation Authority with jurisdiction and/or any other agencies or qualified professionals that the County may deem necessary.

OTHER
APPLICABLE
POLICIES

Proposals to sever an agricultural lot shall also comply with the policies in Section 3.2, Environmental Resource Policies, Section 3.3., Cultural Resource Policies, Section 3.4.2 Petroleum Resources, and Section 10.3.4, Consent (Severance)

3.1.4.2.4.1 Consent Conditions

The Land Division Committee may impose reasonable and appropriate conditions on the granting of a consent to sever a lot for agricultural purposes in order to ensure the legitimacy of the agricultural component of the consent and achieve other planning objectives. Such conditions may include, but are not limited to, the following:

- the prohibition of residential structures on the proposed agricultural lot through a site specific zoning;
- Requiring site specific zoning to ensure that any residential dwelling and associated *individual on-site water services* and/or *individual on-site sewage services*, outdoor amenity areas and

driveways on the proposed agricultural lot will be situated and designed so as to:

- i) minimize the area of agricultural land used or occupied to the greatest extent possible, and shall not exceed 0.4 ha (1ac);
 - ii) be situated in close proximity to any farm buildings and utilize the same driveway;
 - iii) maximize the continued use of the lot for agricultural purposes by locating on lands with existing constraints for agriculture, where they exist, and not creating small or irregularly shaped areas for tillage and cropping; and
 - iv) minimize the impact on the continued agricultural use of the lot and on surrounding agricultural operations. (e.g. area restricted for future livestock housing facilities due to *Minimum Distance Separation Formula II* setback requirements).
- a condition for a severance agreement requiring the construction of proposed farm buildings or structures prior to the construction of any residential buildings;
 - The County shall consult with the Conservation Authority with jurisdiction and/or any other agencies or qualified professionals that the County may deem necessary, to identify opportunities and measures, on the lots to be severed, retained and/or enlarged, for restoring and/or enhancing the components of the *natural heritage system* and protecting and/or improving quality of *surface water features*. Such measures may include, but are not be limited to:
 - i) requiring fencing around *surface water features* to prevent livestock access;
 - ii) establishing buffer or filter strips adjacent to *surface water features* and drainage systems; and/or
 - iii) establishing appropriate setbacks for buildings, structures, wells or wastewater disposal facilities from lot lines, municipal and private wells, *natural heritage features and areas*, and *surface water features*.

NATURAL
HERITAGE AND
WATER QUALITY
MEASURES

Where deemed reasonable and appropriate, the County may impose conditions on the granting of the consent to ensure such measures are implemented and maintained.

- the implementation of measures to assist in environmental protection, mitigation and enhancements including topsoil preservation, *natural heritage system* enhancement and water quality maintenance as set out in Sections 3.1.4.2.4 and 3.2, Environmental Resource Policies.

3.1.4.3 Secondary Uses and Agriculture-Related Uses

INTENT

Secondary uses, which are comprised of *on-farm diversified uses* and *rural home occupations*, together with *agriculture-related uses*, are intended to provide opportunities to strengthen and diversify the rural economy, by allowing for the establishment of various businesses and services that support or improve agriculture the area, supplement and diversify farm incomes, and/or provide home based employment opportunities for farmers and other rural residents.

Such uses must be compatible with and not hinder agricultural operations, be appropriate for rural services, and not undermine or conflict with the planned function of rural settlements and meet various other development criteria.

3.1.4.3.1 Rural Home Occupations

OBJECTIVE

Rural Home Occupations are intended to provide opportunities for those living in the *rural area* to establish a small, home-based business as a secondary use in a portion of their dwelling and/or accessory residential structure.

DEVELOPMENT CRITERIA

Within the Agricultural Reserve designation, a portion of a residential dwelling or a structure accessory to a residential dwelling, may be used for the purpose of a *rural home occupation* provided that:

- such *rural home occupation* is small scale and clearly secondary to the residential use on the lot;
- The gross floor area of all structures, or portions thereof, used and/or occupied by the *rural home occupation* shall generally not exceed 40 m² (431 ft²), or 25% of the gross floor area of the dwelling, whichever is the lessor;
- the *rural home occupation* is carried on by one or more residents of the dwelling on the lot and up to one non-resident employee;
- the *rural home occupation* does not generate noise, odour, traffic, visual or other impacts that may have an adverse impact on adjacent properties.
- any associated goods, materials and/or equipment are stored within a fully enclosed building and there is no other visible evidence of the business activity other than a small sign; and

- where more than one dwelling exists on an agricultural lot, a *rural home occupation* may only occupy one dwelling or accessory residential structure on that lot.

SERVICING

- Existing or proposed services including, *individual on-site water services*, *individual on-site sewage services* and/or road access are demonstrated to be adequate, or will be made adequate, to serve the proposed development to the satisfaction of the Area Municipality and/or County, as applicable.

SUBJECT TO ZONING

The Zoning By-Law will permit *rural home occupations* within the implementing zone category and contain provisions necessary to address the above policy criteria, including restrictions on permitted uses, maximum floor area, open storage, number of employees, and sale of goods and materials, and to ensure other evidence of the business activities, such as parking and signage, is appropriately regulated.

Area Municipalities may choose to establish more restrictive use, size and scale requirements for *rural home occupations* than permitted by the policies of this Plan. Where stricter requirements have been established by the Area Municipality in the Zoning By-Law they shall take precedence over these policies.

3.1.4.3.2 On-Farm Diversified Uses

OBJECTIVE

On-farm diversified uses are intended to provide reasonable opportunities for *farmers* to diversify their farming operation and/or supplement their income from farming, by allowing for certain small scale business activities to be established as a secondary use on their farm.

ON-FARM DIVERSIFIED USES

On-farm diversified uses may be permitted on an agricultural lot in accordance with the policies of this sub section.

Limitations on the type, size, scale and area of *on-farm diversified uses* are established by the policies of this section are primarily to ensure that such uses:

- are clearly secondary to the principal agricultural operation on the lot and limited in area;
- are compatible with, and do not hinder, surrounding agricultural operations;
- protect *prime agricultural areas* for the long term;
- are appropriate for rural *infrastructure* and public services; and
- do not undermine, or conflict with, the planned function of *settlements*.

PERMITTED USES

On-farm diversified uses shall include the following uses, provided they comply with all the applicable policies of this section:

- *A rural home industry;*
- *A value added agricultural facility* serving a number of local area farms;
- *A value retaining facility;*
- *A farm-related tourism use;*
- *A smaller scale agriculture-related use;*
- *A farm winery; or,*
- Ground-mounted solar facilities.

USES NOT PERMITTED

For greater clarity, the following uses shall not be permitted as an *on-farm diversified use*;

- Retail uses, offices, medical/dental clinics and restaurants, except where explicitly permitted in this subsection;
- Residential uses or accommodation, except for limited, short-term accommodation including *a farm vacation rental* or bed and breakfast;
- Institutional uses
- Recreational uses and special event facilities,
- Large scale commercial and industrial uses
- Other uses that, in the opinion of the County and/or Area Municipality, may:
 - i) undermine or conflict with the planned function of rural *settlements*;
 - ii) attract large numbers of customers, employees or other people onto the farm;
 - iii) create compatibility or enforcement issues;
 - iv) have high water or wastewater needs and/or generate significant traffic; or not otherwise be consistent with Provincial policies and guidelines or applicable Official Plan policies and objectives.

WHOLESALE
AND/OR RETAILING

- Wholesaling or retailing shall not be permitted, except where:
 - i) It is clearly ancillary to a permitted *on-farm diversified use* and limited to a small proportion of the total gross floor area of the *on-farm diversified use*;
 - ii) The goods, wares or merchandise offered for sale are produced, processed or fabricated on the farm lot upon which the *on-farm diversified use* is located; or
 - iii) It is restricted to the sale of farm inputs (e.g. feed, seeds or fertilizer) primarily to farm operations in the area, or to the sale of farm produce grown in the area.

OFFICE AND
RESTAURANT
USES

- Business offices and/or small restaurants (e.g. café, tea room) may only be permitted, where they are clearly ancillary to a permitted *on-farm diversified use*.

Small scale office uses may also be permitted on an agricultural lot in accordance with the requirements for a *rural home occupation* in Section 3.1.4.3.1

DEVELOPMENT
CRITERIA

On-farm diversified uses shall comply with the following criteria:

ZONE CHANGE
FOR SPECIFIC USE

The establishment of an *on-farm diversified use* shall require a site specific amendment to the Area Municipal Zoning By-Law. The site specific zoning amendment shall identify the specific *on-farm diversified use* to be permitted and contain any provisions necessary to ensure the policy criteria of this section are addressed. Only proposals for a specific *on-farm diversified use* will be considered by Area Council.

Area Municipalities may choose to establish more restrictive use, size and scale requirements for *on-farm diversified uses* than permitted by the policies of this Plan, provided they do not conflict with said policies. Where stricter requirements are established by the Area Municipality in the Zoning By-Law they shall take precedence over these policies.

ROADSIDE
PRODUCE STANDS

Small roadside farm produce stands, which exclusively sell produce grown on the agricultural lot on which they are located, may be permitted as an *on-farm diversified use*, as of right, so long as the use meets any other requirements of the Area Municipal zoning by-law.

SECONDARY TO
THE FARM
OPERATION

An *on-farm diversified use* will only be permitted on an agricultural lot that is being actively farmed and must be clearly secondary to the agricultural operation on the lot in terms of size, scale and importance.

In addition to compliance with the use, size and scale related policies of this section, it must be demonstrated that the owner of the farm will reside on the agricultural lot on which the *on-farm diversified use* is to be established.

On-farm diversified uses shall generally not be permitted on agricultural lots that are less than 16 ha (40 ac) in area.

To ensure that the land area to be used and/or occupied by the proposed *on-farm diversified use* is the minimum required to accommodate the use and that the other location, scale and compatibility criteria of this section will be appropriately addressed, all development proposals for an *on-farm diversified use* shall include a detailed description of the proposed use and be accompanied by a detailed site plan, which:

- i) shows the location of: all buildings and structures and related facilities; wells and septic beds; driveways, parking and loading areas; storage and display areas; landscaping and outdoor public areas; lot grading and drainage; and
- ii) includes any other information deemed necessary for the proper review of the proposal.

On-farm diversified uses shall generally be subject to site plan control to ensure compliance with the applicable policies of this section; that the use is appropriately located and restricted in area; and that any other site design related matters are addressed. Area Municipalities may also utilize business licensing or other measures to assist in regulating and monitoring such uses to ensure they continue to comply with these policies.

LOCATION

- The *on-farm diversified use* shall be undertaken as part of the agricultural operation, and, as such, any buildings, structures or facilities associated with the *on-farm diversified use* shall be located within and/or integrated with the principal main farm building cluster on the lot and use the existing driveway, unless it can be demonstrated that it is clearly not feasible and/or appropriate for the proposed use.

Where, in the opinion of Area Council, the need for an alternative location is justified, it must be further demonstrated, that the proposed location minimizes disruption to, and loss of, agricultural land and the potential for conflict with existing and/or future agricultural operations in the area, including on the subject property.

- In addition to the requirements for *on-farm diversified uses*, *farm vacation rentals* shall only be permitted where the use is located within the farm building cluster, or an existing dwelling, and shall not impact the enjoyment and privacy of neighboring properties.

MORE THAN ONE
ON-FARM
DIVERSIFIED USE

- More than one *on-farm diversified use* may be permitted on a lot, however the cumulative gross floor area, land area and number of employees of all such uses on the lot shall not exceed the limitations as set out in this Section.

LIMITATIONS ON
LAND AREA

- The total land area used and/or occupied by an *on-farm diversified use* and related facilities (e.g. buildings, parking, landscaped areas, berms, outdoor storage, new driveways, *individual on-site sewage services*) shall:
 - i) be limited to the minimum area required for the proposed *on-farm diversified use*;
 - ii) not exceed 2% of the total lot area or 0.8 ha (2.0 ac), whichever is the lessor; and
 - iii) avoid locating on productive agricultural land to the greatest extent possible, with the first priority being re-use of agricultural buildings existing as of (DATE OF AMENDMENT).

LIMITATIONS ON
BUILDING SIZE

- The maximum gross floor area of all buildings and/or structures used for the purposes of an *on-farm diversified use* or *agriculture-related use* shall be regulated through the provisions of the Area Municipal Zoning By-Law.

However, in no case shall the cumulative gross floor area of all buildings and/or structures, or portions thereof, used or occupied by an *on-farm diversified use* exceed 557 m² (6,000 ft²), except in accordance with the minor exception policies of this Section.

WINERIES,
BREWRIES,
CIDERIES AND
DISTILLERIES

- In addition to the general requirements for an *on-farm diversified use*, a *farm winery* shall only be permitted where:
 - i) the *farm winery* uses crops (i.e. fruit/grains) grown on site to produce the majority of the wine/cider/beer/spirits, and all alcoholic commodities produced by the *farm winery* shall be processed, fermented, and bottled on site;
 - ii) an on-site tasting room and retail floor space shall not exceed the lesser of 75m² or 25 percent of the total winery floor area, provided that it does not conflict with any minimum floor area requirement for licensing approval;
 - iii) all provincial regulations, including licensing requirements of the Alcohol and Gaming Commission of Ontario, are met.

EMPLOYEES

- The *on-farm diversified use* shall directly involve the farmer living on the same lot as the *on-farm diversified use* and may also involve any other permanent residents on the lot and up to two employees who do not reside on the lot. A limited number of additional seasonal employees may be permitted for a *farm-related tourism use*.

MINOR
EXCEPTIONS TO
SCALE OF USE

- Reasonable exceptions for *on-farm diversified uses* to the maximum gross floor area and/or number of employees may be considered on a site specific basis for a *value retaining facility*, *value-added facility*, and/or smaller *agriculture-related use*, where Area Council is satisfied that such use could not reasonably be located within a *rural settlement*. A minor exception to the maximum gross floor area cap may also be permitted for the seasonal storage of boats, recreational vehicles and/or automobiles in existing, as of (DATE OF THIS AMENDMENT), farm buildings or structures.

Minor exceptions to the total site area restrictions and locational criteria for *on-farm diversified uses* may be considered for temporary areas or facilities associated with short term seasonal activities that are part of a *farm-related tourism use* (e.g. corn maze) or onetime special event (e.g. ploughing match), provided such areas or facilities do not interfere with the primary farming activity (e.g. area used will continue to produce a harvestable crop) or negatively impact the ability of the lands to continue to be used for agriculture (e.g. no site alteration or soil compaction).

RESTRICTIONS ON
SCALE AND
EXPANSIONS

- Development proposals for new or expanding *on-farm diversified uses* which would exceed the number of employees, gross floor area or site area restrictions in this subsection will not be permitted, unless they comply with the *agriculture-related use* policies in Section 3.1.4.3.4
- Proposals that cannot comply with the policies of Section 3.1.4.3.4 for an *agriculture-related use* shall be directed to locate, or relocate, in a *settlement* or must comply with the applicable policies for non-agricultural uses in Section 3.1.5 and 3.1.7

OPEN STORAGE

- A limited amount of open storage may be permitted for an *on-farm diversified use* and/or *agriculture-related use*, provided that such storage is appropriately screened from public view, neighboring properties and residential dwellings on adjacent lots.

DESIGN OF
BUILDINGS AND
STRUCTURES

- All new buildings and/or structures used or occupied by the *on-farm diversified use* shall be designed and constructed so as to maintain the agricultural character of the property/area and be easily removed without negatively impacting the agricultural capability of the land, or easily converted to *agriculture use* should the *on-farm diversified use* on the lot cease (e.g. be moved to a *settlement* to facilitate the expansion).

COMPATIBILITY

- *On-farm diversified uses* shall be compatible with, and not hinder, surrounding agricultural operations, or other nearby land uses.

The proposed use, scale and location of the *on-farm diversified use* shall be reviewed to ensure that potential compatibility issues with respect to traffic, noise, dust, odour, spraying and other agricultural activities and normal farm practices can be prevented or effectively mitigated. Further, an *on-farm diversified use* shall be appropriately designed, buffered and/or separated from nearby residential and other *sensitive land uses* to prevent, or acceptably mitigate, potential impacts and to minimize risk to public health and safety.

The *on-farm diversified use* shall be reviewed to ensure that all applicable provincial and municipal requirements regarding, emissions, noise, odour, nuisance, compatibility, water, and wastewater standards are addressed and that the proposal has received all applicable environmental approvals and addressed any public health and safety requirements.

The site specific zoning provisions and, where required, the site plan approval for the proposed *on-farm diversified use* incorporate any restrictions or requirements that may be necessary to implement this policy.

MINIMUM DISTANCE SEPARATION

- *On-farm diversified uses*, with the exception of a *value added agricultural facility* and/or *value retaining facility*, shall be located in conformity with *MDS I*. However, site specific exceptions may be considered where:
 - i) an existing insufficient *MDS I* setback will not be further reduced and the use is unlikely to create greater compatibility issues; or
 - ii) the Area Municipality is satisfied that the level of human occupancy and/or activity associated with the *on-farm diversified use* does not warrant full compliance with *MDS I*.
- The application of the *MDS I* setback to *on-farm diversified uses* will be identified through the provisions of the Area Municipal Zoning By-law, with any site specific exceptions identified through the implementing zoning by-law amendment.

SERVICING

- Existing or proposed *individual on-site water services* and/or *individual on-site sewage services* are demonstrated to be adequate or will be made adequate to serve the proposed *on-farm diversified use*, and shall be in accordance with the requirements of the County including the applicable policies of Sections 3.2.7.2, Water Quality and Quantity and 5.5, County Servicing Policy.

On-farm diversified uses that would require *individual on-site sewage services* that have a design capacity in excess of 10,000 litres per day shall not generally be permitted. Site specific exceptions may be considered for *on-farm diversified uses* consisting exclusively of *value retaining facilities*, *value added agricultural facilities* and/or *agriculture-related uses*, where the County and Area Municipality are satisfied that:

- i) such use could not reasonably be located within a fully serviced *settlement*;
- ii) it has been demonstrated site conditions are suitable for the long-term provision of such services with no *negative impacts* to the satisfaction of the County; and,
- iii) all other requirements of the County, including the applicable policies of Sections 3.2.7.2, Water Quality and Quantity and 5.5, County Servicing Policy have been addressed.

On-farm diversified uses must also be appropriate for other rural *infrastructure* and public services.

TRAFFIC AND
ACCESS

- Vehicular access for an *on-farm diversified use* shall not create a traffic hazard due to proximity to bridges, railway crossings, curves or grades or any other potential traffic hazard.

On-farm diversified uses shall be located on a road capable of accommodating the access and the type and volume of traffic anticipated to be generated, to the satisfaction of the authority with jurisdiction over the road, and shall be in accordance with the applicable policies of Section 5.1 County Transportation Policy.

RESTRICTIONS ON
SEVERANCE

- The severance of an *on-farm diversified use* from the agricultural lot upon which it is located shall not be permitted.

OTHER
APPLICABLE
POLICIES

- Proposals shall comply with all other applicable policies including: Section 3.2, Environmental Resource Policies, Section 3.3 Cultural Resource Policies and Section 3.4 Resource Extraction and for Human and Man Made Hazards.

3.1.4.3.3 Agricultural-Related Uses

OBJECTIVES

The following objectives apply to development proposals for *agriculture-related uses*:

RELATED TO FARM OPERATIONS

- To ensure that *agriculture-related uses* are directly related to farm operations in the area, require a location in close proximity to those farm operations, support agriculture and provide direct products and/or services to farm operations as their primary activity.

MINIMIZE LOSS OF AGRICULTURAL LAND

- To minimize the amount of agricultural land which is developed for *agriculture-related uses*.

PROTECT EMPLOYMENT FUNCTION OF SETTLEMENTS

- To ensure that new *agriculture-related uses* are directed to rural settlements wherever feasible to support the planned employment and/or service function of the settlements in the County.

MINIMIZE LAND USE CONFLICT

- To ensure that *agriculture-related uses* are compatible with and do not hinder surrounding agricultural operations and other nearby land uses.

AGRICULTURE-RELATED USES

Agriculture-related uses, may be permitted in the Agricultural Reserve designation, where the policies of this section can be satisfied. Smaller scale *agriculture-related uses* may also be permitted as an *on-farm diversified use*, in accordance with the policies of Section 3.1.4.3.2

USES NOT PERMITTED

For greater clarity, the following uses shall not be permitted as *agriculture-related uses*:

- Retail uses, offices and restaurants, except where explicitly permitted by the policies of this subsection;
- Residential uses or accommodation, with the exception of an existing accessory dwelling;
- Institutional uses;
- Recreational uses;
- Banquet halls and special event facilities;
- Mechanics shops, automobile and recreational vehicle dealerships, distilleries, trucking operations; wrecking yards, contractor's yards, landscaper business, well drillers, excavators, building suppliers and other general commercial and/or industrial uses; and
- Other uses that, in the opinion of the County and/or Area Municipality, may:
 - i) undermine or conflict with the planned function of *settlements*;
 - ii) attract large numbers of customers or others to the site;
 - iii) use significant amounts of water, produce significant amounts of effluent and/or generate significant amounts of traffic (e.g. large food processors); or

- iv) not otherwise be consistent with the Provincial policies or guidelines with respect to such uses.

WHOLESALE
AND/OR RETAILING

- Wholesaling or retailing shall not be permitted, except where it is clearly ancillary to the primary *agriculture-related use* and is limited to a small proportion of the total gross floor area and:
 - i) The goods, wares or merchandise offered for sale are produced, processed, or fabricated on the lot as the primary function of the *agriculture-related use* (e.g., cheese, canned produce); or
 - ii) It is restricted to the sale of farm inputs (e.g., feed, seeds or fertilizer) primarily to farm operations in the area, or to the sale of farm produce grown in the area.

OFFICE AND
RESTAURANT
USES

Business offices and/or small restaurants (e.g. café, tea room) may only be permitted where they are clearly accessory and ancillary to the primary *agriculture-related use* on the lot.

DEVELOPMENT
CRITERIA

Agriculture-related uses shall comply with the following criteria:

ZONE CHANGE
FOR SPECIFIC USE

The establishment of an *agriculture-related use* shall require a site specific amendment to the Area Municipal Zoning By-Law. The site specific zoning amendment shall identify the specific *agriculture-related use* to be permitted and contain any provisions necessary to ensure the policy criteria of this section are addressed. Only proposals for a specific *agriculture-related use* will be considered by Area Council.

Area Municipalities may choose to establish more restrictive use, size and scale requirements for *agriculture-related uses* than permitted by the policies of this Plan, provided they do not conflict with said policies. Where stricter requirements are established by the Area Municipality in the Zoning By-Law they shall take precedence over these policies.

