

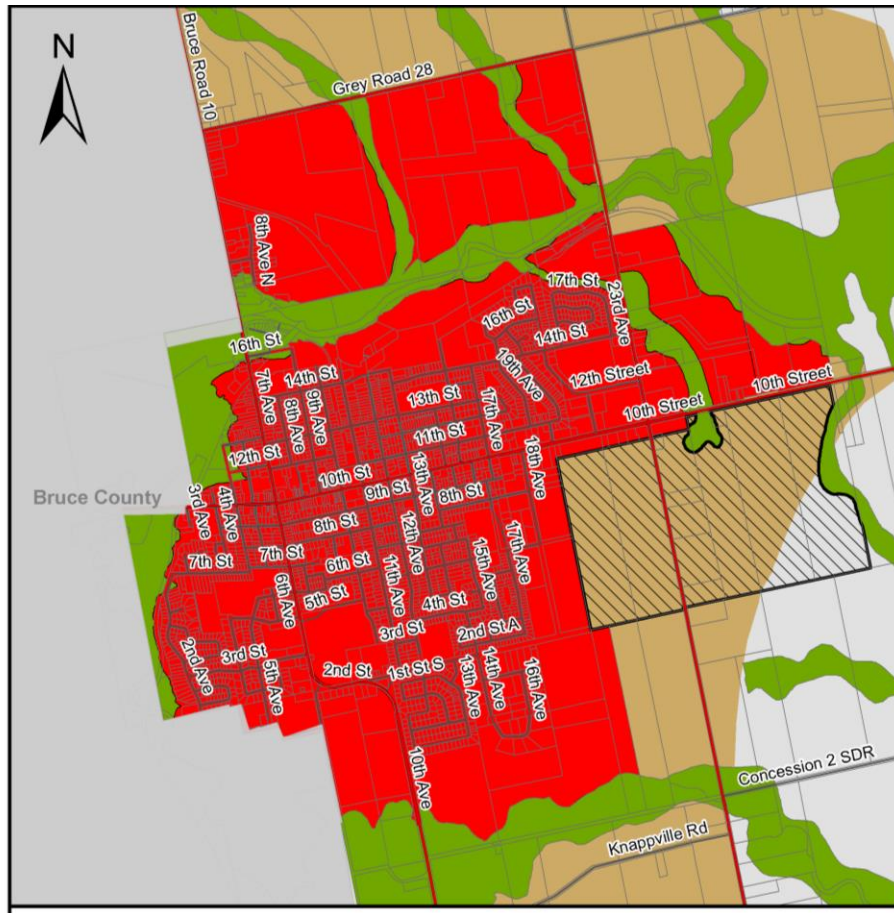


County Official Plan Amendment (OPA) # 11

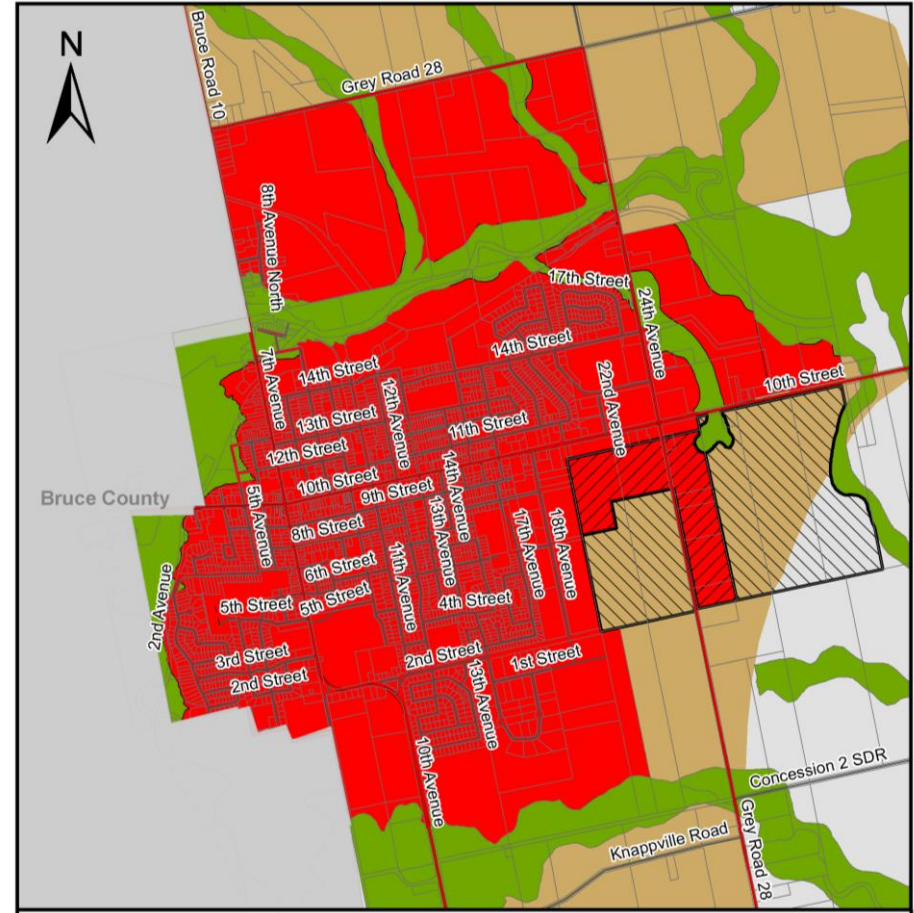
County Council Meeting

October 13, 2022

Future Secondary Plan Areas (FSPAs) History

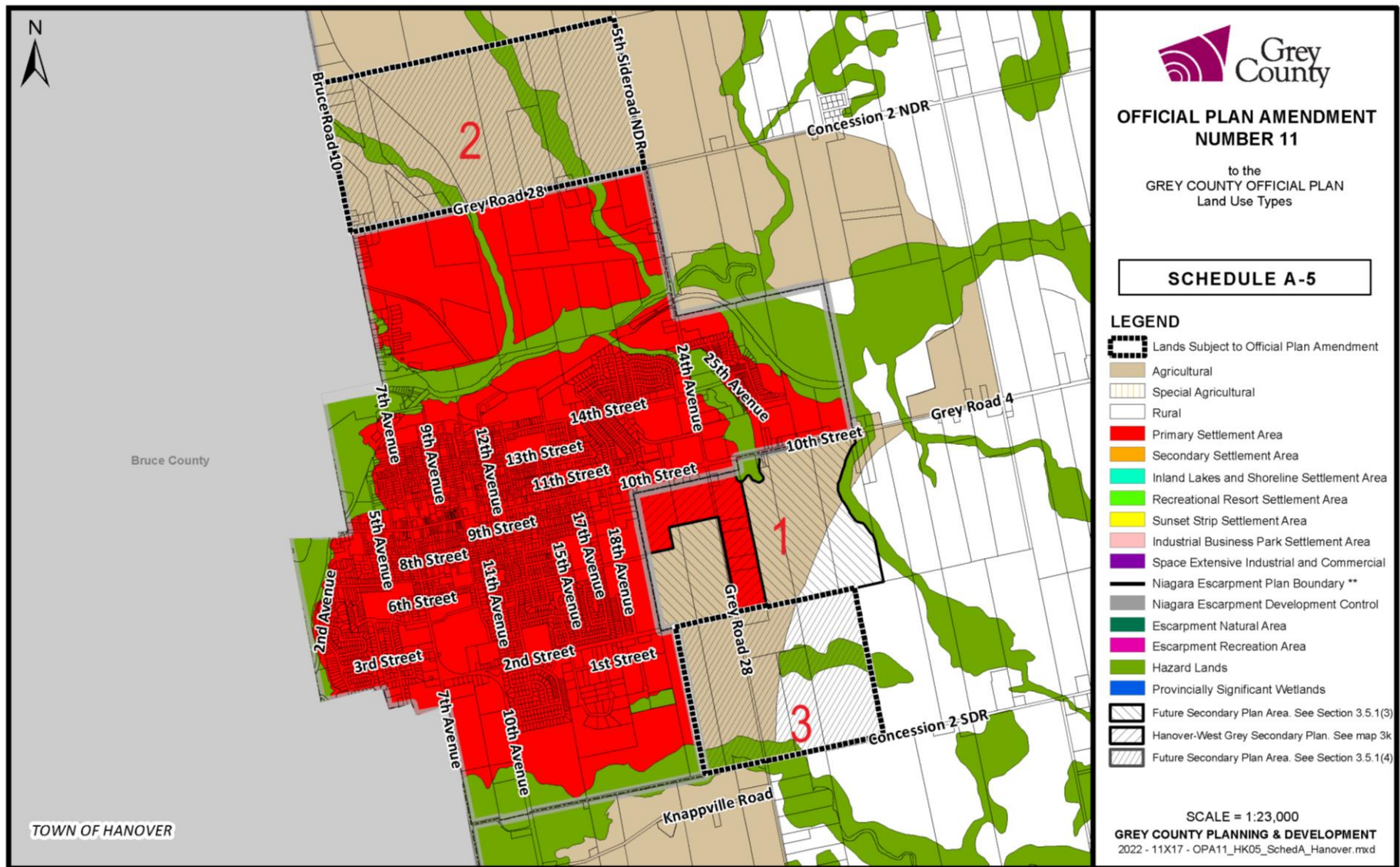


OPA 80




OPA 122

OPA 11: Two New Proposed FSPAs

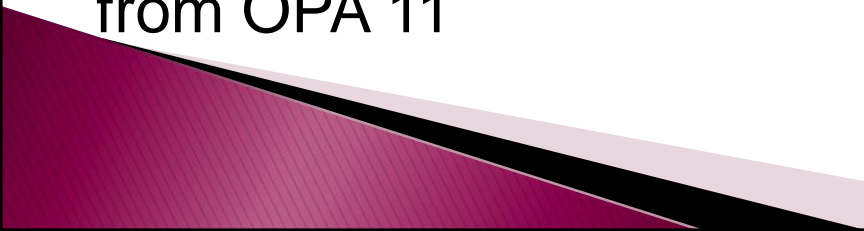


Please be aware this map is for illustrative purposes only. Do not rely on this map as being a precise indicator of routes, location of features or surveying purposes. This map may contain cartographic errors or omissions.

FSPAs Frequently Asked Questions

- ▶ The FSPAs in OPA 11 have been proposed since November 2021 and are not a recent addition to OPA 11
 - ▶ The justification for the FSPAs comes from planning and engineering studies completed by the Town of Hanover
 - ▶ FSPAs are not a municipal or settlement area boundary adjustment
 - ▶ FSPAs are an overlay to identify lands that may be needed for future growth purposes
 - ▶ The policies of the underlying Agricultural and Rural designations still apply to these lands