To ensure that the land area to be used and/or occupied by the proposed *agriculture-related* use is the minimum required to accommodate the use and that the other location, scale and compatibility criteria of this section will be appropriately addressed, all development proposals for an agriculture-related use shall include a detailed description of the proposed use and be accompanied by a detailed site plan, which

- i) shows the location of: all buildings and structures and related facilities; wells and septic beds; driveways, parking and loading areas; storage and display areas; landscaping and outdoor public areas; lot grading and drainage; and
- ii) any other information deemed necessary for the proper review of the proposal.

Agriculture-related uses shall, be subject to site plan control to ensure compliance with the applicable policies of this section; that the use is appropriately located and restricted in area; and that any other site design related matters are addressed. Area Municipalities may also utilize business licensing or other measures to assist in regulating and monitoring such uses to ensure they continue to comply with these policies.

LOCATION

- *Agriculture-related* uses shall not undermine or conflict with the planned employment and/or service functions of settlements in the County. As such, the proponent will be required to demonstrate that the proposed *agriculture-related* use is clearly not suitable for and/or cannot reasonably be accommodated within a settlement before a location in the County's *prime agricultural* area will be considered.
- *Agriculture-related* uses which satisfy the above policy criteria shall be directed to the following locations, in this order of priority:
 - i) existing agribusiness, non-farm rural residential, commercial, industrial (except aggregate or quarry industrial) or institutional zoned lot(s);
 - ii) Existing undersized agricultural lots that are less than 2 ha (5 ac) in area and that contain a dwelling or are zoned to permit a dwelling. Such lots shall not exceed the minimum area required for the proposed *agriculture-related* use, unless any excess land is severed and legally merged with an abutting agricultural lot, under identical ownership; or
 - iii) a portion of an agricultural lot that is a minimum of 16ha (39.5 ac) in area, but only where it has been demonstrated that the proposed *agriculture-related* use is directly related, to the farm operation on that lot and requires a location in immediate proximity to that farm operation.

Proposals to develop an *agriculture-related use* shall generally be required to demonstrate, to the satisfaction of Area Council, that the higher priority locational option(s) have been considered and are clearly not suitable or feasible for the proposed use before a lower priority option will be considered.

USE ON A
PORTION OF
AGRICULTURAL
PARCEL

- Where an *agriculture-related use* is to be developed on a portion of an agricultural lot, the following additional criteria shall also be satisfied:
 - i) Any new buildings, structures or facilities for the *agriculture-related use* shall be located in close proximity to the dwelling and/or principal farm building complex on the property, unless it can be demonstrated that there are specific health, safety and/or other operational requirements that would preclude such a location.
 - ii) Where the proposed *agriculture-related use* cannot be located in close proximity to the dwelling and/or principal farm building complex on the property, it shall be demonstrated that the proposed location, site layout and configuration, building design and associated services and facilities will:
 - a) Minimize disruption to and loss of *prime agricultural lands* and potential compatibility issues with existing and future agricultural operations in the vicinity to the extent possible;
 - b) Will not negatively impact the flexibility or suitability of the parcel to be used exclusively for agriculture in the future, should the *agriculture-related use* cease; and
 - c) Will maximize the continued use of the lot for agricultural purposes by locating on lands with existing constraints for agriculture, where they exist, and not create small or irregularly shaped areas for tillage and cropping.

OPEN STORAGE

- A limited amount of open storage may be permitted for an *agriculture-related use*, provided that such storage is appropriately screened from public view, neighboring properties and residential dwellings on adjacent lots.

DESIGN OF
BUILDINGS AND
STRUCTURES

- All new buildings and/or structures used or occupied by the *agriculture-related use* shall be designed and constructed so as to maintain the agricultural character of the property/area and be easily removed without negatively impacting the agricultural capability of the land, or easily converted to *agriculture use* should the *agriculture-related use* on the lot cease (e.g. be moved to a *settlement* to facilitate the expansion.

COMPATIBILITY

- *Agriculture-related uses* shall be compatible with, and not hinder, surrounding agricultural operations, or other nearby land uses.

The proposed use, scale and location of the *agriculture-related use* shall be reviewed to ensure that potential compatibility issues with respect to traffic, noise, dust, odour, spraying and other agricultural activities and normal farm practices can be prevented or effectively mitigated. Further, an *agriculture-related use* shall be appropriately designed, buffered and/or separated from nearby residential and other *sensitive land uses* to prevent, or acceptably mitigate, potential impacts and to minimize risk to public health and safety.

The *agriculture-related use* shall be reviewed to ensure that all applicable provincial and municipal requirements regarding, emissions, noise, odour, nuisance, compatibility, water, and wastewater standards are addressed and that the proposal has received all applicable environmental approvals and addressed any public health and safety requirements.

The site specific zoning provisions and, the site plan approval for the proposed *agriculture-related use* shall incorporate any restrictions or requirements that may be necessary to implement this policy.

MINIMUM DISTANCE SEPARATION

- *Agriculture-related uses* shall be located in conformity with *MDS I*. However, site specific exceptions may be considered where:
 - i) an existing insufficient *MDS I* setback will not be further reduced and the use is unlikely to create greater compatibility issues; or
 - ii) the Area Municipality is satisfied that the level of human occupancy and/or activity associated with the *agriculture-related use* does not warrant full compliance with *MDS I*.
- Enlargements to existing *agriculture-related uses* shall not further reduce an existing insufficient *MDS I* setback.
- The application of the *MDS I* setback to *agriculture-related uses* will be identified through the provisions of the Area Municipal Zoning By-law, with any site specific exceptions identified through the implementing zoning by-law amendment.

SERVICING

- *Agriculture-related uses* which, in the opinion of the County, would use significant amounts of water or produce significant amounts of effluent, shall be directed to *settlements* serviced by *municipal water services* and *municipal sewage services*.

Existing or proposed *individual on-site water services* and/or *individual on-site sewage services* are demonstrated to be adequate or will be made adequate to serve the proposed *agriculture-related use* and shall be in accordance with the applicable policies of Sections 3.2.7.2, Water Quality and Quantity and 5.5, County Servicing Policy.

Agriculture-related uses that would require *individual on-site sewage services* that have a design capacity in excess of 10,000 liters per day shall not generally be permitted. Site specific exceptions may be considered where the County and Area Municipality are satisfied that:

- i) The only reasonable locational option for the *agriculture-related use* is in an area not served by *municipal sewage services*
- ii) It has been demonstrated site conditions are suitable for the long-term provision of such services with no *negative impacts* to the satisfaction of the County; and,
- iii) Shall be in accordance with the applicable policies of Sections 3.2.7.2, Water Quality and Quantity and 5.5, County Servicing Policy.

Agriculture-related uses shall also be appropriate for other rural *infrastructure* and public services.

TRAFFIC AND
ACCESS

- Vehicular access for an *agriculture-related use* shall not create a traffic hazard due to proximity to bridges, railway crossings, curves or grades or any other potential traffic hazard.

Agriculture-related uses shall be located on a road capable of accommodating the access and the type and volume of traffic anticipated to be generated, to the satisfaction of the authority with jurisdiction over the road, and shall be in accordance with the applicable policies of Section 5.1 County Transportation Policy.

RESTRICTIONS ON
SEVERANCE

- The severance of an *agriculture-related use* shall only be permitted in accordance with the requirements of Section 3.1.4.3.4

OTHER
APPLICABLE
POLICIES

- proposals shall comply with all other applicable policies including: Section 3.2, Environmental Resource Policies, Section 3.3 Cultural Resource Policies and Section 3.4 Resource Extraction and for Human and Man Made Hazards.

3.1.4.3.4 Creation of Agriculture-Related Lots

An *agriculture-related use* developed on a portion of an agricultural lot shall not be severed from the agricultural lot upon which it is located. Notwithstanding this policy, Land Division Committee may consider the granting of consents to allow for the severance of an existing *agriculture-related use* established on a portion of an agricultural lot prior to January 14th, 2009, provided that it has been demonstrated the use was legally established and severance is necessary for the successful continuation of the use.

For *agriculture-related uses* located, or proposed to be located, on an existing non-agriculturally zoned lot, the Land Division Committee may consider the granting of consents to permit minor expansion of the parcel, or minor re-adjustment of property boundaries, to accommodate the immediate needs of a new or expanding *agriculture-related use*.

Severances for *agriculture-related uses* shall comply with all the applicable policies under section 3.1.4.3.3 and 3.1.4.3.4. Any retained agricultural lot resulting from a consent to sever for *agriculture-related use* purposes shall comply with the applicable policies of Section 3.1.4.2.4.

3.1.5 Non-Agricultural Uses in the Agricultural Reserve

OBJECTIVES

The policies in this section apply to non-agricultural uses in the Agricultural Reserve land use designation in the County of Oxford. The following objectives apply to non-agricultural uses.

**NO CONFLICT WITH
AGRICULTURAL
GOAL**

The purpose of the policies is to permit new or expanded non-agricultural uses only where such uses do not conflict with the "Goal for Agricultural Policies" as set out in Section 3.1.1.1.

**SECONDARY
IMPORTANCE**

To preserve and protect the *prime agricultural area* for long term viable *agricultural use* and avoid or minimize potential impacts on agricultural operations

**DIRECT TO
SETTLEMENTS**

To direct non-agricultural uses to *settlements* wherever possible.

POLICIES

For the purposes of this Section, "Non-Agricultural Uses" include commercial, industrial, institutional, and recreational uses, residential uses, as well as *renewable energy facilities* and *alternative energy facilities* and *infrastructure*. These uses may only be permitted subject to the applicable policies of this plan including 3.1.4.1, 3.1.5 & 3.1.7.

GENERAL INTENT

It is the intent of this Plan that within the Agricultural Reserve designation, the use of *prime agricultural land* for agricultural, mineral, petroleum and environmental resources will be given a higher priority in land use decision making than its use for non-agricultural uses.

3.1.5.1 *Redevelopment of Non-Agricultural Uses for Agricultural Use*

DEVELOPMENT CRITERIA

Existing non-agricultural lots that:

- contain an existing dwelling;
- are located outside of a designated *settlement*;
- are greater than 1.0 ha (2.47 acres) in area; and
- are zoned for residential, commercial, industrial or institutional use.

may be rezoned to allow *agricultural uses* in accordance with the following policies:

PERMITTED USES

Where such existing parcels are proposed to be used for a primary *agricultural use* permitted in Section 3.1.4.1, the *development* of farm buildings or structures or the keeping of livestock or poultry may be permitted if they satisfy the following criteria:

SERVICING

Existing or proposed *individual on-site water supply* and *individual on-site sewage services* are demonstrated to be adequate or will be made adequate to serve the proposed agricultural use and any accessory residential use to the satisfaction of the County, and shall be in accordance with the requirements of the County including the applicable policies of Sections 3.2.7.2, Water Quality and Quantity and 5.5, County Servicing Policy.

NUTRIENT MANAGEMENT AND MINIMUM DISTANCE SEPARATION FORMULA II

Proposals to create new livestock or poultry farms will be evaluated to determine their compatibility with neighboring land uses. Proposals involving the construction of new farm buildings or structures shall comply with the policies of Section 3.1.4.2.1

SUITABILITY

The type of agricultural use proposed is compatible with the type of *agricultural uses* in the area and the agricultural lot size and configuration are suitable for the type of agricultural use proposed.

OTHER APPLICABLE POLICIES

Proposals shall also comply with all other applicable policies of this Plan, including: Section 3.2, Environmental Resource Policies, Section 3.3, Cultural Resource Policies and Section 10, Implementation Measures

3.1.5.2 *Rural Residential Uses*

POLICY INTENT

Non-farm rural residential *development* is considered to be incompatible with agriculture as it can create conflicts with farming activities and remove land from agriculture use. As such, this Plan will limit residential development to where it is the result of a farm consolidation in accordance within the requirements of this section. In keeping with the Goal for the Agricultural Policies, existing non-farm rural residential uses will be encouraged to re-develop for *agricultural uses* and *agriculture-related uses*, subject to the policies of 3.1.5.1.

CONVERTED
DWELLINGS AND
GARDEN SUITES

A converted dwelling or *garden suite* may be permitted on an existing rural residential lot, in accordance with the applicable policies in Section 4.2.2.1 and 10.3.9 respectively.

3.1.5.2.1 Secondary Uses on Rural Residential Lots

POLICY INTENT

Secondary uses may be permitted on existing rural residentially zoned lots where they are small scale business uses that are secondary to the residential use on the lot.

Such uses are intended to complement the planned employment and service function of designated rural *settlements*, by providing additional live-work opportunities for non-farmers in *rural areas*. However, such uses are not to detract from the residential character of the lot upon which they are located and shall be compatible with surrounding land uses.

PERMITTED USES

The following uses may be permitted on an existing residentially zoned lot located outside of a *settlement*:

- *rural home occupations* in accordance with the requirements of Section 3.1.4.3.1
- *rural entrepreneurial uses*

RURAL
ENTREPRENEURIAL
USE

The specific uses that may be permitted as a *rural entrepreneurial use* in each Area Municipality shall be set out in the Area Municipal Zoning By-law.

USES NOT
PERMITTED

For greater clarity, the following uses shall not be permitted as a *rural entrepreneurial use*;

- retail uses, offices, medical/dental clinics and restaurants, except where explicitly permitted in this subsection;
- institutional uses;
- restaurants;
- residential uses or accommodation; and
- other uses that, in the opinion of the County and/or Area Municipality, may:
 - i) attract large numbers of customers or other people;
 - ii) generate significant traffic or not otherwise be appropriate for rural *infrastructure* or public services;
 - iii) create compatibility or enforcement issues;
 - iv) undermine or conflict with the planned function of rural settlements, except where explicitly permitted by the policies of this subsection; or
 - v) not otherwise be consistent with the applicable policies and objectives of this Plan.

WHOLESALING,
RETAILING AND/OR
OFFICE AND SALES
USES

- Wholesaling, retail uses, offices shall only be permitted where such uses are accessory and ancillary to a permitted *rural entrepreneurial use*.

Any goods, wares and/or merchandise offered for sale shall be contained within a fully enclosed building, with the exception of a small outdoor display area for goods, wares or merchandise produced, processed or fabricated on the lot.

DEVELOPMENT
CRITERIA

ZONE CHANGE
FOR SPECIFIC USE

Rural entrepreneurial uses may be permitted subject to the following:

- The establishment of a *rural entrepreneurial use* shall require a site specific amendment to the Area Municipal Zoning By-Law. The site specific zoning amendment shall identify the specific *rural entrepreneurial use* proposed to be permitted and contain any provisions necessary to ensure the policy criteria of this section are addressed, including but not necessarily limited to:
 - i) the specific *rural entrepreneurial use* permitted and its location on the lot;
 - ii) restrictions on sale of goods or materials, maximum floor area and number of employees;
 - iii) parking and loading requirements; and
 - iv) appropriate restrictions on signage, outdoor storage and/or display and other evidence of the business activity.

Only proposals for a specific *rural entrepreneurial use* will be considered by the Area Council.

Area Municipalities may choose to establish more restrictive use, size and scale requirements for a *rural entrepreneurial use* than permitted by the policies of this Plan, provided they do not conflict with said policies. Where stricter requirements are established by the Area Municipality in the Zoning By-Law they shall take precedence over these policies.

SITE PLAN
APPROVAL

- To ensure compliance with the above noted policies, all applications for a *rural entrepreneurial use* shall be accompanied by a detailed description of the proposed use and a detailed site plan showing: all buildings and structures; wells and septic systems; driveways, parking and loading areas; outdoor display areas; landscaping and buffering; and any other information deemed to be necessary for the proper review of the proposal by the Area Municipality.

Rural entrepreneurial uses shall be subject to site plan control to ensure that compatibility and site design related matters are appropriately addressed. Area Municipalities may also require other measures, such as business licensing, to assist in regulating and monitoring such uses to ensure they continue to comply with these policies.

LIMITATIONS ON
SITE AREA,
BUILDING SIZE AND
CHARACTER

- A *rural entrepreneurial use* shall be small scale and not detract from the residential character of the property.

The maximum gross floor area of all buildings and/or structures permitted to be used for the purposes of a *rural entrepreneurial use* shall be regulated through the Area Municipal Zoning By-Law. However, the cumulative gross floor area of all buildings and structures, or portions thereof, used or occupied by a rural entrepreneurial use shall not exceed 280 m² (3,014 ft²) or 10% building coverage of the total lot area, whichever is less.

All new buildings and/or structures used or occupied by a *rural entrepreneurial use* shall be designed and constructed so as to maintain or complement the residential character of the property and be sited on the lot so as to be visually secondary to the residential use.

COMPATIBILITY
AND SITE LAYOUT

- The *rural entrepreneurial use* and any associated structures and facilities shall be sufficiently separated from nearby residential uses and other *sensitive land uses* and appropriately designed and/or buffered to prevent or acceptably mitigate impacts on neighbouring properties from noise, odour, dust, vibration, traffic, lighting, visual intrusion and other potential off-site impacts and to minimize risk to public health and safety and meet all applicable provincial and municipal requirements and approvals. *Rural entrepreneurial uses* shall also be compatible with and not hinder surrounding *agricultural uses*.

LOT SIZE	<ul style="list-style-type: none"> The lot shall be of sufficient size to accommodate the required <i>individual on-site water services and/or individual on-site sewage services</i>, parking and on-site loading requirements and vehicular movements and to ensure that any buildings, structures or facilities associated with the <i>rural entrepreneurial use</i> can be appropriately sited on the lot to ensure compliance with these compatibility policies.
OPEN STORAGE	<ul style="list-style-type: none"> The storage of goods, materials and/or equipment shall only be permitted within a fully enclosed building, unless otherwise stated in the Area Municipal Zoning by-law.
EMPLOYEES	<ul style="list-style-type: none"> One or more of the occupants of the dwelling on the lot must be directly involved in the operation of the <i>rural entrepreneurial use</i>. The rural entrepreneurial use may involve up to two additional employees who do not reside on the lot.
SERVICING	<ul style="list-style-type: none"> <i>Rural entrepreneurial uses</i> that would require <i>individual on-site sewage services</i> that have a design capacity in excess of 10,000 litres per day shall not be permitted. Existing or proposed <i>individual on-site water services and/or individual on-site sewage services</i> are demonstrated to be adequate or will be made adequate to serve the proposed <i>rural entrepreneurial use</i> as well as the primary residential use on the lot, and shall be in accordance with the applicable policies of Sections 3.2.7.2, Water Quality and Quantity and 5.5, County Servicing Policy.
TRAFFIC AND ACCESS	<ul style="list-style-type: none"> The vehicular access for a <i>rural entrepreneurial use</i> shall not create a traffic hazard due to proximity to bridges, railway crossings, curves or grades or any other potential traffic hazard. <p><i>Rural entrepreneurial uses</i> shall be in accordance with the requirements of the County including the applicable policies of Section 5.1 County Transportation Policy.</p> <p>New vehicle access to any County road shall not be permitted, unless an existing access is to be decommissioned to the satisfaction of the authority with jurisdiction over the road.</p>
RESTRICTIONS ON SEVERANCE	<ul style="list-style-type: none"> The severance of a <i>rural entrepreneurial use</i> from the residential lot upon which it is located is prohibited.

RESTRICTIONS ON
EXPANSION

- New or expanding *rural entrepreneurial uses* that would exceed the size, scale or use limitations in this section shall not be permitted. Such uses shall be directed to locate or relocate in a *settlement* or must comply with the policies for non-agricultural uses in Section 3.1.7

OTHER
APPLICABLE
POLICIES

- Proposals shall comply with all other applicable policies of this Plan, including: Section 3.2, Environmental Resource Policies, Section 3.3, Cultural Resource Policies and Section 3.4.2 Petroleum Resources.

3.1.5.3 *Creation of Rural Residential Lots*

NON-FARM RURAL
RESIDENTIAL
DEVELOPMENT

The policies of this subsection shall apply to the evaluation of non-farm rural residential *development* proposals in the following land use designations and overlays: Agricultural Reserve, Environmental Protection Area, Open Space, Future Urban Growth and Quarry Area.

Non-farm rural residential *development* shall be considered to include both the severed and retained lots in the case of consent and lands subject to rezoning for residential purposes in the case of zoning amendment applications. The enlarged agricultural lot that would result from proposed non-farm residential *development* through farm consolidation shall comply with the applicable policies of Section 3.1.4.2.

Notwithstanding the policies of Section 1.5, Interpretation, for the purposes of the application of the policies in Section 3.1.5.3, the numerical references and measurements are intended to be absolute.

DEVELOPMENT
CRITERIA

Non-farm rural residential *development* outside of a *settlement* shall be prohibited, except in accordance with the following:

NATURE OF THE
PROPOSAL

- The proposed non-farm rural residential *development* shall consist of one of the following:
 - i) a proposal to rezone an existing industrial (with the exception of aggregate or limestone industrial), commercial, or institutionally zoned lot to a residential use, provided such lot does not exceed 1 ha (2.5 ac) in area. Where such lot is larger than 1.0 hectare (2.5 acre) in area, consideration shall be given to rezoning for *agricultural use* in accordance with the policies of Section 3.1.5.1, or
 - ii) a proposal to create a lot for a *residence surplus to a farming operation* as a result of farm consolidation, provided that:
 - a) the proposal is to retain an existing permanent, habitable dwelling that was constructed prior to December 13, 1995,

where such dwelling is contained on an agricultural lot which is to be legally consolidated with an abutting agricultural lot, to form one larger agricultural lot under identical ownership,

or

b) the proposal is to retain an existing permanent, habitable dwelling where the *farm owner* owns multiple agricultural lots which may or may not abut, and providing:

- The lot containing the surplus dwelling proposed to be severed contains a minimum of 2 existing dwellings and all such dwellings were constructed prior to December 13, 1995; and,
- The resulting agricultural lot is owned by the *farm owner*; and,
- The resulting agricultural lot shall be rezoned to prohibit the future construction of a new residential dwelling of any type. In addition, an agreement for such prohibition of any new permanent residential dwellings shall also be registered on the property title of the remnant farm property. The Zoning By-law amendment and the agreement, as noted above, shall be implemented through conditions imposed by the County's Land Division Committee at the time that provisional consent approval is given to a consent application to sever a lot for a surplus farm dwelling.
- The resulting agricultural lot shall also comply with the applicable policies of Section 3.1.4.2.4.

ONLY DWELLING

- The proposal shall not result in the severance of the only dwelling accessory to an *agricultural use*.

Where a farm consolidation involves the merger of abutting lots as one larger lot under identical ownership, proposals to retain an existing dwelling through a farm consolidation, in accordance with the policies of this subsection, shall not result in the creation of an agricultural lot that does not contain a dwelling, except in the case where one of the agricultural lots to be consolidated is vacant, but the existing zoning would permit the construction of an accessory dwelling on that lot.

ONLY
AGRICULTURAL
LOTS

- The lands subject to the application must be zoned for *agricultural use*.

IN QUARRY OR
LIMESTONE/SAND
AND GRAVEL
RESOURCE AREA

- The proposed rural residential lot shall not be located within the Quarry Area designation, or an area identified as a Limestone Resource or Sand and Gravel Resource Area on Appendix 2-1

IN FUTURE URBAN
GROWTH AREAS

- The proposed residential lot shall not be located within a Future Urban Growth Area designation as identified on Schedule C-3, and referred to in Chapter 4.0, Growth Management Policies.

MAXIMUM LOT SIZE

- New or expanded non-farm rural residential lots shall be as small as is practical in order to preserve the County's agricultural land base. Severance proposals to create new or expanded lots for non-farm rural residential development will generally not exceed 0.8 hectares (2 acres). Proposals seeking to create parcels larger than this area limit will only be permitted where it can be demonstrated that the additional area is required to accommodate *individual on-site water services* and/or *individual on-site sewage services*, the lands have topographic limitations for *agricultural use*, or are physically separated from the remainder of the farm by significant *natural heritage features and areas* and/or watercourses, or to conserve cultural *heritage resources*. In no case shall a new or expanded non-farm rural residential lot exceed 1 hectare (2.5 acres) in area.
- Notwithstanding the above, a larger minimum size for the retained lot may be considered where:
 - i) it is solely for the protection and, wherever possible enhancement, of *natural heritage features or areas*, avoids and/or mitigates the impacts of development within such features and areas, and does not result in a greater loss of *prime agricultural land*, and,
 - ii) it is supported through an Environmental Impact Study in accordance with the requirements of Section 3.2, and,
 - iii) Implementation of the recommendations of the Environmental Impact Study is to be achieved through the use of such measures as site specific zoning, site plan control, conservation easements, development agreements and any other implementation tools deemed necessary and/or appropriate to ensure the objective of protecting and/or enhancing significant natural heritage features and/or areas and protecting agricultural land for long term agriculture.

SERVICING

- Existing or proposed *individual on-site water services* and/or *individual on-site sewage services* are demonstrated to be adequate or will be made adequate to serve the proposed non-farm rural residential use, and shall be in accordance with the applicable policies of Sections 3.2.7.2, Water Quality and Quantity and 5.5, County Servicing Policy.

MINIMUM
DISTANCE
SEPARATION
FORMULA

- A Proposal for non-farm rural residential development shall satisfy the requirements of *MDS I* or not further reduce an existing insufficient setback.

Notwithstanding the above policy, in the case of a farm consolidation, a lot proposed to contain an existing surplus farm dwelling shall only be required to comply with the requirements of *MDS I* from a livestock and/or manure storage facility located on the severed lot.

ACCESS AND
TRAFFIC SAFETY

- The proposed rural residential *development* shall have direct frontage on a permanent public road maintained year-round at a reasonable standard of construction.

The authority having jurisdiction over the road from which vehicular access is to be obtained shall be satisfied that there are no traffic safety concerns.

New vehicle access to any County road shall not be permitted, unless an existing access is to be decommissioned to the satisfaction of the authority with jurisdiction over the road, and shall be in accordance with the requirements of the County including the applicable policies of Section 5.1 County Transportation Policy.

HERITAGE

- To recognize and conserve *heritage resources* in the agricultural areas of the County in accordance with the policies in Section 3.3.2 of this Plan.

Proposals involving the creation or rezoning of a lot for non-farm residential purposes in accordance with the policies of this subsection will be encouraged where:

- i) such lot contains buildings or other *built heritage* resources that have been protected pursuant to the Ontario Heritage Act; and,
- ii) the proposed severance or rezoning will allow the County and/or Area Municipality to implement requirements or measures to ensure that such *heritage resources* will be *conserved*.

AGRICULTURAL
SEVERANCE
POLICIES

- Any enlarged agricultural lot that would result from a proposal for non-farm rural residential *development* through farm consolidation shall comply with the applicable policies of Section 3.1.4.2.4

AGRICULTURAL
STRUCTURES

- The proposed non-farm rural residential lot may only contain a existing barn or other farm structures where they are suitable to be used as accessory structures to a residential use and have been formally converted such that they are no longer suitable for the housing of livestock or poultry or storage/handling of manure, and/or are protected pursuant to the Heritage Act.

Further, where a barn or other farm structure exists within the immediate vicinity of a non-farm rural residential lot to be created through a farm consolidation, the demolition or formal conversion of such structure shall be required, to ensure it cannot be used for the housing of livestock or poultry or storage/handling of manure in the future.

OTHER
APPLICABLE
POLICIES

- Proposals for non-farm rural residential *development* shall also comply with all other policies of this Plan, including: Section 3.2, Environmental Resource Policies, Section 3.3, Cultural Resource Policies and Section 3.4.2 Petroleum Resources.

CONDITIONS OF
APPROVAL

- The County Land Division Committee or Area Councils may impose conditions of approval or may restrict land uses pertaining to a non-farm rural residential *development* proposal in accordance with the policies of this Plan to ensure that all necessary works or facilities required to achieve conformity are incorporated into the *development*.

3.1.5.4 Renewable Energy Facilities

RENEWABLE ENERGY FACILITIES

Renewable energy facilities and *alternative energy facilities* may be permitted within the Agricultural Reserve to support long term energy supply to accommodate current and projected needs.

DEVELOPMENT CRITERIA

Renewable energy facilities and *alternative energy facilities* are generally considered to be non-agricultural uses, except for:

- Class 1 anaerobic digesters shall be permitted as an *agricultural use*, subject to the requirements of Section 3.1.4.2.1. A Class 1 facility is in accordance with the Renewable Energy Approvals Regulation (359/09) under the Environmental Protection Act or any successor thereof.
- Ground mounted solar facilities on an agricultural lot shall only be permitted as an *on-farm diversified use*, and must meet all applicable requirements of sub sections 3.1.4.3.4
- Ground mounted solar facilities may be permitted on a lot zoned as rural residential where the facility does not generally exceed 10% of the lot coverage, to a maximum of 100 m² (1,076ft²)
- Roof and wall mounted solar facilities may be permitted on existing buildings and structures, subject to any zoning requirements from the Area Municipality.

All other *renewable energy facilities* and *alternative energy facilities* shall:

- Be subject to a rezoning and site plan control.

The Area Municipality may impose limits on the scale, height and location of any proposed *renewable energy facility* through the Area Municipal zoning by-law.

- Prepare an Agricultural Impact Assessment in accordance with section 3.1.6.3 to demonstrate that the proposed *development*:
 - i) is clearly secondary to the principal use on the lot and limited in area;
 - ii) is compatible with, and does not hinder, surrounding agricultural operations or other sensitive adjacent land uses;
 - iii) is located on lower priority agricultural lands and/or within close proximity to the farm building cluster;
 - iv) is appropriate for rural *infrastructure* and public services; and does not undermine, or conflict with, the planned function of *settlements*; and,
 - v) any potential impacts are identified and mitigated

All *renewable energy facilities* and *alternative energy facilities* shall also comply with all other applicable policies including: Section 3.2, Environmental Resource Policies, and Section 3.3 Cultural Resource Policies.

3.1.5.5 *Infrastructure and Public Works Yards*

INFRASTRUCTURE

Infrastructure, including public works yards, will be permitted in the Agricultural Reserve.

Infrastructure will make efforts to avoid, minimize and mitigate impacts in the *prime agricultural area*. Including the *prime agricultural lands* and *agricultural uses* in the area, to the extent feasible, and shall be in accordance with the requirements of Section 5.2 Public Services, Utilities, and Infrastructure.

3.1.5.6 *Existing Non-Agricultural Uses*

NEW USES

In order to maintain the agricultural land resource for *agricultural use* and to ensure that new non-agricultural uses not specifically addressed in Section 3.1.5, including commercial, industrial, institutional and recreational uses, develop on an appropriate level of services and are directed to settlements to support their planned service and/or employment functions, new non-agricultural uses will not be permitted within the Agricultural Reserve designation, except in accordance with the policies of Section 3.1.7.

EXISTING USES

Existing Non-Agricultural Uses include:

COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL USES

- Non-agricultural commercial, industrial, or institutional uses located in the County's *prime agricultural area* that are recognized by existing zoning as of DATE OF APPROVAL OF THIS AMENDMENT will be considered as permitted uses. Area Councils may permit minor expansion or minor change in use and the Land Division Committee may consider the granting of consents for these existing uses to permit the minor expansion of the use or readjustment of property boundaries subject to the policies of Section 3.1.5.6.1

RECREATIONAL
USES

- Recreational uses located in the County's *prime agricultural area* that are recognized by existing zoning as of January 14, 2009, will be considered as existing uses. However, where an existing recreational use has ceased operation and the site is suitable for restoration to *agricultural use*, the Area Council shall consider rezoning the site back to agriculture as part of their next comprehensive Zoning By-Law update.

Minor changes in use to existing campgrounds or seasonal trailer parks may be considered in accordance with the existing use policies of this subsection. However, changes to allow for year-round occupancy or permanent residential uses will not be permitted.

With the exception of campgrounds and/or seasonal trailer parks, Area Councils may permit minor expansion or minor change in use and the Land Division Committee may consider the granting of consents to permit the minor expansion of the use or the minor adjustment of property boundaries (excluding lot creation) without amendment to this Plan, subject to the policies of Section 3.1.5.6.1

3.1.5.6.1 Development criteria for minor expansion or minor change of an existing use

DEVELOPMENT
CRITERIA

All applications for minor expansion or minor change of an existing use shall satisfy the following criteria:

NEED FOR
EXPANSION

- The applicant has demonstrated that any proposed lot addition is required for the continued operation of the use and is limited to the minimum area required to accommodate the immediate needs of the use and required *individual on-site water services* and *individual on-site sewage services*. The proposed expansion area shall be located and configured so as to avoid, or mitigate to the extent feasible, impacts on surrounding agricultural lands and/or operations.

SERVICING

- Existing or proposed *individual on-site water services* and/or *individual on-site sewage services* are demonstrated to be adequate or will be made adequate to serve the proposed development and shall be in accordance with the applicable policies of Sections 3.2.7.2, Water Quality and Quantity and 5.5, County Servicing Policy.

TRANSPORTATION,
ACCESS, AND
DRAINAGE

- Existing or proposed services including stormwater management and road access are demonstrated to be adequate or will be made adequate to serve the proposed *development* to the satisfaction of the Area Municipality and/or County as applicable and shall be in accordance with the requirements of the County including the applicable policies of Sections 3.2.7.2 Water Quality and Quantity and Section 5.1 County Transportation Policy.

COMPATIBILITY

- The proposed development shall be appropriately designed, buffered and/or separated from nearby residential and other *sensitive land uses* to prevent or mitigate adverse impacts from noise, odour, dust, vibration, traffic, lighting, visual intrusion and other potential off-site impacts and minimize risk to public health and safety.

Further, impacts from any proposed change in use or expansion on surrounding agricultural operations and lands shall be avoided, or mitigated to the extent feasible. Any proposed change in use shall be similar to, or more compatible with surrounding agricultural operations, than the existing use. Any proposed change in use or expansion shall comply with *MDS I*, or not further reduce an existing insufficient *MDS I* setback or increase the potential for odour complaints.

The site specific zoning provisions and site plan approval required for the proposed expansion or change in use shall incorporate any restrictions or requirements that may be necessary to implement this policy.

SITE PLAN

- Proposals shall be accompanied by a detailed site plan showing the location of buildings and structures; septic beds; areas for parking, storage and landscaping; lot grading and drainage, points of access; and any other information deemed to be relevant to review of the proposal.

Proposals shall be subject to site plan approval to address site design and land use compatibility related considerations.

OTHER
APPLICABLE
POLICIES

- Proposals shall comply with all other applicable policies of this Plan, including: Section 3.2, Environmental Resource Policies and Section 3.3, Cultural Resource Policies.

3.1.6 Consents for Legal or Technical Reasons

Consents for severance involving *agricultural uses* and non-agricultural uses including rural residential lands may be considered for the following legal or technical reasons:

- to create or alter any private easement or right-of-way;
- to correct or confirm valid title for an agricultural lot which is held in distinct and separate ownership;
- to make minor adjustments to the boundaries between abutting lots to conform to existing patterns of exclusive use and occupancy or to rectify problems created by the encroachment of buildings, structures, private water supply or private sewage disposal facilities on abutting lots; or
- to permit the severance of non-farm rural residential zoned lands, where they will be legally consolidated with an abutting agricultural lot to form one lot under identical ownership and rezoned for agricultural purposes.

NO NEW LOT

Consents granted for the above purposes shall not result in the creation of a new lot. Notwithstanding this restriction, a consent to allow for the re-establishment of a previously existing rural residential lot may be considered, provided that said lot was previously held in distinct and separate ownership but has since legally merged with an adjacent parcel and remains residentially zoned in the Area Municipal Zoning By-Law.

Proposals which have the effect of adding agricultural land to an existing residentially zoned lot will satisfy the policies relating to maximum lot size in Section 3.1.5.3

3.1.7 Official Plan Amendments for Non-Agricultural Uses and Settlement Area Expansions

OFFICIAL PLAN AMENDMENTS

Proposals to establish new non-agricultural uses in the *prime agricultural area* or expansion of a *settlement* will only be considered through an Official Plan Amendment in accordance with the following requirements. Such proposals shall prepare and submit planning and technical studies addressing these requirements.

3.1.7.1 Settlement Area Expansions

EXPANSION OF SETTLEMENTS

New or *Settlement area* expansions shall only be considered through a *comprehensive review*.

New or *settlement area* expansion proposals shall be consistent with the policies of Chapter 4, Growth Management Policies including the requirement to undertake secondary planning and servicing strategies in accordance with 4.2.2.4.1 and 4.2.2.6.1

REQUIREMENTS

JUSTIFICATION ANALYSIS

Compelling evidence is required in order to determine whether a proposed *settlement area* expansion is justified in accordance with the applicable policies of the Provincial Policy Statement and this Plan, including demonstration of how impacts on agriculture have been considered and addressed. As such, the following will be addressed as part of this process:

AGRICULTURAL IMPACT ASSESSMENT

- As part of the *comprehensive review* for a *settlement* expansion, the preparation of an Agricultural Impact Assessment shall be required and as detailed in Section 3.1.7.3.

OTHER APPLICABLE POLICIES

- The proposal shall comply all of the other policies found within this Plan, including: Section 3.2, Environmental Resource Policies, Section 3.3 Cultural Heritage Policies and Section 3.4, Resource Extraction Policies

3.1.7.2 Non-Agricultural Uses

PROHIBITED USES

New or expanded campgrounds or seasonal trailer parks are prohibited. However, Existing campgrounds and/or seasonal trailer parks may be recognized as permitted uses in the municipal zoning by-laws.

SCOPE OF PROPOSAL AND CONCEPT PLAN

For new non-agricultural uses, the proposal shall state the specific use and contain a detailed site plan showing the location of buildings and structures, *individual on-site water and/or sewage services*, areas for parking, storage and landscaping, lot grading and drainage, road access and any other information deemed to be relevant to the proposal.

REQUIREMENTS

JUSTIFICATION ANALYSIS

Compelling evidence shall be provided to demonstrate, to the satisfaction of the County and the Area Municipality, that the proposed *non-agricultural use* cannot be located within a *settlement* and that the following considerations have been addressed:

- there is a demonstrated need within the planning period for additional land to be removed from agricultural production and re-designated, given the nature and capacity of undeveloped land use designations within nearby *settlements* or within other land use designations;
- the nature of the proposal and whether the use requires special locational requirements or physical features that are only available in the prime agricultural area;
- the amount of land proposed for the new *development* is the minimum required for the immediate needs of the proposed use;

SERVICING

- The level of servicing planned or available for the proposed *development* is consistent with the servicing hierarchy established in Section 5.5.3 of this Plan for *municipal waste water services and/or municipal water supply facilities*. *Infrastructure and public services* which are planned or available are suitable for the proposed *development* over the long term and protect public health and safety.

COMPATIBILITY

- The proposed use shall be compatible with and not hinder surrounding agricultural operations or other nearby land uses.

The proposed use, scale and location shall be reviewed to ensure that potential compatibility issues with respect to traffic, noise, dust, odour, spraying and other agricultural activities and normal farm practices can be prevented or effectively mitigated. Further, the proposed shall be appropriately designed, buffered and/or separated from nearby residential and other sensitive land uses to prevent or mitigate potential impacts from noise, odour, dust, vibration, traffic, lighting, visual intrusion, and other potential off-site impacts and minimize risk to public health and safety.

All applicable provincial and municipal requirements regarding, emissions, noise, odour, nuisance, compatibility, water, public health and safety and wastewater standards shall be addressed, including receipt of all applicable environmental approvals.

The site specific zoning provisions and site plan approval for the proposed *use* shall incorporate any restrictions or requirements that may be necessary to implement this policy.

TRAFFIC AND
ACCESS

The proposed new use shall not create traffic hazards and the road infrastructure shall be capable of accommodating the new use or expansion, in accordance with the requirements of the authority with jurisdiction over the road(s), and shall be in accordance with the requirements of the County including the applicable policies of Section 5.1 County Transportation Policy.

MINERAL AND
PETROLEUM
RESOURCES

- The proposal will not conflict with the policies of Section 3.4, Resource Extraction Policies.

AGRICULTURAL
IMPACT
ASSESSMENT

- As part of the application for a new non-agricultural use, the preparation of an Agricultural Impact Assessment shall be required and as detailed in Section 3.1.7.3.

OTHER
APPLICABLE
POLICIES

- The proposal shall comply with all of the other policies found within this Plan, including: Section 3.2, Environmental Resource Policies, Section 3.3 Cultural Heritage Policies and Section 3.4, Resource Extraction

3.1.7.3 Agricultural Impact Assessment

AGRICULTURAL
IMPACT
ASSESSMENT

An Agricultural Impact Assessment is a study which:

- characterizes *agricultural uses* and the *prime agricultural area*;
- evaluates the potential impacts of non-agricultural development, including *settlement* area expansions, on surrounding *prime agricultural areas* and associated *agricultural uses*;
- identifies opportunities for the proposed *development* to avoid, minimize and mitigate impacts;
- may also provide for site rehabilitation or restoration for an *agricultural use* or to an *agricultural condition* where applicable, and;
- is prepared by a qualified individual, familiar with agricultural land use planning, soil science or agricultural engineering and has demonstrated experience in characterizing, evaluating and assessing agricultural impacts, relative to the application and location, being proposed.

SCOPE OF STUDY

The scope of the Agricultural Impact Assessment (AIA) will be based on the proposed *settlement* expansion or non-agricultural use. A terms of reference may be required by the County, to confirm the scope and level of detail required for the AIA.

At minimum the AIA shall characterize the surrounding *prime agricultural area* including existing *agricultural uses* and evaluate the potential impacts of the proposed *development* on *agricultural uses* and the *prime agricultural area*, and shall demonstrate that:

POLICY
IMPLICATIONS

THIRD PARTY
REVIEW

- the lands do not comprise specialty crop areas;
- there are no reasonable alternatives which avoid *prime agricultural areas*;
- there are no reasonable alternatives on lands with lesser agricultural capability or on lands left less suitable for agriculture by existing or past *development*;
- MDS I is satisfied;
- Impacts from the new use or *settlement* expansion or non-agricultural uses on nearby agricultural operations and *prime agricultural lands* are avoided or mitigated to the extent feasible.
- The proposal is acceptable regarding the ability to achieve the Goal for Agricultural Policies as set out in Section 3.1.1, the precedent to be established for other sites within the County and the ability to implement planned land uses in the vicinity.
- Further, the County and/or Area Municipality may, depending on the scope and complexity of the application, require third party review of any information, materials or documentation required by the County and/or Area Municipality. The applicant will be responsible for the costs of the third party review as well as for the costs associated with any additional review resulting from revisions to any original materials that may be required as a result of the third party review.

3.1.8 Special Agricultural Policies

The following site specific policies apply in addition to the relevant policies of Section 3.1. These policies provide more specific direction for the *development* of each site.

3.1.8.1 Part Lot 28, Conc. 10 (East Nissouri) Township of Zorra

A 2 ha (5 ac.) parcel of land, forming part of Lot 28, Concession 10 (East Nissouri) in the Township of Zorra, located on the west side of County Road 119 between Road 92 and Road 96 be exempt from the *Minimum Distance Separation Formula I* requirements of Section 3.1.4.6 of the County Official Plan for the purpose of establishing a farm implement dealership on the subject property.

3.1.8.2 Part Lots 25 & 26, Conc. 2, (West Oxford)
Township Of South-West Oxford

A 24.3 hectare (60 acre) parcel of land lying in part of Lots 25 and 26, Concession 2 (West Oxford) which is located south of Robinson Road, west of Wallace Line and north of Wilson Line in the Township of South-West Oxford may be used for a truck transport terminal.

Servicing

It is intended that *development* on the property shall take place on full municipal services (municipal *centralized water supply and waste water treatment systems*).

Performance Standards

The following performance standards shall govern the *development* of the subject property:

- the access points to the subject property shall be designed in a manner which will minimize the danger to vehicular traffic;
- *development* of the subject lands shall be subject to site plan control in accordance with the provisions of the Planning Act and shall deal with such matters, but not be restricted to, lighting, landscaping and fencing, disposal of storm water and location and surfacing of parking facilities. A storm water management plan shall be prepared by the proponent and be acceptable to the Upper Thames River Conservation Authority, the Ministry of Transportation and the Township of South-West Oxford;
- a wellhead protection plan for Well No. 11 of the Ingersoll Public Utility Commission outlining protection measures, construction techniques and on-going monitoring shall be prepared by the proponent and be acceptable to the County of Oxford and the Ingersoll Public Utility Commission;
- a waste water collection and treatment system employed by the truck washing facility shall be prepared by the proponent and be acceptable to the County of Oxford.

3.1.8.3 Lot 18, Concession 3 (East Oxford)
Township Of Norwich

Notwithstanding the policies of Section 3.3.1.4, two parcels of land totaling 12.75 hectares (31.5 acres) situated in part of Lot 18, Concession 3 (East Oxford), Township of Norwich with frontage on the east side of Highway No. 59 may be used for aggregate and construction related processing, manufacturing and distribution in addition to uses permitted on the subject property by this Plan. Permitted activities include but are not limited to crushing, screening, washing, asphalt batching and concrete ready-mix and associated business office and maintenance activities.

3.1.8.4 Lot 11 And Part Lot 10, Conc. 11 (Blenheim)
Township Of Blandford-Blenheim

A parcel of land consisting of Lot 11 and the northwest quadrant of Lot 10, Concession 11 (Blenheim), Township of Blandford-Blenheim, may be used for the following specific uses to accommodate the use of the lands by a religious order, or orders, that function as a single entity on said property. It is intended that the non-agricultural uses as well as the residential uses shall be located within the existing developed area of the *farm unit* which comprises approximately 5.6 hectares (13.8 acres) which fronts on Concession Road No. 12 and is located in the north half of Lot 11, Concession 11 (Blenheim). The *farm unit* shall generally be operated as a single entity by a religious order, or orders that reside on the lands. It is also intended that the policies of Section 3.2.8, shall apply, where applicable.

AMENDMENT No. 170

Land Use

A maximum of 20 dwelling units will be permitted. New dwelling units will be located in the existing developed area of the *farm unit* and will be of the modular home type. The modular dwellings shall be removed from the site at such time as the *farm unit* ceases to be operated as a single entity by a religious order, or orders.

AMENDMENT No. 170

In addition to those agricultural uses permitted on the subject property, additional farm related commercial and industrial services, school, nursery school, limited manufacturing and a business office, as specified in the site specific zoning by-law may be allowed. Manufacturing shall be limited to those uses permitted through the implementing Zoning By-Law and shall be of a dry industrial nature, characterized by minimal water requirements for their processing, cooling or equipment washing and which do not discharge large quantities of waste water.

AMENDMENT No. 170

Servicing

Notwithstanding the policies of Section 5.5.3 to the contrary, *development* on the property shall take place on a private well and a private *communal waste water treatment* plant as approved by the County of Oxford and the Ministry of the Environment. The owner will enter into an appropriate agreement with the Township of Blandford-Blenheim which shall address the operation and maintenance of the private *communal waste water treatment* plant and the decommissioning and/or removal of the plant in the event that the religious order vacates the subject property.

AMENDMENT No. 170

Performance Standards

The following performance standards shall govern the *development* of this special agricultural area:

AMENDMENT No. 170

- the residential dwellings and non-agricultural related uses along with agricultural related uses will be considered to be part of the *farm unit* and consent to sever such uses from the *farm unit* will not be permitted;

AMENDMENT No. 170

- adequate off-street vehicle parking areas shall be provided which will permit the parking of vehicles clear of any road allowance and permit adequate manoeuvring of vehicles within such parking areas;

AMENDMENT No. 170

- the access points to such parking areas shall be designed in a manner which will minimize the danger to vehicle and pedestrian traffic;

AMENDMENT No. 170

- open storage areas shall be effectively screened from adjacent land uses and from Concession Road 12;

AMENDMENT No. 170

- the residential dwellings and non-agricultural related uses shall be clearly secondary to the existing farm operation and shall not change the agricultural character of the *farm unit* nor create a public nuisance in particular regard to noise, traffic and/or parking;

AMENDMENT No. 170

- the residential uses and non-agricultural related uses shall be subject to a site plan control by-law pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, requiring the entering into of an agreement between the Township and the owner ;

AMENDMENT No. 170

- the residential dwellings and non-agricultural related uses shall be limited to the existing developed area along Concession Road No. 12 to an area of approximately 5.6 hectares (13.8 acres);

AMENDMENT No. 170

AMENDMENT No. 170

- new residential dwellings shall be of a modular type which will be removed at such time as the farm unit ceases to be operated as a single entity by the religious order, or orders;

AMENDMENT No. 170

- it is intended that *development* shall be by a zoning by-law amendment restricting the uses on the property and keeping the lands within an agricultural zoning.

3.1.8.5 Part Lots 13, 14 & 15 Conc. 11 (Blenheim)
Township Of Blandford-Blenheim

A 238.8 hectare (590 acre) parcel of land consisting of Part Lots 13, 14 and 15, Concession 11 (Blenheim) in the Township of Blandford-Blenheim, may be used for the following specific on-farm diversified uses to accommodate the Community Farm of the Brethren. It is intended that the non-agricultural uses as well as the residential uses shall be located within the existing developed area of the *farm unit*.

- A maximum of 20 dwelling units within one or more buildings will be permitted to accommodate members of the Community Farm of the Brethren.
- In addition to those agricultural uses already permitted on the subject property, additional on-farm diversified uses, including the manufacturing of down bedding and accessory retail outlet, an egg noodle processing plant, a construction business and a gear cutting business may be allowed in the site specific zoning by-law. The on-farm diversified uses shall be of a dry industrial nature, characterized by minimal water requirements for their processing, cooling or equipment washing and which do not discharge large quantities of waste water. Each on-farm diversified use shall directly involve the farm operators and resident on-farm family members and each use shall be limited to one additional full-time employee.
- The residential uses and non-agricultural related uses shall be subject to a site plan control by-law pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, requiring the entering into of an agreement between the Township and the Community Farm.
- It is intended that *development* shall be by a zoning by-law amendment restricting the uses on the property and keeping the lands within an agricultural zoning.

AMENDMENT No. 38

3.1.8.6 Part Lot 19, Concession 3 (East Oxford) Township Of
Norwich

A 28.3 hectare (70 acre) parcel of land consisting of Part Lot 19, Concession 3 (East Oxford), Township of Norwich, which is located immediately west of County Road 59 and consists of the non-developed lands between Pattullo Avenue and Old Stage Road, may be used for an active recreational use, specifically a golf course, within the area identified as a Sand and Gravel Resource Area in Appendix 2-1. All other criteria in the County of Oxford Official Plan to assess an application to permit an active recreational use shall be complied with. In addition, *development* of a golf course shall follow the environmental guidelines established by the Royal Canadian Golf Association.

4.5 That all other Chapters, Sections or Subsections of the Official Plan which include cross references to Section 3.1 (including subsections 3.1.1 to 3.1.6) entitled, 'Agricultural Land Resource' as amended, are hereby amended by deleting and replacing them with the revised cross reference and numbering as included within this amendment.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

This amendment should be read in conjunction with the current Official Plan, as amended.

Additional Details on Feedback Received

The draft agricultural policies were released on Oct 27, 2021 for public feedback and comment. Feedback and comments were requested to be submitted by Dec 17, 2021.

Feedback on the draft agricultural policies was received in a variety of formats including emails, phone calls, and online submissions through the survey posted on Speak Up Oxford, and as delegations at the various community meetings held with the rural area municipalities. The purpose of this attachment is to provide further detail on some of the feedback summarized in the report.

Responses to the On-Line Agricultural Policy Survey

There were a total of 31 responses to agricultural policy survey posted on Speak Up Oxford. This survey posed a range of questions designed to obtain responses and feedback on key agricultural policy areas and approaches. The polling/ranking of the responses to the survey questions generally indicated that there was a range of perspectives and opinions on most agricultural policy areas (i.e. no particular consensus). These perspectives ranged from a desire to see more restrictive policies with respect to lot creation and development for various uses to protect agricultural land for long term agriculture, to a desire for more flexibility for lot creation and development for certain uses.

The detailed results from the polling/ranking of the survey responses is available on [Speak Up Oxford](#). The feedback provided in response to the open ended survey questions (i.e. individual thoughts, ideas and comments) is provided in [Table 1 - Summary of General Comments Received](#) included below.

Agriculture and Planning Advisory Committee (APAC)

Following is the full text of the resolution with respect to the preservation of farmland and working toward a goal of zero expansion for non-agricultural uses, that the APAC requested be forwarded to County Council for consideration at their November 25th, 2021 meeting:

"Whereas land is a precious resource that takes more than 12,000 years to create, and cannot be replaced, and whereas Oxford County is home to the best agricultural land in Canada, and whereas urban development continues to expand into previously agricultural zoned land in most communities in Oxford, be it resolved that Oxford County starts to preserve this farmland and work towards a goal of zero land use expansion for urban development"

Stakeholder Correspondence

The correspondence received from the [Ministry of Municipal Affairs and Housing \(MMAH\)](#), [Enbridge](#), [Rural Oxford Economic Development Corporation \(ROEDC\)](#) and the [Oxford Chapter of the Ontario Federation of Agriculture](#) is attached.

A response indicating no comments or concerns was also received from the Grand River Conservation Authority (GRCA).

Site Specific Changes

24 individual letters were sent out to landowners to inform them directly of proposed changes, where a deletion of an existing site specific policy is proposed. These deletions represent instances where the purpose or intent of the policy has been fulfilled and as such removal of the policy has been proposed. Staff heard responses from about half of the property owners who were sent letters, which identified no concerns with the proposed changes. In one instance, based on additional discussion staff have agreed to maintain an existing policy in order to continue to recognize long established uses in the agricultural area. This policy has been reincorporated in to Section 3.1.8 in the revised policies included in the draft official plan amendment.

Other General Comments and Feedback

The following table summarizes the other various comments received from public consultation (i.e. not from specific stakeholders) on the proposed policies:

Table 1 – Summary of General Comments Received

Comment Received
Farmland Protection
The County should do more to prevent the loss of agricultural land and conflicts from urban development and/or other non-agricultural uses (e.g. rural residential, commercial, industrial etc.)
The County should allow more opportunities for development of non-agricultural uses in agricultural areas (e.g. rural residential, commercial, industrial etc.)
Mainly the need is to protect the current farmland we have and not allow further development of our agricultural land. There are many areas that would be more suitable for further development that are unsuitable for agricultural purposes
Farm land needs to stop being expropriated for urban sprawl. Build up not out!!
Prime AG land to be protected from residential housing developments.
Protection of farm land, it should be top priority
A combination of doing more to prevent the loss of agricultural land and allow more opportunities for development of non-agricultural uses in agricultural areas (e.g. rural residential, commercial, industrial etc.). Plus protection and enhancement of natural areas especially those identified in the oxford natural heritage study Implement the recommendations of the ONHS especially when there is a change in land use
I would like to see more allowances for rural residential opportunities while maintaining a balanced approach to limit the amount of agricultural land loss.
Each development/business idea should be looked at on a case by case basis. For example, there are so many fantastic businesses in rural Oxford that take up very little to no ag land. These should be permitted. An example is Gunns Hill Cheese.
Prior to the pandemic and climate change, I would have answered "generally seem ok and provide a balanced approach." Now, however, we need a different approach. The pandemic has taught us how volatile food supply chains, which means we need to grow more food locally, and climate change has taught us how important it is to protect prime agricultural land and the environment. Rather than giving prime agriculture land over to residential homes, we need to expand farming operations, green spaces etc. Other parts of the province, where farming is not an option, need to take on more of the residential and industrial developments.
Agricultural Uses
So how to you manage smells and issues from cannabis growing if it's "agriculture"?

Comment Received
Is there a tool like an “MDS for cannabis” that could be used to address odor? Are there other options?
Is vertical farming an agricultural use or would it require a rezoning?
MDS application for second additional dwellings on farm lots - Is it applied on the same lot as a barn?
Minimum farm parcel size
Is this for building a house? If so it could be smaller If for retention of ag land increase to 40 unless grandfathered in
I think there should be some consideration for potentially smaller agricultural farm sizes. For some agricultural operations you do not need this large of a land base and the cost/acre in Oxford County can limit the ability to purchase the 75 acres plus have your farm operation. For example, I am a chicken farmer and can operate no problem on ~10 acres of land with a high demand for the manure coming out of the barn (so taking into account any environmental issues). Given the high cost of quota I cannot afford to purchase a 75 acre parcel + have the quota + build the barn. If I could purchase a smaller agricultural parcel I would have a lot higher chance of being able to grow the farm that way.
20ha should be the minimum
I think allowing smaller parcel sizes - 50 acres - is a better way to go. It will allow our growing agriculture cottage industry to keep growing. This is critically importance and is the appropriate direction we should be taking.
I think it should on a per case basis. If it's easier to sever a house, there should be more rural residential
I think if someone wants to sever a property for family or add a second dwelling they should be allowed as long as it is an acre
There should be some consideration for potentially smaller agricultural farm sizes. For some agricultural operations you do not need this large of a land base and the cost/acre in Oxford County can limit the ability to purchase the 75 acres plus have your farm operation.
Undersized Agricultural Lots
I would like to see some recognition of that there can be small, viable farm operations on less than 75 acres - e.g. market gardens, small fruit or orchard operation, small livestock or poultry. These operations to be viable would likely rely on direct marketing and/or value adding to the farm produce. I would like to see the potential for dwellings on undersized agricultural lots if most of lot will mostly remain as farm land.
Lots shouldn't be “siting empty” and should be allowed to have houses on them, need tax revenue
Should allow for houses on undersized lots to provide for hobby farming and ensure lands are farmed.
I own an undersized Ag lot and want to be allowed to build on it as a residential lot.
I would like to see flexibility for the natural heritage lots to be permitted dwellings
Permit dwellings, these are excellent development opportunities, and just require the fields have to stay farmed
Permitting homes on small agricultural parcels will let me sell family property for development. This would help my family make money from the sale of a residential lot. We would like to dwellings to be permitted, as estate lots are highly valued.
Policies should allow for the construction of a house and ensure that the remainder of the lands remain in agriculture
What about livestock on these lots? Should it be allowed if the lots are small?
On Farm Diversified Uses and Agriculture Related Uses
I think this is a great idea. Having a viable farming operation is even more challenging currently and I think allowing farmers alternative/ diversification opportunities is key to having family run farms.
It's time to start thinking outside the box...I'm thinking too flexible regarding residential expansion, but too restrictive re additional onsite home, business etc.
small business complimenting agricultural should be permitted
Value retaining rules are too restrictive- rules for other uses seem appropriate.

Comment Received
Is storing of boats, etc appropriate? Concerned about transport trucks, storing junk and garbage on site outside and inside.
Clarify what ag related businesses are
I would like to see these provide a broad range of opportunities – for all “agri business”
Additional information should be provided for small business uses on farms - they need to be encouraged
Would like to see processing for Agricultural commodities to be related to the farm specifically. Worried about too much other stuff being allowed and getting to big
Food to table type businesses should not be permitted
Do not allow Any business that would negatively affect the environment, I.e. chemicals leaching or spilling into the watershed, air pollution etc.
Farm markets should be permitted. Buy local products from local farmers. Always buy local when possible.
If the use is farm related, then it should not be allowed on a farm
It would be good to allow some OFDUs without requiring approvals, e.g. zoning amendments - especially at small scale levels. Home occupations that meet specific sizes thresholds could be permitted as of right. Value retaining uses shouldn't be OFDUs but should be treated like agricultural uses and should be permitted as of right.
Uses that need services that aren't available in ag areas shouldn't be permitted. For example, high water and sewage users should be permitted. This might mean that things like larger scale abattoirs shouldn't be permitted. We do need policies to encourage these uses in settlement areas.
Value retaining rules are too restrictive- rules for other uses seem appropriate.
Anything ag related should be allowed. Or within existing buildings
Anything that isn't AG in nature, or doesn't promote the farm and Farming shouldn't be allowed
anything not related to the farming, ie a mechanic's garage, but to allow a shop for produce/eggs, etc
Should not permit Agri tourism that is not Agriculture but is recreational for example "Goat Yoga"
Shoo/ storage for self employed should be permitted
These sites should not be options for industry that should go in town
Extra dwelling and small home based businesses should be permitted
larger more industrial types of operations with the potential to grow should not be allowed on farms
Flexibility is important to help bring employment to rural areas and to provide additional income to farmers. The type of uses should fit within a rural/farm community.
Would a wedding barn be allowed on a farm, these can have issues with compatibility with agriculture (e.g. manure, livestock, dust)?
Do the policies allow for fun farms as an OFDU? I would be concerned about compatibility of having a theme park in the ag area.
How much property would you have to have, in order to have a cidery on a farm? Could this be allowed on any parcel?
Non Agricultural Uses
More allowances for rural residential opportunities while maintaining a balanced approach to limit the amount of agricultural land loss.
I think trailer parks/camping should be allowed to be established. They can provide an affordable housing option for someone to start owning their own home (trailer parks) and for camping sites it allows for the land to be still be 'green space' and increase tourism to the area.
Large manufacturing should not be allowed. Smaller manufacturing yes on farms.
Expansion of small villages by developers who buy ag land for purely economic purposes. We need to protect Oxford County's agricultural land. It's the culture of Oxford County. We are the Dairy Capital!
401 development and growth areas – these should be allowed to happen where there are opportunities in the countryside and not just in the urban areas

Comment Received
Areas that have been impacted by other previous uses and/or impacted soils, these should be recognized and allowed to remove these areas from agriculture to allow other uses or types of development.
Casino's and gambling should not be permitted
trailer parks – permit year round on rolling lands or spent aggregate lands
Requirement to mitigate impacts on agricultural uses should be clearly born by the proposed non-ag use
Anything that generates significant traffic or requires municipal water or sewage service should not be permitted.
Please don't allow residential developments on Prime AG land in Oxford County.
Please, no more use of Prime AG land for residential housing developments. The only housing lacking in Ontario is social, affordable and retirement. We shouldn't give up farm land for more unaffordable housing.
no trailer parks, no additional subdivisions
Making sure the industrial is totally agricultural based, for non agricultural uses
More industrial, larger scale type uses should not be allowed
I support continuing to restrict the use of non-agricultural uses.
Renewable energy updates – how do these balance permissions and controlling large scale facilities? What about small solar on rural lots?
Surplus Dwelling Severances – rural residential lot creation
surplus farm dwellings, while may be okay for all owners in the first ownership, subsequent sales to non farm background residents have not helped livestock farmers and caused rifts in communities
Severing surplus farm dwellings helps keep people in our rural communities. Once severed, these surplus dwellings should have the potential to host home-based businesses to further strengthen rural communities.
Regarding severance of excess dwelling, if we have to join properties together, then down the road, instead of being able to sell that particular 100 acre parcel for retirement we would have to sell both properties and leave the farm. Or pay more to sever the lots again after the fact.
Could an only dwelling be severed under the proposed changes?
Why limit the creation of rural residential lots for farm severances where the residence has to be built prior to 1995?
Would lot swaps be permitted?
Should be able to just sever the house off and sell/merge the farmland to the neighboring farmer regardless of the age of the house.
Barns provide historical value within the rural landscape and should be permitted on surplus dwelling lots to support preservation efforts. We would like to see the mandated requirement to tear down old farm buildings when a surplus dwelling severance is occurring to change to support preservation of these structures as the historic value of these buildings has become more recognized over the years as there are fewer and fewer of these timber frame structures left.
Don't create new lots. This is not appropriate in an agricultural area.
Farm severance flexibility is needed, I would like to take the houses off of several of my agricultural lots, which are all rented out, and I own multiple farm properties. I don't want to tear them down, but I also don't want to be a landlord as rentals have more cons than pros.
I would like to see flexibility for surplus farm dwelling severances for non-abutting farms, as additional flexibility would avoid demolition of these dwellings and allow me to sever them from the agricultural lots.
Why require consolidations to merge and then allow them to then resplit – why not just permit them to take off the house from the start?
Will the parcel size have flexibility to accommodate function of these lots (i.e. where the house is located back from the roadway, or has natural heritage around it?) Can we take off accessory buildings with the house?
Rural Entrepreneurial Uses (REUs)

Comment Received
Could rural entrepreneurial uses be bigger than proposed? What are the implications? What is the difference between a secondary use vs. a non ag use in relation to these?
Small business in a rural setting needs to be encourage, be it commercial or retail or a combination of both.
Could a wedding barn be an REU at 2400 sq feet? On a 10 acre lot? Could they also have a festival barn by extension? What about lot coverage and other considerations?
As a County we need to be flexible. The expense of opening a new business in urban settings is huge compared to opening one on existing rural property.
Other Comments
Protection and enhancement of natural areas especially those identified in the oxford natural heritage study Implement the recommendations of the ONHS especially when there is a change in land use.
Hydrogeology, topography natural heritage features should be considered when allowing for development on agricultural lands
Protection of and enhancement of natural areas with appropriate setbacks
Definition of farm owner is too high of a test – and should be clear where it applies.
It would be nice if permanent secondary dwellings would be permitted in RE zoned areas, and setback requirements reviewed for the RE zoning so that property owners can actually update and maintain their properties
Need to address aging in place. People don't want to move out of their home. Many older people cannot afford to move because the cost of housing is so high. Where can they go? By allowing more than one generation to live on the family farm, adult children can monitor their aging parents and the older generation is not isolated and it keeps them safe.
We need more walking trails in Oxford which are maintained. This is important for the health of the residents. General health and wellbeing can be maintained and improved with physical activity.
Stop talking and asking opinions. Take action now. Remember, once farmland is gone, it is gone for ever.
If smaller acreage is part of a bigger farm then total acreage should be kept in mind when deciding things
The lot owners can't complain about ongoing farm operations e.g. spreading manure!
Please don't allow Prime AG land to be used for unaffordable residential housing. We need to keep the farm land.
Over development of the urban areas is straining both the infrastructure and the water resources...we do not have enough water to supply an increased urban area i.e. Woodstock without compromising the existing farm wells and the need for water for livestock...the county and city have given no thought to the impact outside of Woodstock, nor have the made plans or conserved water. Woodstock itself has taken down more bush and trees and not replaced them than the farm community
We need to evaluate all manufacturing coming to area...if the employees travel to here because we don't have enough labour, then what impact did we have on global warming
More flexibility will help strengthen our community and potentially build support and access to local produce and local food.
It is also important to maintain current forest and wetlands in Oxford.

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
Western Ontario
2nd Floor
659 Exeter Road
London ON N6E 1L3
Tel: 519 873-4020
Toll Free: 1 800-265-4736
Fax: 519 873-4018

**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
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659 Exeter Road
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February 28, 2022

April Nix, MCIP RPP
Development Planner – Policy Focus
Community Planning
County of Oxford
21 Reeve St
Woodstock, ON
N4S 7Y3
anix@oxfordcounty.ca

**Re: Draft County of Oxford Official Plan Five Year Update (Agricultural Policies)
Provincial One Window Comments
MMAH File No: 32-OP-218766**

Dear April Nix:

Thank you for providing the Ministry of Municipal Affairs and Housing an opportunity to review the Draft County of Oxford Official Plan Five Year Update (Agricultural Policies). This OPA is being undertaken as the first part of a phased amendment to a comprehensive update to the official plan. It is understood that the draft OPA is intended to bring the Oxford County Official Plan into compliance with changes to the *Planning Act* and to ensure consistency with the Provincial Policy Statement, 2020 (PPS).

This draft OPA proposes to update the agricultural policies and associated definitions in the Oxford County Official Plan. No mapping changes or modifications are contemplated as part of this update.

The draft OPA was circulated to the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) through the One Window Planning Service. Please find enclosed a table that is a consolidation of One Window comments for your consideration.

We understand that the County is undertaking a phased approach to update the official plan and that in this draft OPA no mapping changes are being contemplated. Should the County decide to amend the boundary of the Agricultural Reserve designation, please recirculate to the Ministry of Municipal Affairs and Housing prior to adoption.

Lastly, if this has not already been done, we encourage the County to engage with Indigenous communities that may have an interest in this and other local land use planning matters. In this regard, we would like to take the opportunity to reiterate that a record of Indigenous engagement would be required as part of a complete application should the County adopt the amendment and it is forwarded to the ministry for consideration.

We trust that these comments are helpful to the County in its consideration of this official plan amendment. If you have any questions or concerns, please contact the undersigned.

Kind regards,

A handwritten signature in black ink that reads "Kay Grant". The signature is written in a cursive, flowing style.

Kay Grant, Planner
Municipal Services Office – West
Ministry of Municipal Affairs and Housing
Tel: 519-619-3227
E-mail: kay.grant@ontario.ca

C: Dana Kieffer, OMAFRA
Paul Michiels, Oxford County
Gordon Hough, Oxford County

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans					
Item	OPA Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
1	Sec. 1.6; Sec 3.1	<p>The PPS permits three uses in prime agricultural areas: agricultural uses, agriculture-related uses and on-farm diversified uses.</p> <p><i>OMAFRA's <u>Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas</u> (Publication 851)</i> provides additional detailed information on on-farm diversified uses.</p> <p>The "Rural Entrepreneurial Use" would be considered an on-farm diversified use. These uses are required to be secondary to the principal agricultural use of the property.</p>	OMAFRA	PPS 2.3.3.1	Suggest removing "Rural Entrepreneurial Use" as a permitted use in a prime agricultural area or amending the requirements to require the "Rural Entrepreneurial Use" to be secondary to the primary agricultural use.
2	Sec. 3.1.4.2.2	<p>The PPS requires new land uses in prime agricultural areas to comply with the minimum distance separation (MDS) formulae.</p> <p>The proposed additional dwelling should be required to comply with MDS I. The draft OPA does go onto to say that temporary dwellings are required to meet MDS I but does not require this for permanent dwellings</p>	OMAFRA	PPS 2.3.3.3 and 2.3.6.2	<p>It is suggested that this policy be revised to include the following two additional criteria to this section:</p> <p>a) The proposed dwelling must meet Minimum Distance Separation formulae, as amended.</p> <p>b) A proposed second or additional dwelling shall be required to be located in the existing farm building cluster and in close proximity to the existing dwelling.</p>
3	Sec. 3.1.4.2.2	It is not clear how the additional dwelling unit policies which are proposing to allow additional dwelling units on a temporary basis or through minor variance approval comply with the <i>Planning Act</i> and are consistent with the PPS.	MMAH	s.16(3) <i>Planning Act</i> , PPS 1.1.1(b)	It is suggested that s.16(3) of the <i>Planning Act</i> be reviewed to ensure that this policy complies with the <i>Act</i> . Ministry staff are available to further discuss this section, to ensure compliance with the <i>Planning Act</i> and consistency with section 1.1.1 (b) of the PPS.

		The <i>Planning Act</i> requires municipal official plans to contain policies that authorize two residential units in a detached, semi-detached or row house and one residential unit in a building or structure ancillary to a detached, semi-detached or row house.			
4	Sec. 3.1.6	<p>The PPS permits lot creation in prime agricultural areas for the following: agricultural uses, agriculture-related uses, a residence surplus to a farming operation and infrastructure.</p> <p>The re-establishment of a lot that has previously merged on title is not consistent with the PPS lot creation policies for prime agricultural areas.</p>	OMAFRA	PPS 2.3.4	<p>Suggest revising the following policy to conform with Section 2.3.4 of the PPS as follows:</p> <p>Consents granted for the above purposes shall not result in the creation of a new lot. Notwithstanding this restriction, a consent to allow for the re-establishment of a previously existing rural residential lot may be considered, provided that said lot was previously held in distinct and separate ownership but has since legally merged with an adjacent parcel and remains residentially zoned in the Area Municipal Zoning By-Law.</p>

November 9, 2021

Community Planning
County of Oxford
21 Reeve Street
Woodstock, ON N4S 7Y3

Sent via email to: anix@oxfordcounty.ca

ATTN: April Nix, Development Planner

RE: Official Plan Update Oxford – Agricultural Policies

Your File #: N/A

Our Reference #: ENB_R211104-005ON

Thank you for sending Enbridge notice of this project. B&A Planning Group is the land use planning consultant for Enbridge's Liquids Pipeline network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity to their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

We request that this response package is provided in full to the landowner / applicant as it contains useful and important information, including certain requirements that must be followed, in respect of development in proximity of pipelines.

Description of Proposed Development

We understand that this application is a notice that the County of Oxford is updating their Official Plan and the County is seeking feedback and input on the draft. The agricultural policies represent the first phase of the County's update to its Official Plan, and it applies to all lands within the County that are located outside of settlements and no mapping changes are being proposed as part of this amendment. As demonstrated in **Attachment 01 | Approximate Location of Pipeline Infrastructure** there is Enbridge liquid pipeline infrastructure located within the County of Oxford's municipal boundaries.

Assessment & Requirements

The Official Plan was reviewed, and does not appear to contain any maps, statements or policies related to development in proximity of pipeline infrastructure. Therefore, Enbridge would like to recommend inclusion of the maps, statements and policies detailed in the recommendations below.

- 1) We recommend that Enbridge's pipelines (and any other pipelines) and facilities be indicated on one or more maps within the Official Plan.

Please see below the online map to help municipalities determine the locations of pipeline assessment areas within their municipal boundaries:

<https://bapg.maps.arcgis.com/apps/webappviewer/index.html?id=0d7c4e858a834415bc85014e6398e493>

- 2) As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. To ensure that all development within the pipeline assessment area is referred to Enbridge for review and comment, we recommend inclusion of the following policy:

"When an area structure plan, an outline plan, a concept plan, a subdivision application, or a development permit application is proposed that involves land within 200m of a pipeline. Administration shall refer the matter to the pipeline company for review and input."

- 3) To ensure that no unauthorized ground disturbance or pipeline crossings occur when development progresses, we recommend the following policy be included within the Loyalist Township Official Plan:

"All development within 30m or crossings of a pipeline shall require written consent from the pipeline company and is the responsibility of the applicant to obtain prior to development approval."

- 4) To support Enbridge's maintenance of the pipeline and limit the risk of mechanical damage we recommend the following policy inclusions:

"Permanent or temporary structures shall not be installed anywhere on the pipeline right-of-way and should be placed at an appropriate distance to give space for maintenance and access purposes."

Future Development Requirements

Although the Official Plan: details a long-term future development vision, there are development requirements that will be mandatory at the subdivision and development stage that will be helpful to consider prior to application submission. Please review **Attachment 02 | Enbridge Development Requirements** for requirements for planning and development in proximity of pipelines. In addition, for more information about when written consent is required and how to submit an application, see **Attachment 03 | Enbridge Pipeline Crossing Guidelines**. For additional resources on safe development in proximity of Enbridge's pipeline network please visit <https://www.enbridge.com/projects-and-infrastructure/public-awareness/brochures>.

Please continue to keep us informed about the outcome of the project and any future policy, land use, subdivision, and development activities in proximity to Enbridge's pipelines and facilities. Application referrals, project notifications and any questions regarding land use planning and development around pipelines should be sent to notifications@Enbridge.com. Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.

Sincerely,



Joanna Ilunga

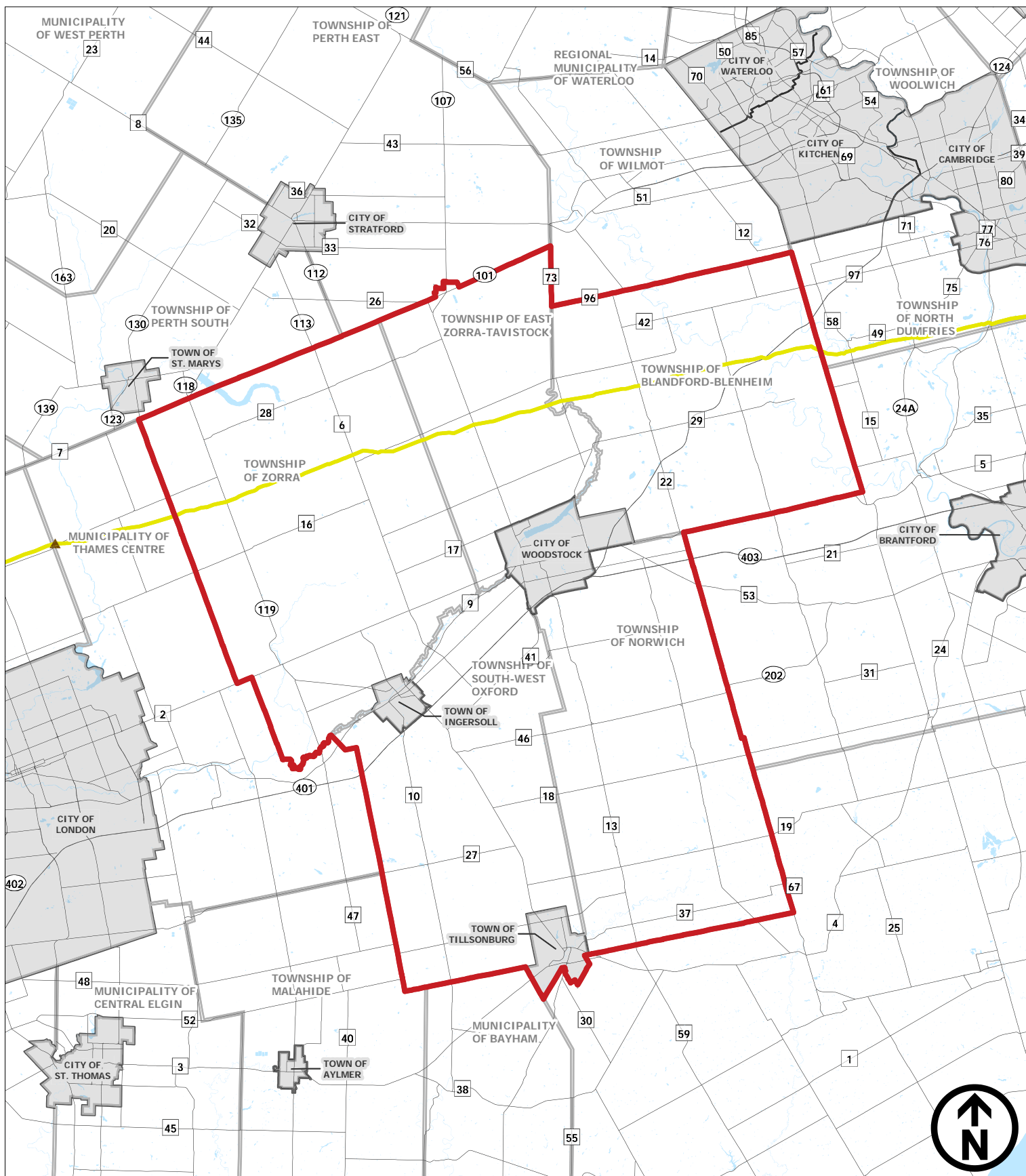
Community Planner | BA (Hons), MScPI
403.692.5231 | jilunga@bapg.ca

B&A Planning Group | 600, 215 – 9 Avenue SW | Calgary, AB T2P 1K3 | www.bapg.ca

Attachment 01 | Approximate Location of Pipeline Infrastructure

Attachment 02 | Enbridge Development Requirements

Attachment 03 | Enbridge Pipeline Crossing Guidelines



Geographic Coordinates: -80.7489, 43.1098
 Coordinate System: NAD 1983 UTM Zone 17N
 Date Saved: Nov 4, 2021
 Map File: Referral_Mapping.aprx

0 1 2 3 4
 kilometres 1:400,000



Legend

- Subject Site
- ▲ Enbridge Facility
- Enbridge Pipeline
- Major Road
- Municipality - Rural
- Municipality - Urban
- Waterbody

Regional Context

Municipal Plan

County of Oxford

Referral ID: **R211104-0050N**

November 2021



Geographic Coordinates: -80.7489, 43.1098
 Coordinate System: NAD 1983 UTM Zone 17N
 Date Saved: Nov 4, 2021
 Map File: Referral_Mapping.aprx

0 5,000 12,000 18,000 24,000 metres 1:600,000



Legend

- Subject Site
- ▲ Enbridge Facility
- Enbridge Pipeline
- Facility Assessment Area (800m)
- Pipeline Assessment Area (220m)
- Prescribed Area (30m)
- Railway
- Aboriginal Reserve
- Municipality - Rural
- Municipality - Urban

Local Context

Municipal Plan

County of Oxford

Referral ID: **R211104-0050N**

November 2021

Attachment 02 | Enbridge Development Requirements

Definitions

- A **Right-of-Way (ROW)** is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it.
- The **Prescribed Area** is an area of 30 m (100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a “controlled area” or “safety zone”.
- The **Pipeline Assessment Area** identifies lands on either side of a pipeline in which new development must be monitored by the pipeline operator. The requirement for and scope of this monitoring is governed by the Canada Energy Regulator (CER) and CSA Z662:19. Depending on the pipeline location, operator, and regulator this may also be known as the “notification zone”, “referral area” or “class location assessment area”.

Locating the Pipeline | Click Before You Dig

Any person planning to construct a facility across, on, along or under a pipeline (including the right-of-way), conduct a ground disturbance activity within 30 metres of the centreline of a pipe, or operate a vehicle or mobile equipment across a right-of-way, must first request a locate service. To identify the precise alignment of the pipeline on the subject lands, Locate Requests can be made online, via mobile apps, or via phone (see table below),

The locate request must be made a minimum of three (3) business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify Enbridge to send a representative to mark the facilities, explain the significance of the markings and provide you with a copy of the locate report. Enbridge requests a minimum of five (5) business days’ notice for any work involving explosives.

Canadian One-Call Centres			
Province	Phone	Website	Mobile App
British Columbia	1.800.474.6886	www.bc1c.ca	
Alberta	1.800.242.3447	www.albertaonecall.com	Dig Info AB
Saskatchewan	1.866.828.4888	www.sask1stcall.com	Sask1st Call
Manitoba	1.800.940.3447	www.clickbeforeyoudigmb.com	
Ontario	1.800.400.2255	www.on1call.com	
Quebec	1.800.663.9228	www.info-ex.com	Info-Excavation
Nova Scotia & New Brunswick	1.800.344.5463	www.info-ex.com	Info-Excavation
Northwest Territories	Contact pipeline and facility owner directly		
www.clickbeforeyoudig.com			

Right-of-way

A right-of-way is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it:

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.
- Enbridge must have the ability to access Enbridge's pipeline right-of-way at all times for construction, maintenance, operation, inspection, patrol, repair, replacement and alteration of the pipeline(s). Therefore, the Enbridge pipeline right-of-way shall be maintained as green space, park belt or open space.
- No work shall take place on Enbridge's pipeline right-of-way without the presence of an Enbridge representative.
- Storage of materials and/or equipment, grading or placing fill on Enbridge's pipeline right-of-way is not permitted without prior written consent from Enbridge.

Written Consent

Any proposed crossings of the pipeline right-of-way or ground disturbance within the Prescribed Area or pipeline right-of-way are subject to Enbridge's written consent in accordance with the Canadian Energy Regulator Act and regulations including the Canadian Energy Regulator Pipeline Damage Prevention Regulations as amended or replaced from time to time (or for pipelines contained within Alberta, the Pipeline Act (Alberta) and Pipeline Rules as amended or replaced from time to time).

The applicant will require Enbridge's written consent or a crossing agreement prior to undertaking the following activities:

- Constructing or installing a facility across, on, along or under an Enbridge pipeline right-of-way;
- Conducting any activity that would cause ground disturbance (excavation or digging) on an Enbridge's pipeline right-of-way or within 30m perpendicularly on each side from the centerline of Enbridge's pipe (the "Prescribed Area");
- The operation of a vehicle, mobile equipment or machinery across an Enbridge pipeline right-of-way; outside of the travelled portion of a highway or public road;
- Using any explosives within 300m of Enbridge's pipeline right-of-way.

For more information about when written consent is required and how to submit an application, please see [Attachment 03 | Enbridge Pipeline Crossing Guidelines](#).

Prescribed Area

The Prescribed Area is an area of 30 m (approximately 100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a "controlled area" or "safety zone".

For pipelines crossing provincial boundaries, Enbridge is regulated by the Canada Energy Regulator and is subject to the Canadian Energy Regulator Act and its regulations as amended or replaced from time to time.

- Section 335(1) of the Canadian Energy Regulator Act prohibits any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the Prescribed Area unless the construction or activity is authorized by the pipeline company.
- Section 335(2) of the Canadian Energy Regulator Act prohibits any person to operate a vehicle or mobile equipment across a pipeline unless the vehicle or equipment is operated within the travelled portion of a highway or public road or such operation is authorized under section 13(1) of the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations).

For pipelines contained within Alberta, Enbridge is regulated by the Alberta Energy Regulator and is subject to the Pipeline Act and Pipeline Rules as amended or replaced from time to time.

- As per the Alberta Energy Regulator, any person who plans to engage in an activity that causes a ground disturbance within the pipeline right-of-way must obtain the written consent of the pipeline company.

Crossings

- Written consent from Enbridge is required for all crossings of the pipeline.
- The written authorization request must include:
 - Drawings with cross sections of the proposed new road and road widening to verify the depth of cover from both sides of the road.
 - Drawings should include any new utilities that will cross the ROW.
- No vehicles or mobile equipment, including heavy machinery, will be permitted to cross Enbridge's pipeline right-of-way without the prior written consent of Enbridge. Please complete Enbridge's Equipment Specification and Data Sheet(s) to make an application for temporary equipment crossing including timeframe, type and weight of equipment per axle together with the name of the applicant, address, contact name and phone number/email.
- Where future development such as a roadway or a parking area is proposed over the pipeline right-of-way, Enbridge may be required to carry out pipeline inspection and recoating of the existing pipeline(s) prior to the start of the development. **The costs of Enbridge's design, inspection, recoating work and any other pipeline alteration as a result of the crossing will be borne by the Developer.**

Ongoing Activities

- Written consent must be obtained from Enbridge for ongoing activities such as mowing or maintenance of the pipeline right-of-way on public lands.

Class Monitoring in the Pipeline Assessment Area

As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, please keep us informed of any additional development being proposed within the Pipeline Assessment Area indicated in **Attachment 01 | Approximate Location of Pipeline Infrastructure**.

- If a pipe replacement is necessary because of the proposed development, temporary workspace shall be granted to Enbridge on terms and conditions to be (or as) negotiated. This workspace will be adjacent to the existing pipeline right-of-way and may be up to a maximum of 15m wide on either or both sides. Grading or landscaping of the workspace is not permitted until the replacement has been completed.

Subdivisions

- Lot lines are not to be incorporated over Enbridge's pipeline right-of-way. If lot lines are incorporated over Enbridge's pipeline right-of-way, the owner agrees, in writing to include the following warning clause in all offers of sale and purpose and/or lease:
"Future residents are advised that Enbridge owns and operates _____ pipeline(s) within an _____ m pipeline right-of-way on the property. As a result, there are conditions that apply to various activities over the pipeline right-of-way that must be approved by Enbridge."
- All display plans in the lot/home sales office shall identify the Enbridge pipeline right-of-way-corridor within the proposed linear park block(s).

Structures and Setbacks

Development setbacks from pipelines and rights-of-way are recommended in support of damage prevention and to allow both pipeline operators and developers buffer lands for operations and maintenance purposes.

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.

Other Development

Wells / Septic Systems

Wells or septic systems shall not be located on Enbridge's pipeline right-of-way. Construction of any septic system within 30m of the pipeline right-of-way requires prior written notification to Enbridge to ensure the septic bed will not adversely impact the integrity of the pipeline and pipeline right-of-way. Written consent from Enbridge must be received prior to the start of any work.

Aerial Power Lines

Aerial power lines crossing the pipeline right-of-way require aerial warning devices installed and properly maintained. No poles, pylons, towers, guys, anchors or supporting structures of any kind are permitted on the pipeline right-of-way.

Pathways, Fencing & Landscaping

Fencing Along ROW

- For development along an Enbridge right-of-way, permanent fencing shall be erected and maintained by the Developer at the Developer's cost along the limits of Enbridge's pipeline right-of-way. The fence erected must meet Enbridge's and the governing municipality's specifications concerning type, location and height. Any excavations for fence posts on, or within 30m of the pipeline must be done by hand or hydrovac. There shall be no augers operated on the pipeline right-of-way. The Developer shall notify Enbridge three business (3) days prior to any excavation for fence posts located on or within 30m of the pipeline.
- Limits of the pipeline right-of-way parallel to the pipeline shall be delineated with permanent fencing to prevent gradual encroachment by adjacent landowners. Suitable barriers shall be installed at all road accesses to prevent unauthorized motor vehicles from entering Enbridge's pipeline right-of-way.
- Enbridge's written consent must be obtained and One Call notifications must be completed prior to any fence installations.

Landscaping

No landscaping shall take place on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted such landscaping must be performed in accordance with Enbridge's Pipeline Crossing Guidelines, as follows:

- The landowner / developer shall ensure a 5m continuous access way in the pipeline right-of-way is provided for the Enbridge repair crews.

In order to maintain a clear view of the pipeline for the purposes of right-of-way monitoring, which is required by federal regulation, trees and shrubbery planted in proximity to the pipeline must meet the following criteria:

- Enbridge permits the following vegetation within the pipeline right-of-way: Flowerbeds, vegetable gardens, lawns and low shrubbery (under 1 m in height), and
- The mature growth height of vegetation does not exceed 1.5 m (5 ft) at maturity and must maintain a minimum distance of 3 m (10 ft) from the nearest pipeline.

Pathways / Trails

No pathways shall be installed on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted pathways must be designed in accordance with Enbridge's requirements:

- A pathway crossing Enbridge's pipeline right-of-way shall be installed as close as possible to a ninety (90) degree angle to the Enbridge pipeline(s).
- The width of the pathway shall not exceed 3m.
- A parallel pathway within Enbridge pipeline right-of-way shall maintain a minimum 5m separation from the edge of the Enbridge pipeline(s).
- Enbridge's pipeline(s) must be positively identified at certain intervals as directed by Enbridge's representative for parallel installation.
- Enbridge shall install pipeline markers at all road, pathway and other crossings throughout the development area at Developer's cost.

Drainage and Erosion

- The Developer shall ensure drainage is directed away from the pipeline right-of-way so that erosion will not adversely affect the depth of cover over the pipeline(s).
- Any large-scale excavation adjacent to the pipeline right-of-way, which is deeper than the bottom of the pipe, must maintain a slope of 3:1 away from the edge of the pipeline right-of-way.
- Depth of cover over Enbridge pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.

Construction

- During construction of the site, temporary fencing must be erected and maintained along the limits of the pipeline right-of-way by the Developer to prevent unauthorized access by heavy machinery. The fence erected must meet Enbridge's specifications concerning type, height and location. The Developer is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction. The Developer is responsible for the cost of material, installation and removal.
- Original depth of cover over the pipeline(s) within Enbridge's pipeline right-of-way shall be restored after construction. This depth of cover over the pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.
- In the event Enbridge's pipeline(s) suffer contact damage or other damage as a result of construction, work shall stop immediately and Enbridge to be immediately notified.

Liability

In no event shall Enbridge be liable to the developer and/or landowner(s) for any losses, costs, proceedings, claims, actions, expenses or damages (collectively "Claims") the Developer and/or landowner(s) may suffer or incur as a result of or arising out of the presence of Enbridge pipeline(s) and/or operations on the pipeline right-of-way. The Developer and/or landowner(s) shall be responsible for all costs and expenses incurred to install, repair, replace, maintain or remove the Developer's and/or landowner(s) installations on or near the pipeline right-of-way and shall indemnify and save harmless Enbridge from all Claims brought against, suffered or incurred by Enbridge arising out of the activities of the Developer and/or landowner(s) in respect of the development or arising out of the presence, operation or removal of the Developer's and/or landowner(s) installations on or near Enbridge's pipeline right-of-way.

Enbridge Pipeline Crossing Guidelines, Canada

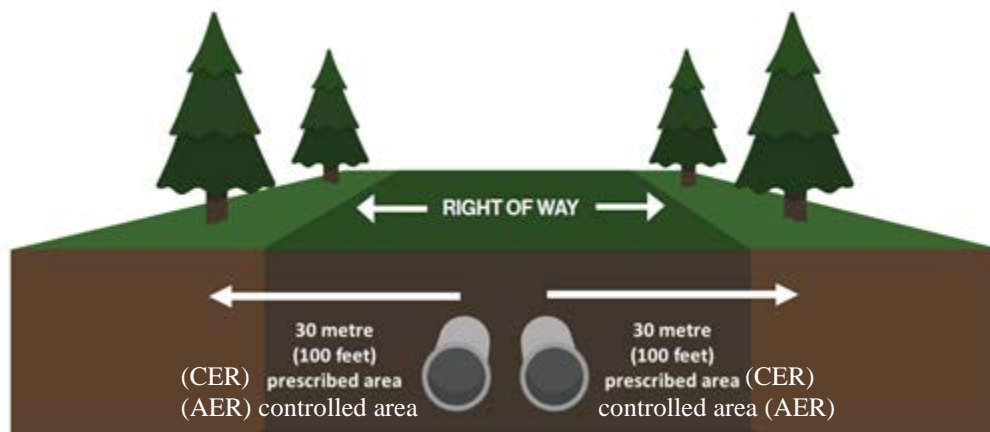
Application Guidance Details
May 2020 v2.0

Application Guidance Details

1. WHO REQUIRES CONSENT?

Consent is governed by the Canada Energy Regulator (CER) for interprovincial or international (federally regulated) pipelines and the Alberta Energy Regulatory (AER) for intra-provincial (provincially regulated) pipelines within the Province of Alberta. To ensure our pipelines and facilities operate safely written consent from Enbridge must be obtained in Canada before any of the following occur:

- ❖ Construction or installation of a new facility across, on, along or under Enbridge's pipeline and/or right-of-way;
- ❖ Ground disturbance activities in the prescribed area (CER) or controlled area (AER) which extends 30m from each side of the centerline of the pipeline;
- ❖ Operation or movement of vehicles, mobile equipment or machinery across Enbridge's right-of-way, outside of the travelled portion of a highway or public road;
- ❖ Using explosives within 300m of Enbridge's pipeline right-of-way;
- ❖ Use of the prescribed area or controlled area for storage or workspace purposes;
- ❖ Subdivision development across, on, along or over Enbridge's pipeline and/or right-of-way;
- ❖ Landowners wishing to install agricultural drainage tile across, on, along or under Enbridge's pipeline and/or right-of-way.



Activities that cause a ground disturbance include, but are not limited to, the following:

- | | |
|---------------------------|---|
| ❖ digging | ❖ clearing and stump removal |
| ❖ excavation | ❖ subsoiling |
| ❖ trenching | ❖ blasting/using explosives |
| ❖ ditching | ❖ quarrying |
| ❖ tunneling | ❖ grinding and milling of asphalt/concrete |
| ❖ boring/drilling/pushing | ❖ seismic exploration |
| ❖ augering | ❖ driving fence posts, bars, rods, pins, anchors or pilings |
| ❖ topsoil stripping | ❖ plowing to install underground infrastructure |
| ❖ land levelling/grading | ❖ crossing of buried pipelines or other underground infrastructure by heavy loads off the travelled portion of a public roadway |
| ❖ tree or shrub planting | ❖ installing agricultural drainage tile |

Under section 2 of the Canadian Energy Regulator Act, ground disturbance does not include:

- ❖ Cultivation to a depth of less than 45cm below the surface of the ground
- ❖ Any activity to a depth of less than 30cm and that does not result in reduction of the depth of earth cover over the pipeline less than that approved at time of construction

2. CROSSING A PIPELINE WITH AN AGRICULTURAL VEHICLE OR MOBILE EQUIPMENT

For pipelines regulated by the Canada Energy Regulator, the *Canadian Energy Regulator Pipeline Damage Prevention Regulations – Authorizations* provides that persons operating agricultural vehicles or mobile equipment across pipelines may do so in low-risk areas, under certain conditions:

- ❖ the loaded axle weight and tire pressures of the vehicle or mobile equipment are within the manufacturer's approved limits and operating guidelines; AND
- ❖ the point of crossing has not been the subject of a notification from the pipeline company that crossing at that location could impair the pipeline's safety or security.

This applies to vehicles or mobile equipment used for agricultural activities in the production of crops and the raising of animals and includes pasturing and cultivation activities such as tillage, plowing, disking and harrowing.

For pipelines regulated by the Alberta Energy Regulator, the *Pipeline Regulation (under the Pipeline Act)* provides that persons operating vehicles or equipment used for farming operations; or use of off-highway vehicles [as defined in section 117(a)(iii) to (viii) of the Traffic Safety Act] or use of private passenger vehicles (as defined in section 1(1)(jj) of the Traffic Safety Act) less than ¾ ton may temporarily cross over an AER regulated pipeline without further approval from Enbridge.

However, if neither of the above requirements can be met then an application must be submitted to Enbridge for further review and processing.

3. HOW TO APPLY FOR ENBRIDGE CONSENT

The applicant must submit a written request, either by completing the Application Form (attached) or a letter with equivalent information, together with the applicable drawing(s) to the respective Enbridge crossings department as set out in the *Contact Us* section of this document.

The drawing(s) must be prepared in accordance with the minimum standards as set out in the *Drawing Requirements* section of this document.

Enbridge's Equipment Specification and Data Sheet (attached) must also be completed for any vehicle/ mobile equipment crossing applications.

For federally regulated pipelines, the applicant may petition the Commission for approval of construction activity if:

- ❖ the applicant cannot comply with the terms and conditions as set out in the company's written consent;
- ❖ the applicant feels the terms and conditions in the company's written consent are excessive; or
- ❖ If the company refused to grant approval to the applicant for reasons of pipeline integrity, public safety or company policy.

An application can be filed with the Commission by writing to:

**Secretary of the Commission
Canada Energy Regulator
Suite 210, 517 – 10th Ave SW
Calgary AB T2R 0A8
Phone: 1-877-288-8803
Online: www.cer-rec.gc.ca**

Applications may be filed with the Commission by mail, courier or facsimile by calling the toll-free number at 1-877-288-8803. Applications can also be uploaded through the CER's Applications and Filings Portal on the CER website at Home / Applications and Filings / Submit Applications and Regulatory Documents / File under the CER Act / OPR: CER Act – Guide C (<http://www.cer-rec.gc.ca/pp/ctnflng/sbmt/nbpr-eng.html>).

4. DRAWING REQUIREMENTS

The following represents the minimum information that is required to be shown on the drawing(s) in order for Enbridge to review your application. Dimensions must be shown on the drawing(s) and may be done in either imperial or metric units (if metric, then to one decimal point).

NOTE: incomplete drawings and/or an incomplete application will be rejected back to the applicant.

(a) Permanent Installations

All proposed permanent installation drawings MUST contain the following items:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area including:
 - ❖ Lot lines, road limits
 - ❖ Proposed facilities (including curbs, footing, guard rails, guy wires, poles, fences, etc.) with tie dimensions to lot survey line preferably along pipeline and/or right-of-way boundary
 - ❖ Location of cathodic test lead terminals (if applicable);
7. Cross section view and/or profile view including:
 - ❖ For surface structures, show profile along pipeline(s) with highest elevation
 - ❖ For underground facilities show profile along facility
 - ❖ Property lines, pipeline(s) and depth of cover
 - ❖ All underground facilities must maintain an even elevation across the entire width of right-of-way except for gravity type facilities or those facilities installed by HDD;
 - ❖ Drill path plan for HDD installations
 - ❖ Unsupported span (m) of Enbridge pipeline for open cut installations
8. Crossing Angle;
9. Crossing location circled in red;
10. Identify all affected Enbridge facilities, right-of-way(s) and pipeline markers;
11. Method of Installation (MOI) (**Refer to Interpretation/Definitions section*);
12. Minimum Clearance (**Refer to Interpretation/Definitions section*);
13. Facility specifications:
 - ❖ PIPE/CABLE: pipe diameter, pipe material, product conveyed, cable size, if cable is within a conduit, conduit material, cable voltage; unsupported span (meters) of existing pipeline if MOI is open cut;
 - ❖ ROAD: width of road, cover at ditch, cover at center of road, surface material, road type/use; design loading calculation; indicate if any Government or Provincial setback requirements
 - ❖ OVERHEAD POWER: pole number(s), location of pole/guy wire/anchors/etc., method of installation of pole/guy wire/anchors/etc., horizontal clearance to pipe from proposed pole/guy wire/anchors/etc., vertical clearance to ground/grade, voltage, type of power (AC/DC), AC mitigation plan may be required;
 - ❖ PIPE RACK: height of pipe rack, pile location(s), pile clearance to Grantor's facility, pile installation method; alternate access route provided for rural locations
 - ❖ DRAINAGE TILE: location of tiles and incremental cost analysis.
14. Complete the Equipment Specification and Data Sheet, when required.

(b) Temporary Activities

All temporary drawings MUST contain the following:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area;
7. Temporary activities location circled in red;
8. Identify all affected Enbridge facilities, right of way(s) and/or PLA/easement ownership;
9. Facility specifications:
 - ❖ **WORKSPACE:** location, measurement of workspace, purpose;
 - ❖ **ACCESS OF ROW:** location, kilometer usage of ROW, width of access; egress/ingress points, complete the Equipment Specification and Data Sheet (attached);
 - ❖ **EQUIPMENT CROSSING:** complete the Equipment Specification and Data Sheet (attached);
 - ❖ **ROAD USE:** indicate road(s) to be utilized, km usage, reason required, frequency of use; complete the Equipment Specification and Data Sheet (attached);
 - ❖ **GEOPHYSICAL:** project/prospect name, number of reading units/lines, type of source, CER approval required (Y/N).

5. INTERPRETATION / DEFINITIONS

For crossing application purposes, Enbridge defines the following as:

Grantee means the applicant or the facility owner; a company, a person, a municipality or government body, etc.

Method of Installation means OPEN CUT or HDB or HDD; all defined as follows:

OPEN CUT

Enbridge defines open cut as trench methodology wherein access is gained to the required level underground for the proposed installation, maintenance or inspection of a pipe, conduit or cable. The excavated trench is then backfilled and the surface restored.

HORIZONTAL DIRECTIONAL BORE (HDB)

Enbridge defines horizontal directional bore as meeting ALL of the following:

- (a) The designed horizontal distance of the crossing shall be less than or equal to 150m (500ft) in length; AND
- (b) The depth of the pipeline installation shall be limited to 8m (25ft) to the centre (cross-section) of the pilot hole and measured to the corresponding surface location; AND
- (c) Straight alignment in the horizontal plane; AND
- (d) Pilot bit is steerable and trackable.

HORIZONTAL DIRECTIONAL DRILL (HDD)

Enbridge defines horizontal directional drill as an *HDB* that DOES NOT meet all of the criteria for an *HDB*. An *HDD* will satisfy some but not all of: a, b and c above and will satisfy d.

Minimum Clearance means the required distance between the existing Enbridge facility and the proposed facility based on the selected *Method of Installation*.

Minimum clearance required for installation ABOVE Enbridge facility by OPEN CUT is 0.3m
Minimum clearance required for installation BELOW Enbridge facility by OPEN CUT is 0.6m
Minimum clearance required for installation BELOW Enbridge facility by HDB is 1.0m
Minimum clearance required for installation BELOW Enbridge facility by HDD is 3.0m
Minimum clearance required for road installation from bottom of ditch to top of Enbridge facility is 0.9m and from centerline of road to top of Enbridge facility is 1.2m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge <i>uncased</i> facility is 1.83m and from centerline of rail bed to top of Enbridge <i>uncased</i> facility is 3.05m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge <i>cased</i> facility is 0.91m and from centerline of rail bed to top of Enbridge <i>cased</i> facility is 1.68m

6. WRITTEN CONSENT

After applying for written consent, Enbridge will review the proposed installation and/or temporary activities application in order to ensure that the proposed work will not pose a risk to existing Enbridge facilities, as well as, to ensure that any access required to existing facilities for maintenance or in an emergency situation will not be impeded.

Some applications may require further engineering assessment which will require additional time to review the proposed installation and/or temporary activities prior to Enbridge issuing consent. All efforts will be made to provide an agreement within an appropriate timeframe, however, please ensure that your application request is submitted with ample lead time.

7. CONTACT US

To obtain written consent from Enbridge, please contact the respective office as set out below:

REGION	CONTACT INFORMATION
LIQUIDS PIPELINES - WESTERN CANADA (Alberta, Saskatchewan, Manitoba and Norman Wells)	Lands & ROW 330, 10180 – 101 Street Edmonton AB T5J 3S4 Email: crossingrequests@enbridge.com Phone: 780-378-2228
LIQUIDS PIPELINES - EASTERN CANADA (Ontario and Quebec)	Lands & ROW 1 st Floor, 1086 Modeland Road, Bldg 1050 Sarnia ON N7S 6L2 Email: est.reg.crossing@enbridge.com Phone: 1-800-668-2951
GAS PIPELINES / STORAGE - BRITISH COLUMBIA	Lands & ROW 200, 425 – 1 Street SW Calgary AB T2P 3L8 Email: crossings@enbridge.com Phone: 587-747-6538

GAS STORAGE - ONTARIO	3501 Tecumseh Road Mooretown ON N0N 1M0 Email: chris.pincombe@enbridge.com Phone: 519-862-6092
GAS PIPELINE - ALLIANCE	Lands & ROW 600, 605 – 5 Ave SW Calgary AB T2P 3H5 Email: crossings@alliancepipeline.com Phone: 403-266-4464

For more information on Enbridge Gas Distribution please click the link: <https://www.enbridgegas.com/gas-safety/pipeline-safety.aspx>

8. ONE CALL CENTRES

Before putting a shovel in the ground, whether it is in your backyard or a commercial jobsite, please do a locate request to safely identify any buried utility lines at www.clickbeforeyoudig.com.

Your local one call centre can also be reached by phone as shown below:

CALL OR CLICK BEFORE YOU DIG!! Contact your respective one-call centre	
British Columbia https://www.bconecall.bc.ca/ 1-800-474-6886	Alberta http://albertaonecall.com 1-800-242-3447
Saskatchewan www.sask1stcall.com 1-866-828-4888	Manitoba http://www.clickbeforeyoudigmb.com/ 1-800-940-3447
Ontario www.on1call.com 1-800-400-2255	Quebec www.info-ex.com 1-800-663-9228
Northwest Territories 1-867-587-7000 Or contact the pipeline company directly	

9. REGULATORS

In Canada, Enbridge has pipelines that are regulated by both the federal government and provincial governments. For more information on any of the regulators please visit their respective website.

Canada Energy Regulator: www.cer-rec.gc.ca

Alberta Energy Regulator: www.aer.ca

10. DEVELOPMENT ON OR NEAR THE RIGHT-OF-WAY

Enbridge should be consulted early in the design phase with regards to proposed subdivisions, roads and utilities, and municipal landscaping.

Subdivisions – Enbridge highly recommends that our right-of-way be used as a passive green space or as part of a linear park system. Permanent structures on the right-of-way are not permissible.

Roads and Utilities – Roads may be permitted to cross and/or run parallel to the right-of-way but no portion of a road allowance can be located on the right-of-way (apart from approved road crossings). Enbridge will review the location of utilities which are often proposed within the road allowance.

Landscaping – Projects such as pedestrian pathways may be permitted as long as they do not impede Enbridge's access along its right-of-way for operational and/or maintenance activities. Enbridge's written consent will specify the permitted landscaping requirements.

11. DAMAGE PREVENTION

Enbridge's underground facilities must be positively identified, to Enbridge's satisfaction, prior to the start of any proposed construction activities.

Enbridge's representative(s) have the authority to stop work at any time due to safety, environmental or operational concerns and/or unforeseen circumstances or emergency situations.

****IMMEDIATELY NOTIFY ENBRIDGE IF YOU COME INTO CONTACT WITH THE PIPE! ****

As a small scratch or dent in the pipeline's coating can impact long term safety of the pipeline and must be assessed by Enbridge.

Please note that obstacles or un-approved above ground installations located on an Enbridge right-of-way, such as sheds, trailers, boats and pools can interfere with Enbridge's access of their right-of-way. Permanent structures on the right-of-way are NOT permissible.

Enbridge must be contacted before conducting any blasting activities within 300m of the pipeline right-of-way so that Enbridge can review the proposed plans in order to see if there might be potential impacts to its facilities. Blasting activities related to prospecting for mines and minerals within 40m of a federally regulated pipeline right-of-way requires permission from the Canada Energy Regulator.

12. EMERGENCY SITUATIONS

In an emergency situation please provide as much notice, as is practicable, to Enbridge prior to commencement of any construction, excavation, installation or temporary crossing of existing pipelines and/or right-of-ways in order to access the emergency site.

Enbridge classifies an emergency situation as:

- ❖ A risk to human life;
- ❖ Required emergency repairs of public services; or
- ❖ To contain an environmental emergency.

In an emergency situation please call: **1-877-420-8800** (toll free) and/or contact your local One Call provider at the numbers listed in section 8.

DISCLAIMER: THESE GUIDELINES ARE INTENDED TO PROVIDE USEFUL CROSSING APPLICATION GUIDANCE INFORMATION TO THE APPLICANT. SUBMISSION OF AN APPLICATION MEETING THE REQUIREMENTS AS SET OUT HEREIN DOES NOT CONSTITUTE WRITTEN CONSENT FROM ENBRIDGE. ALL APPLICATIONS WILL BE REVIEWED BY ENBRIDGE TO DETERMINE WHETHER THE APPLICATION WILL BE APPROVED.

APPLICANT INFORMATION**Grantee* Full Legal Name for Agreement:****Regulator:****Other:****Grantee Address for Service:****Grantor/Enbridge Entity****Application by Broker/Land Consultant**Yes ☐ No ☐**Broker/Land Consultant Name:****Contact Person Name:****Contact Person Phone Number:****File Number:****Broker/Land Consultant Address:****CROSSING INFORMATION****Expected construction start and end date(s):****Permanent Installation** ☐**Temporary Activities** ☐Crossing ☐Drainage Tile ☐Pole/Pile Installation ☐Other ☐Workspace ☐Equipment Crossing ☐Access of ROW ☐Geophysical ☐Road Use ☐Proximity ☐Other ☐**Location indicator including affected legal land description(s), PIN and GPS Coordinates (Latitude and Longitude Decimal Degree):****Grantor's Affected Disposition(s) (Alberta) (i.e. PLA # or License # or Line #):****Grantee's Field Contact Information:**

Name:

Phone:

Email:

Details of Grantee's Proposed Permanent Installation and/or Purpose of Temporary Activities**Method of Installation*** *(For permanent installations)*Open Cut ☐ HDB ☐ HDD ☐**Drawing(s) Attached**Yes ☐ No ☐**Drawing Requirements Met ***Yes ☐ No ☐**Equipment Specification and Data Sheet Attached ***Yes ☐ No ☐ N/A ☐**Notes/Additional Information:****SUBMIT TO:**

LIQUIDS PIPELINES WESTERN CANADA (Alberta, Saskatchewan, Manitoba and Norman Wells)	LIQUIDS PIPELINES EASTERN CANADA (Ontario and Quebec)
Department: Lands & ROW	Department: Lands & ROW
Address: 330, 10180 – 101 Street Edmonton AB T5J 3S4	Address: 1 st Floor, 1086 Modeland Road, Bldg 1050 Sarnia ON N7S 6L2
Email: crossingrequests@enbridge.com	Email: est.reg.crossing@enbridge.com

Equipment Specification and Data Sheet(s)



In order to properly conduct an analysis on the requested crossing the following general information and appropriate data sheets are required to be completed.

Steps:

1. Complete the *Applicant – Information and Details* document for each crossing application
2. Add and complete the *Data Sheet – Equipment or Vehicle with Tires* for EACH piece of equipment
3. Add and complete the *Data Sheet – Equipment with Tracks* for EACH piece of equipment
4. Return fully completed general information and data sheets and any other pertinent information

Applicant Information

Applicant Name:	
Applicant Contact Person Name:	
Email:	
Phone Number:	
Applicant Reference/File Number:	

Details

Description and Purpose of Crossing:				
Location Indicator (legal land description, PIN, etc.)				
GPS Coordinates:(Latitude and Longitude Decimal Degree)				
Duration:	Temporary		Permanent	
Start Date:		End Date:		
Equipment or Vehicle with Tires:	Yes	No	Datasheet:	
Equipment with Tracks:	Yes	No	Datasheet:	

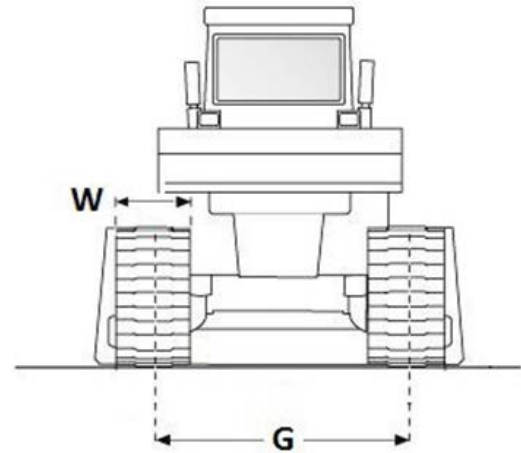
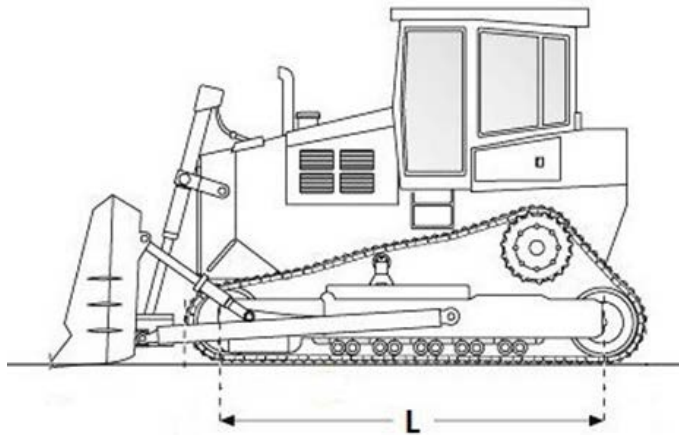
Data Sheet – Equipment with Tracks

Complete this data sheet for each piece of equipment with tracks.

Equipment with Tracks

INDICATE UNITS

Manufacturer:			
Model:			
Equipment Description:			
Fully Loaded Gross Vehicle Weight:			
	Track Shoe Width (refer to W below)	Track Length on Ground (refer to L below)	Track Gauge (on center) (refer to G below)
Units			
Track			



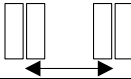
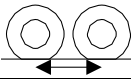
Data Sheet – Equipment or Vehicle with Tires

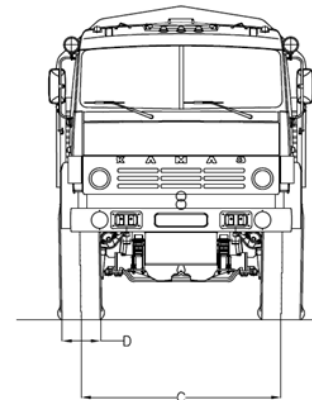
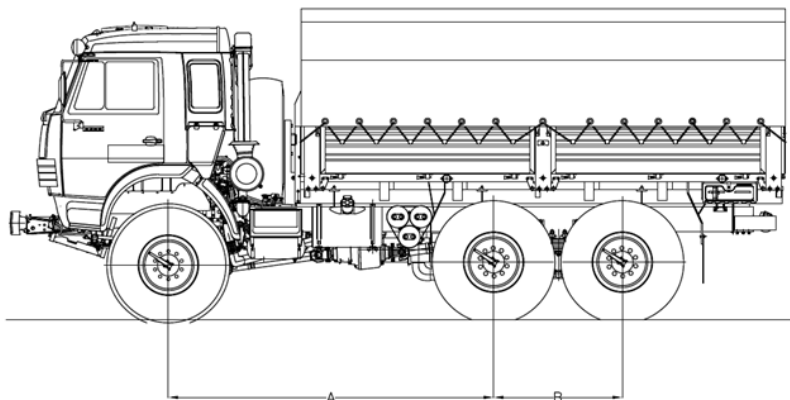
Complete this data sheet for **EACH** piece of equipment or vehicle with tires.

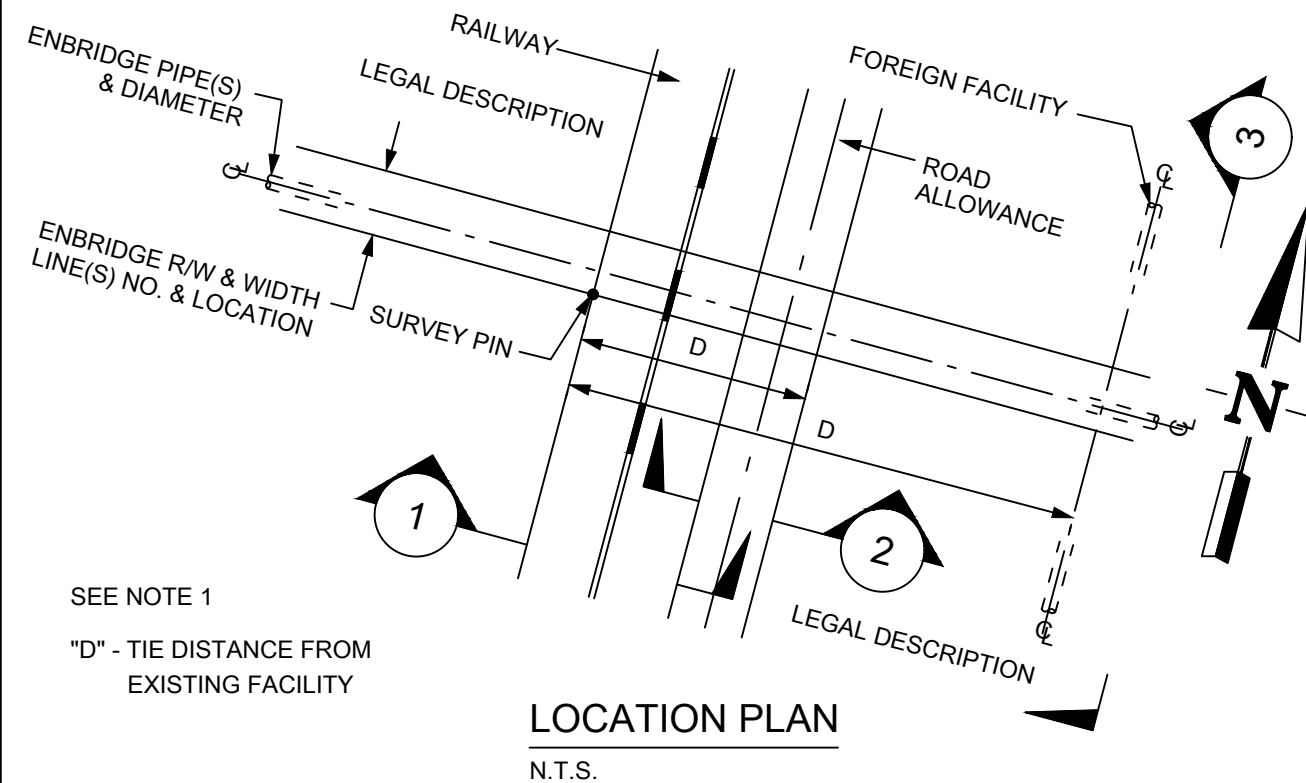
EXCLUSION: pick up trucks of one ton or less

Equipment or Vehicle with Tires

INDICATE UNITS

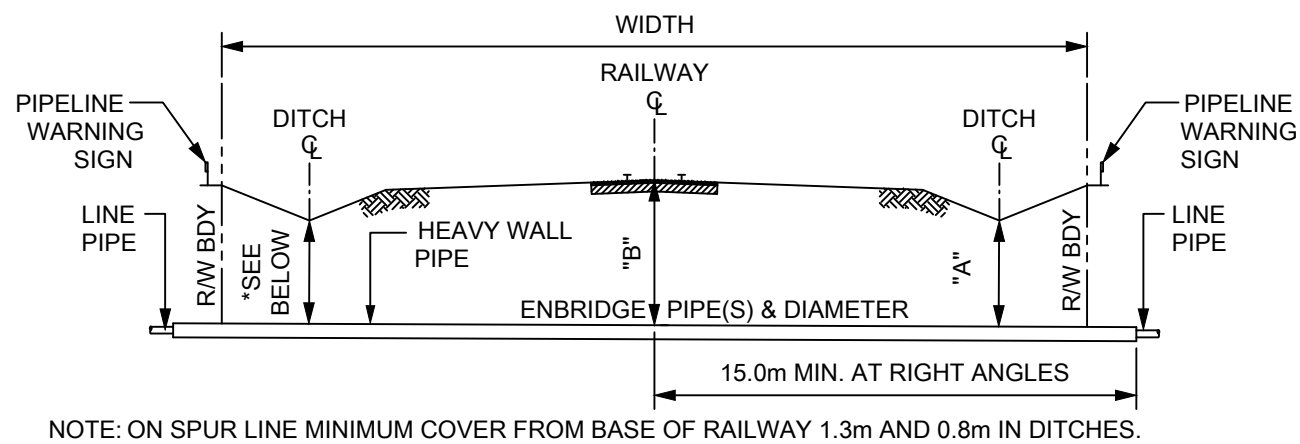
Manufacturer:						
Model:						
Equipment Description:						
Fully Loaded Gross Vehicle Weight:						
Road legal without overweight permit?		Yes			No	
Axle	Maximum Loaded Weight PER Axle	Number of Tires PER Axle	Tire Width (refer to D below)	Tire Pressure	Distance between Tire Set Centerlines (refer to C below) 	Centerline Distance to Previous Axle (refer to A below) (refer to B below) 
Units						
Steering						
2 nd						
3 rd						
4 th						
5 th						
6 th						
7 th						





SEE NOTE 1
"D" - TIE DISTANCE FROM
EXISTING FACILITY

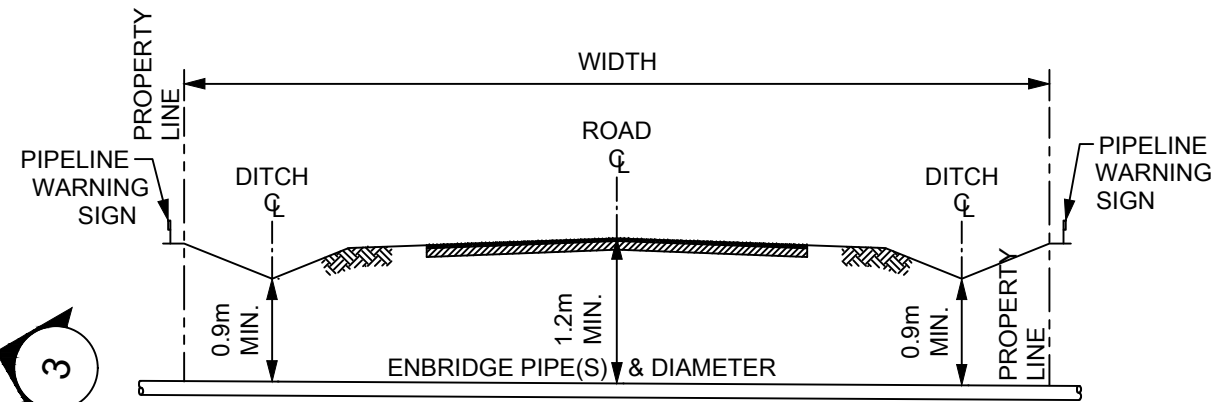
LOCATION PLAN
N.T.S.



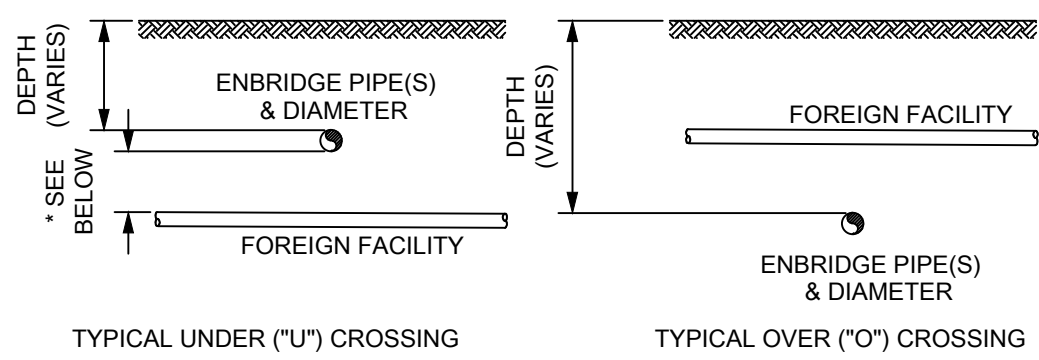
NOTE: ON SPUR LINE MINIMUM COVER FROM BASE OF RAILWAY 1.3m AND 0.8m IN DITCHES.

1 TYPICAL MAINLINE RAILWAY CROSSING
N.T.S.

* MINIMUM CLEARANCE:		
	"A"	"B"
CASED	0.91m	1.68m
UNCASED	1.83m	3.05m

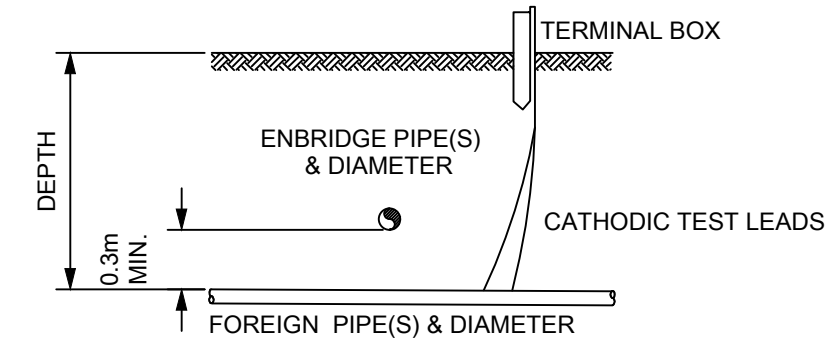


2 TYPICAL ROAD CROSSING
N.T.S.



3 TYPICAL FACILITY CROSSING
N.T.S.


- * MINIMUM CLEARANCE:
- 0.3m IF OPEN CUT ABOVE ENBRIDGE PIPES
 - 0.6m IF OPEN CUT BELOW ENBRIDGE PIPELINES
 - 1.0m IF HDB UNDER ENBRIDGE PIPELINES
 - 3.0m IF HDD UNDER ENBRIDGE PIPELINES

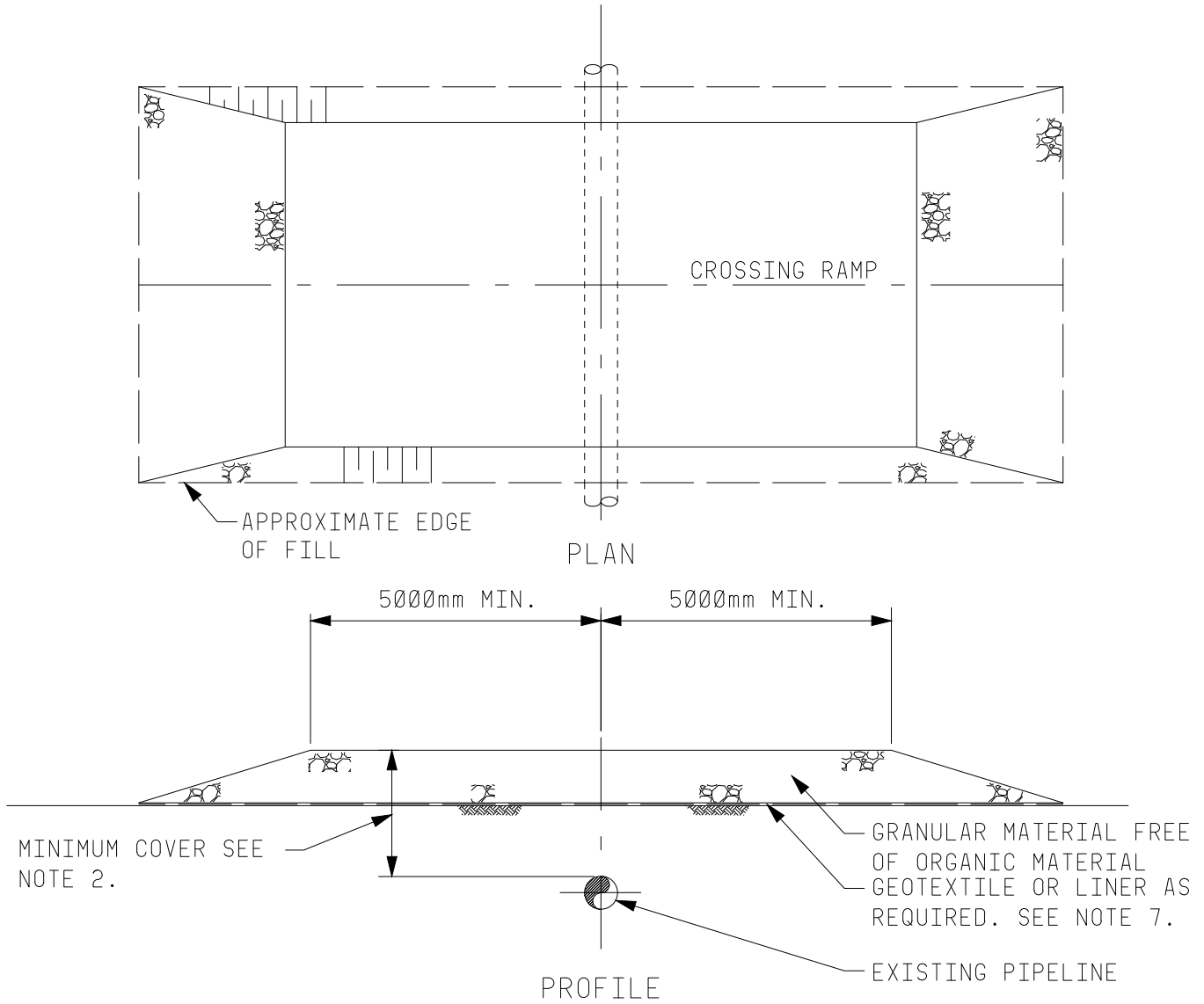


TYPICAL TEST LEAD CONNECTION
N.T.S. (STEEL PIPELINES)

NOTE:

- ENBRIDGE PIPELINES OPERATE UNDER HIGH PRESSURE THEREFORE ENBRIDGE REPRESENTATIVE(S) MUST BE PRESENT DURING CONSTRUCTION.
- THIS DRAWING IS FOR REFERENCE ONLY. ACTUAL SITE DETAILS OR REQUIREMENTS MAY VARY.

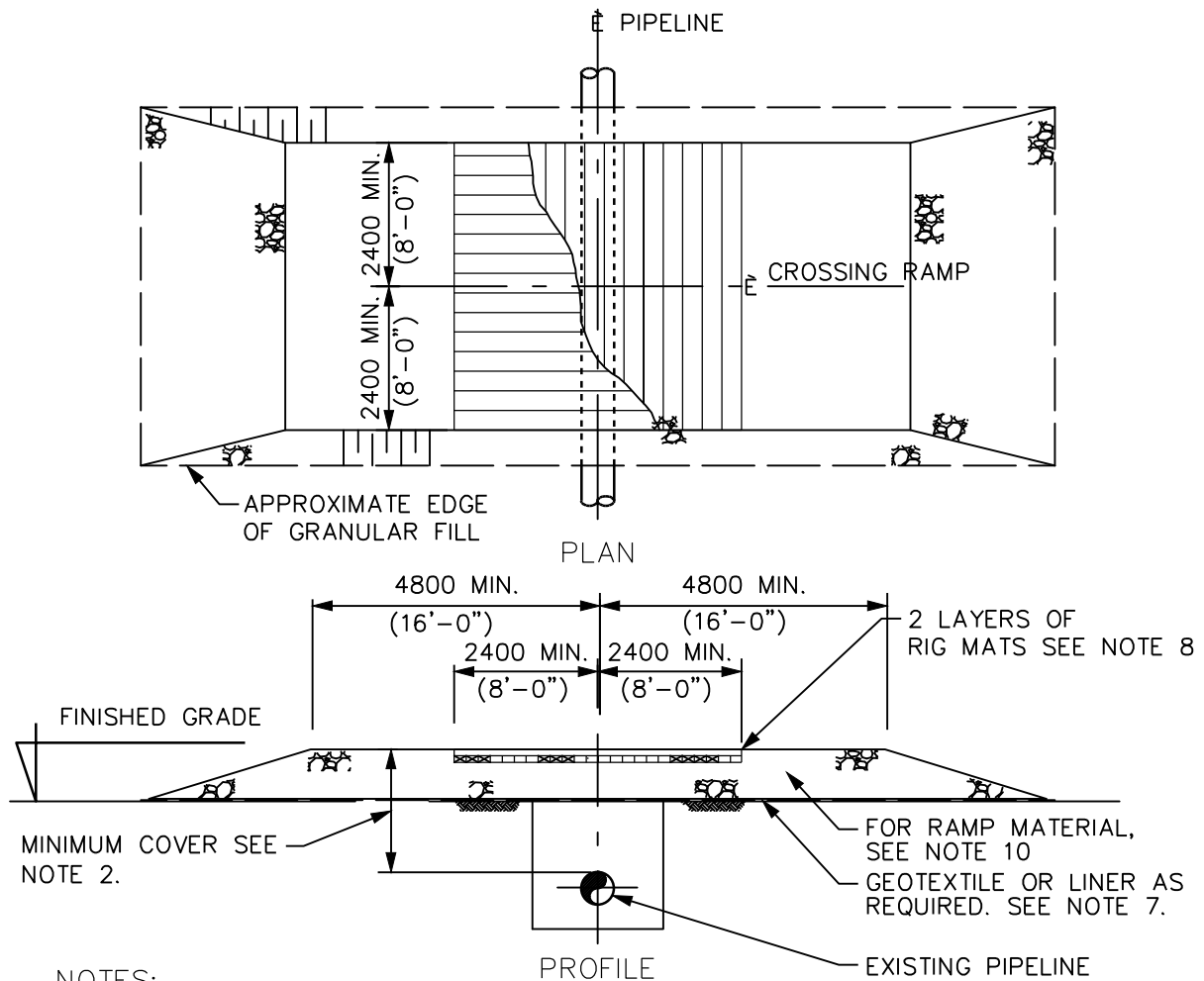
REFERENCE DRAWINGS					
3	AS BUILT INTERNATL DRAFTING IDR434	02 AUG 18 JZ	BLB	ENB	
2	REDRAWN FROM C-1.02-5052-0-0 & REVISED AS PER STANDARDS UPDATE	08 APR 13 MD	DRD/TO	DRD/TO	
1	REVISED AS PER OPERATIONS INFORMATION	05 MAY 10			
REV NO	REVISION DESCRIPTION	DATE BY	CHK	APPR	
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF ENBRIDGE AND SHALL NOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ENBRIDGE.					
					
TYPICAL CROSSING DETAILS FOR THIRD PARTY APPLICANTS CROSSING ENBRIDGE PIPELINES CANADA					
BY: ME	CHK: EH	ENG.: HCFROST	ENB APPR: GAFaulder		
DATE: 30 AUG 88		SCALE: NTS	STATUS: AS BUILT		
DWG NO.: B-1.02-5052-0			REV NO: 3		



NOTES:

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCROACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
8. REFER TO DRAWING A-1.8-43105 FOR FRENCH VERSION.
REFERE AU DESSIN A-1.8-43105 POUR VERSION FRANCAISE.

A-1.8-43105-0		TYPICAL DESIGN DETAIL		2	
REFERENCE DRAWINGS					
2	FRENCH TRANSLATION REFERENCE AS PER IDR 583	2019 JAN 11	BLB	ENB	
1	AS BUILT INTERNAL DRAFTING ID 304	20 MAR 18	GB	ENBRIDGE	
REV NO.	REVISION DESCRIPTION	DATE BY	CHK	APPR.	
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ENBRIDGE					
TYPICAL DESIGN DETAIL TYPICAL TEMPORARY CROSSING RAMP WITH EARTH					
BY: GB	CHK: GG	ENG.:	ENB APPR:		
DATE: 14 FEB 18	SCALE: NTS	STATUS: AS BUILT			
DWG. NO.:	A-1.8-42872-0				REV. NO. 2



NOTES:

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCROACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED DURING SPRING, SUMMER AND FALL SEASONS.
8. RIG MATS SHALL BE STAGGERED OR PLACED IN A PERPENDICULAR ORIENTATION FROM THE PREVIOUS LAYER SO THAT THE EDGES DO NOT LINE UP.
9. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE NOTED.
10. SNOW OR ICE CAN BE USED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
11. REFER TO DRAWING A-1.8-43106 FOR FRENCH VERSION.
REFERE AU DESSIN A-1.8-43106 POUR VERSION FRANCAISE.

A-1.8-43106-0				TYPICAL DESIGN DETAIL			
REFERENCE DRAWINGS							
3	AS BUILT DR. IDR 743	20 JUN 19	MF	AE	ENB		
2	FRENCH TRANSLATION REFERENCE	11 JAN 19	MM	BLB	ENB		
1	AS BUILT INTERNAL DRAFTING ID 304	20 MAR 18	BLB	GB	ENBRIDGE		
REV. NO.	REVISION DESCRIPTION	DATE BY	CHK	APPR.			
COPYRIGHT IS THE PROPERTY OF ENBRIDGE AND SHALL NOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ENBRIDGE.							
ENBRIDGE							
TYPICAL DESIGN DETAIL TYPICAL TEMPORARY CROSSING RAMP WITH RIG MATS							
BY: GB	CHK: GG	ENG.:		ENB APPR:			
DATE: 14 FEB 18	SCALE: NTS			STATUS: AS BUILT			
DWG. NO.:	A-1.8-42873-0					REV. NO.:	3

December 2, 2021

Attention: Oxford County Policy Planners

Rural Oxford Economic Development has reviewed the proposed Official Plan- Agricultural Policies and would like to begin by noting that we support 95% of the document and are aligned in protecting and preserving Oxford County's farm land.

Below are some questions we'd like addressed prior to the finalization of the Agricultural Policy Review as well as some "next steps" comments for future discussion:

Both the Provincial Policy Statement (PPS) and OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851) outline a clear distinction between prime agricultural areas, rural areas, and "rural lands", with permitted uses on "rural lands" being identified as more permissive than in "prime agricultural areas".

We understand that 87% of Oxford County's foot print is designated prime agriculture and mainly fall within Canada Land Inventory Classes (CLI) 1 & 2, which are the best conditions for farming.

Currently, there are no "rural lands" in Oxford County.

1. Is there an up-to-date mapping system of the prime agricultural areas and their CLI Classes in Oxford County? Of particular interest, would be knowing where Oxford County's lower priority agricultural lands are (ex. Below CLI Classes 1- 3).
2. Could a "rural lands" designation replace the need for a settlement area boundary adjustment, maintain alignment with the PPS and support rural economic development on strategically located undersized (10-20 acres), underutilized A2 parcels near existing rural clusters or settlement areas?
3. What is the process Oxford County and/or the lower-tier municipalities have to undertake to designate "rural lands" outside of its settlement areas?
4. What are the pros and cons of this designation?

In summary, we would like to promote further discussions with the province regarding "rural lands" in Oxford County. We believe there are opportunities to capitalize on in this regard.

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Existing Undersized Agricultural Parcels

Regarding the proposed change to add rural residential development by permitting a dwelling on a small (ex. one acre) portion of a vacant undersized (< 39.5 acres) agricultural lot where the remainder of the agricultural land on the lot will be added to an abutting agricultural parcel to form one larger agricultural lot:

1. What is the cap on “small” portion of a vacant undersized agricultural lot?
The example provided is one acre - What would be required to deem 2-5 acres as a “small” portion on a lot?
2. If this proposed change is approved, does selling the remaining land to an abutting neighbour become a condition before proceeding with the rural residential build? If yes, then in order to build a rural residence on a “small” lot, what happens if an offer to buy/sell cannot be negotiated with the abutting neighbour?
3. Can you please explain the thought process behind mandating a land owner to sell off their land in order to build a rural home? Are there any other options to consider that allows for a new rural dwelling while ensuring/enforcing the remainder of the undersized lot is used for farming and stays productive lands?
4. What if the land owner wants to incorporate some type of farming (whether commercial or not) into their lifestyle? Could policy allow for a rural residential home to be built on a “small” lot with the condition that the remaining farm land will be productive, whether that means sold to the abutting neighbour, farmed by the owner, or rented out to a nearby farmer?
5. Do one-acre lots provide rural residential land owners sufficient capacity/ opportunity for rural entrepreneurial uses or home occupations compared to the current two-acre rural surplus dwelling lots that can be created through merging multiple farms?

We would like to see the opportunity to maximize the use and value of existing undersized parcels, not strictly consolidate them as the draft suggests.

Additionally, we'd like to note that we do see value and appreciate the proposed removal of the Farm Viability Study requirement as the current process is quite vague. It lacks definition and does not provide proponents with clear expectations on what information to provide as they prepare a business case for their new small farm business venture.

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Agricultural Related Uses

Several agri-business clusters have taken shape along Rural Oxford's main roads over the years. We would like to see planning provisions that support growth and enable expansion of these agri-business clusters so we can attract and locate agriculture-related businesses outside of the settlement areas, where it makes sense to do so.

We understand that each agri-business cluster and agriculture related business will have its own unique challenges and opportunities that will need to be addressed with planning on a case-by-case basis, outside of this Agriculture Policy Review process.

Is there an opportunity to talk to the province, about a rural settlement's employment growth needs and form a plan to meet those land needs through agriculture-related businesses just outside of our settlement area boundaries? A benefit to pointing employment growth toward the settlement, but not necessarily within current boundaries, is that communities can attract agriculture-related businesses who do not yet require full services but who may benefit when community servicing capacity allows.

Non-Agricultural Uses

We understand that in order to protect and preserve the County's prime agricultural area for long-term agricultural use, new or expansions of non-agricultural uses will only be permitted in very limited circumstances.

We also know that Oxford County is strategically located along the 401 corridor with a desirable proximity to many local and international markets and that local planners and councils have no say if or when a Ministerial Zoning Order is to be issued. So, as a means to proactively plan and protect local growth, we'd like to continue the conversation for rural development along the 401 corridor at specific interchanges before other governments and/or external stakeholders create a plan and override local level policy and decision-making.

There are a number of parcels at 401 interchanges that are zoned A2 but many of these parcels are undersized, underutilized, lower quality fields fragmented into irregular shapes and have the potential to be lower priority lands.

We would like to see planning provisions that allow rural townships the opportunity to develop along the 401 corridor at specific interchanges whether that can occur through a strategic designation of rural areas as "rural lands" to allow for additional flexibility per the PPS or whether it needs to occur through a guided Official Plan Amendment (OPA) as a settlement area creation/expansion process.

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Rural Entrepreneurial Uses

We are particularly pleased with the permitted uses and additional flexibility for local rural development within the Rural Entrepreneurial Use on rural residential lots.

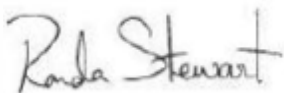
The proposed secondary uses for rural residential lots in addition to the existing “as of right” uses permitted for home occupations provide greater flexibility for non-farm, live-work opportunities outside of the settlement areas.

These types of permissions may prove to be very beneficial for rural residents. Not to mention, implementing a Rural Entrepreneurial Use zoning process could help townships identify rural businesses for commercial taxation purposes.

Additional Questions

1. Can Agricultural Impact Assessments (AIA) be prepared and submitted by the applicant or do they need to be prepared by external planners?
2. How will development process changes be articulated and communicated to entrepreneurs, land owners and developers?
3. How will the proposed changes minimize process inefficiency and lengthy planning review/approval times for the land owner while still maintaining the appropriate safe guards to preserve and protect our agricultural areas?
4. How can Rural Oxford Economic Development and Planning better work together to facilitate a positive client experience for people and businesses looking to navigate the development planning process?

Thank you for the effort your team has put into this Official Plan - Agriculture Policy Review and for taking the time to review and respond to this feedback.



Ronda Stewart
Economic Development Director
On behalf of Staff and the Board of Directors

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January 10, 2022

Gord Hough
Director of Community Planning
County of Oxford

Good afternoon Mr. Hough,

On behalf of the Oxford County Federation of Agriculture, we wish to give comments in regards to the County of Oxford Official Plan agricultural policy review.

OCFA would like to provide input on the proposed official plan in relation to agricultural land. To quote the Ontario Federation of Agriculture, "Agriculture is Southern Ontario's principle resource-based land use. Protecting Ontario's prime agricultural areas for their long-term agricultural use is a key provincial policy objective, noted not only in the Planning Act [section 2.(b)], but also in the Provincial Policy Statement. Retaining our finite and shrinking agricultural lands for the production of food, fibre and fuel is critical, and supportive of Ontario's family farm businesses, farm input supply businesses and food processing businesses." With respect to Section 3.1.4.3 'Existing Undersized Agricultural Lots', OCFA does not agree with the proposed policy change, as we feel more clarity of information is needed before an official decision can be made from our organization. There are many factors to consider which would affect many in the community of Oxford County. Without careful consideration, we feel there would be several detrimental effects for several sectors. While we understand the value of creating space for farm business workers in the rural agricultural sector in order to prevent urban sprawl, we feel that agricultural land owners with undersized land parcels should not be forced to sell their remaining land to the neighbouring farm, as proposed in the new policy. In addition to this, the neighbouring farm business may be unable or may not wish to purchase the land. If this situation were to arise, we feel there has not been consideration to an alternative, and all factors need to be considered carefully. It should be recognized that homes on agricultural land need to be maintained as such and that this will affect Minimum Distance Separation regulations; consequently, this could inhibit a neighbouring farming operation from potential future expansion.

We work hard to act in the best interest of our federation membership and remaining true to our grassroots leadership. OCFA thanks you for your consideration of this matter, and we request to be notified of any opportunities to provide input or receive staff reports or additional information about this proposal.

Sincerely,

Dirk Boogerd
Oxford County Federation of Agriculture
President

The summary below includes key changes made in response to comments received on the draft policies released on Oct 27, 2021. The table shows a side by side comparison of the draft text and shows the revised text. Deletions are shown in ~~strike-through~~ and added text is shown in **bold**.

Draft Policy Wording (Oct 27, 2021)	Revised Policy Wording (March 23, 2022)
<p><i>Farm owner</i> means an individual, partnership, or corporation which:</p> <ul style="list-style-type: none"> i) Owns, is employed on, and manages an agricultural operation consisting of one or more agricultural lots; ii) Earns a majority of their income from farming (the scale of the agricultural operation should be capable of generating reasonable operating profit under "normal" economic conditions); iii) Spends a majority of their working time in the day-to-day operation of the farm on a full-time, year-round or extended seasonal basis; iv) Demonstrates a continuing commitment to the farm operation and long term farming, such as through sustainable farming practices, on-going farm maintenance and improvement (i.e. drainage, erosion control, soil improvement, fencing etc.), and direct investment in equipment, buildings, and crops; and v) must have a valid Farm Business Registration Number; <p>The principal operator together with their spouse, or where owners normally reside in the same household, may be considered as one individual owner, partner or member of a corporation.</p>	<p><i>Farm owner</i> means an individual, partnership, or corporation which:</p> <ul style="list-style-type: none"> i) Owns, is employed on, and manages an agricultural operation consisting of one or more agricultural lots; ii) Earns a majority of their income from farming (the scale of the agricultural operation should be capable of generating reasonable operating profit under "normal" economic conditions); iii) Spends a majority of their working time work day in the day-to-day operation of the farm on a full-time, year-round or extended seasonal basis; iv) Demonstrates a continuing commitment to the farm operation and long term farming, such as through sustainable farming practices, on-going farm maintenance and improvement (i.e. drainage, erosion control, soil improvement, fencing etc.), and direct investment in equipment, buildings, and crops; and v) must have a valid Farm Business Registration Number; <p>The principal operator together with their spouse, or where owners normally reside in the same household, may be considered as one individual owner, partner or member of a corporation.</p>
<p>3.1.4.2.3.1 Development of a Residential Dwelling on an Existing Undersized Agricultural Lot</p> <p>The development of a residential dwelling on an existing undersized agricultural lot may only be permitted through a boundary adjustment proposal that will result in the addition of agricultural lands from the existing undersized agricultural lot to an abutting agricultural lot, provided that all of the following criteria are addressed to the satisfaction of the County:</p> <ul style="list-style-type: none"> • The lot to be retained and rezoned to allow for the development of a residential dwelling shall be sized and located so as to: <ul style="list-style-type: none"> i) Have frontage on a public road, maintained year round, at a reasonable standard of construction; 	<p>3.1.4.2.3.1 Development of an Existing Undersized Agricultural Lot</p> <p>The development of a residential dwelling on an existing undersized agricultural lot may only be permitted through a boundary adjustment proposal that will result in the addition of agricultural lands from the existing undersized agricultural lot to an abutting agricultural lot, provided that all of the following criteria are addressed to the satisfaction of the County: in accordance with one of the following:</p> <ul style="list-style-type: none"> • The lot to be retained and rezoned to allow for the development of a residential dwelling shall be sized and located so as to: <ul style="list-style-type: none"> vi) Have frontage on a public road, maintained year round, at a reasonable standard of construction;

<ul style="list-style-type: none"> ii) Be the minimum size required to accommodate the dwelling and individual on-site water services and individual on-site sewage services and shall not exceed 0.4 ha (1 ac); iii) Satisfy <i>MDS I</i> requirements; iv) Preserve agricultural land by locating on lands with existing constraints for agriculture, wherever possible, and not create small or irregularly shaped areas for tillage and cropping; and v) Minimize potential impacts on existing and future agricultural uses on surrounding lots (e.g. <i>MDS II</i> setback requirements), including the lot to be enlarged. 	<ul style="list-style-type: none"> vii) Be the minimum size required to accommodate the dwelling and individual on-site water services and individual on-site sewage services and shall not exceed 0.4 ha (1 ac); viii) Satisfy <i>MDS I</i> requirements; ix) Preserve agricultural land by locating on lands with existing constraints for agriculture, wherever possible, and not create small or irregularly shaped areas for tillage and cropping; and <p>Minimize potential impacts on existing and future agricultural uses on surrounding lots (e.g. <i>MDS II</i> setback requirements), including the lot to be enlarged.</p> <ul style="list-style-type: none"> • Where an existing undersized agricultural lot is: <ul style="list-style-type: none"> i) less than 1 ha (2.5 acres) in area; or ii) is larger than 1 ha (2.5 acres), but contains less than 1 ha (2.5 acres) that is suitable for agriculture/tillable due to the remainder of the lot area being covered by existing significant natural heritage features or areas that have not been used for agricultural use in the past 10 years. <p>The Area Municipality may permit the establishment of a dwelling, and/or agricultural buildings and structures on such lot through a site specific amendment to the Area Municipal Zoning By-law, where it has been demonstrated that the lot contains a building envelope that satisfies the following criteria:</p> <ul style="list-style-type: none"> i) Has frontage on, or direct vehicular access to, a public road, maintained year round, at a reasonable standard of construction; ii) Is the minimum size required to accommodate the dwelling and associated outdoor amenity areas, driveway and individual on-site water services and individual on-site sewage services and shall not exceed 0.4 ha (1 ac);
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	<ul style="list-style-type: none"> iii) Is located so as to minimize the loss of tillable agricultural land and potential impacts on existing and future agricultural uses on surrounding lots (e.g. MDS II setback requirements) and to maximize the continued and/or potential future use of the lot for agricultural purposes (e.g. by locating on lands with existing constraints for agriculture, wherever possible, and not creating small or irregularly shaped areas for tillage and cropping); iv) Will comply with MDS I requirements; v) Where development or site alteration is to be located within or adjacent to natural heritage features or areas, it is supported by an Environmental Impact Study, in accordance with the requirements of Section 3.2; and vi) Complies with all other applicable policies of this Plan, including: Section 3.2 Environmental Resource policies and Section 3.3 Cultural Resource Policies. <ul style="list-style-type: none"> • Site plan approval shall generally be required for such development. The site specific zoning provisions and, where required, site plan approval, shall incorporate any restrictions or requirements that may be necessary to ensure the above noted policy criteria and any other development and site design related matters are addressed. The Area Municipality may also utilize any other tools or measures (i.e. conservation easements, development agreements etc.) deemed necessary or advisable to assist in implementing and ensuring continued compliance with the above noted policies.
	<ul style="list-style-type: none"> • A boundary adjustment proposal that will result in the addition of agricultural lands from the existing undersized agricultural lot to an abutting agricultural lot, provided that all of the following criteria are addressed to the satisfaction of the County: <ul style="list-style-type: none"> i) The proposal will result in a substantial amount of tillable agricultural land being added to the agricultural lot that is to be enlarged. Further, the enlarged agricultural lot to be created by the boundary adjustment shall comply with the policies of Section 3.1.4.2.4 pertaining to agricultural lot additions.

	<ul style="list-style-type: none"> ii) The lot to be retained shall be rezoned to allow for the development of a residential dwelling, and shall be sized and located so as to: <ul style="list-style-type: none"> a) Have frontage on a public road, maintained year round, at a reasonable standard of construction; b) Be the minimum size required to accommodate the dwelling and associated <i>individual on-site water services</i> and <i>individual on-site sewage services</i> and shall not exceed 0.4 ha (1 ac); c) Satisfy <i>MDS I</i> requirements; d) Preserve agricultural land by locating on lands with existing constraints for agriculture, wherever possible, and not create small or irregularly shaped areas for tillage and cropping; and e) Minimize potential impacts on existing and future agricultural uses on surrounding lots (e.g. <i>MDS II</i> setback requirements), including the lot to be enlarged. • Notwithstanding ii. above, a larger minimum size for the retained lot may be considered where: <ul style="list-style-type: none"> i) It is solely for the protection and, wherever possible, enhancement of <i>natural heritage features or areas</i>, avoids and/or mitigates the impacts of development within such features and areas and does not result in their further fragmentation, and does not result in a greater loss of <i>prime agricultural land</i>, and ii) It is supported through an Environmental Impact Study in accordance with the requirements of Section 3.2, and, iii) Implementation of the recommendations of the Environmental Impact Study is to be achieved through the use of such measures as site specific zoning, site plan control, conservation easements, development agreements and any other implementation tools deemed necessary and/or appropriate to ensure the objective of protecting and/or enhancing significant natural heritage features and/or areas and protecting agricultural land for long term agriculture.
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	<ul style="list-style-type: none"> • <i>Individual on-site water services and/or sewage services</i> are demonstrated to be adequate or will be made adequate to serve the proposed use and be in accordance with the applicable policies contained in Section 3.2.7.2, Water Quality and Quantity, and Section 5.5 County Servicing Policy. • Development proposals for existing under-sized agricultural parcels shall also comply with all other applicable policies of this Plan, including: Section 3.2 Environmental Resource policies and Section 3.3 Cultural Resource Policies
3.1.4.3 Secondary Uses	<p>3.1.4.3 Secondary Uses and Agriculture-Related Uses <i>INTENT</i> Secondary uses, which are comprised of <i>on-farm diversified uses</i> and <i>rural home occupations</i>, together with <i>agriculture-related uses</i>, are intended to provide opportunities to strengthen and diversify the rural economy, by allowing for the establishment of various businesses and services that support or improve agriculture the area, supplement and diversify farm incomes, and/or provide home based employment opportunities for farmers and other rural residents.</p> <p>Such uses must be compatible with and not hinder agricultural operations, be appropriate for rural services, and not undermine or conflict with the planned function of rural settlements and meet various other development criteria.</p>
3.1.4.3.1 Rural Home Occupations	<p>3.1.4.3.1 Rural Home Occupations <i>OBJECTIVE</i> Rural Home Occupations are intended to provide opportunities for those living in the <i>rural area</i> to establish a small, home-based business as a secondary use in a portion of their dwelling and/or accessory residential structure.</p>
<p>3.1.5.3 Creation of Rural Residential Lots <i>AGRICULTURAL STRUCTURES</i> The proposed non-farm rural residential lot shall not contain any barns or other farm structures unless they are suitable to be used as accessory structures to a residential use. Further, where a barn or other farm structure exists within the immediate vicinity of a non-farm rural residential lot to be created through a farm consolidation, the Land Division</p>	<p>3.1.5.3 Creation of Rural Residential Lots <i>AGRICULTURAL STRUCTURES</i> The proposed non-farm rural residential lot may only shall not contain any barns or other farm structures unless they are suitable to be used as accessory structures to a residential use a existing barn or other farm structures where they are suitable to be used as accessory structures to a residential use and have been formally converted such that they are no longer suitable for the housing of livestock</p>

<p>Committee shall generally require the demolition or formal conversion of such structure to ensure it cannot be used for the housing of livestock or poultry or storage/handling of manure in the future.</p>	<p>or poultry or storage/handling of manure, and/or are protected pursuant to the Heritage Act.</p> <p>Further, where a barn or other farm structure exists within the immediate vicinity of a non-farm rural residential lot to be created through a farm consolidation, the Land Division Committee shall generally require the demolition or formal conversion of such structure shall be required, to ensure it cannot be used for the housing of livestock or poultry or storage/handling of manure in the future.</p>
<p>Renewable Energy – addition of solar on RR lots</p>	<p>3.1.5.4 Renewable Energy Facilities DEVELOPMENT CRITERIA</p> <p><i>Renewable energy facilities and alternative energy facilities are generally considered to be non-agricultural uses, except for:</i></p> <ul style="list-style-type: none"> • Class 1 anaerobic digesters shall be permitted as an <i>agricultural use</i>, subject to the requirements of Section 3.1.4.2.1. A Class 1 facility is in accordance with the Renewable Energy Approvals Regulation (359/09) under the Environmental Protection Act or any successor thereof. • Ground mounted solar facilities on an agricultural lot shall only be permitted as an <i>on-farm diversified use</i>, and must meet all applicable requirements of sub sections 3.1.4.3.4 • Ground mounted solar facilities may be permitted on a lot zoned as rural residential where the facility does not generally exceed 10% of the lot coverage, to a maximum of 100 m2 (1,076ft2) • Roof and wall mounted solar facilities may be permitted on existing buildings and structures, subject to any zoning requirements from the Area Municipality.