 - ▶ Future official plan amendments, zoning amendments, and servicing expansions will be needed before development can occur on the OPA 11 FSPAs
 - ▶ Additional public process is required as part of these amendments
 - ▶ Discussions between the Town of Hanover, Municipality of West Grey, and County of Grey will be needed prior to development of the FSPAs
- 

FSPAs Comments Received

- ▶ The County has received comments in support of and in opposition to the FSPAs proposed in OPA 11 from landowners and municipalities.
 - ▶ County, West Grey, and Hanover staff recently met to discuss the FSPAs and next steps
 - ▶ In addition to the deputation today, and their written comments from September 21st, staff also received comments from Denise Baker, on behalf of Magwood Family Farms
 - ▶ Magwood lands are impacted by OPA 11 and the Magwoods are fundamentally opposed to the FSPAs in OPA 11
 - ▶ Ms. Baker and her client agree with Mr. Longo and West Grey that the FSPAs in OPA 11 are not appropriate and support West Grey's request that all references to FSPAs be deleted from OPA 11
- 

On-Farm Diversified Uses (OFDUs) Background

- ▶ The Provincial Policy Statement (PPS) permits OFDUs and agriculture-related uses in prime agricultural areas.
- ▶ OFDUs are defined in the PPS as:
“On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.”
- ▶ The Province has issued the *Guideline on Permitted Uses in Ontario’s Prime Agricultural Areas* to provide background on siting and size limitations for OFDUs.

OFDUs Guideline Small Farm Size Example

- ▶ Proposed antique shop in an existing barn

Small Farm (15 ha)	
m ²	Use
0	Existing Laneway
300	Existing Barn (50% of 600 m ²)
100	Parking area for 4 cars
400	Total area of the OFDU



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

Source: Guideline on Permitted Uses in Ontario's Prime Agricultural Areas

OFDUs Guideline Large Farm Size Example

- ▶ Proposed fabrication plant with outdoor storage area, parking, and truck access

Large Farm (50 ha)

m ²	Use
75	Office in a new building
0	Existing laneway
111	30 m of new laneway
150	Parking for 5 cars and 1 truck
1,500	New fabrication plant
200	Outdoor storage
1,000	Landscaped area
3,026	Total area of the OFDU

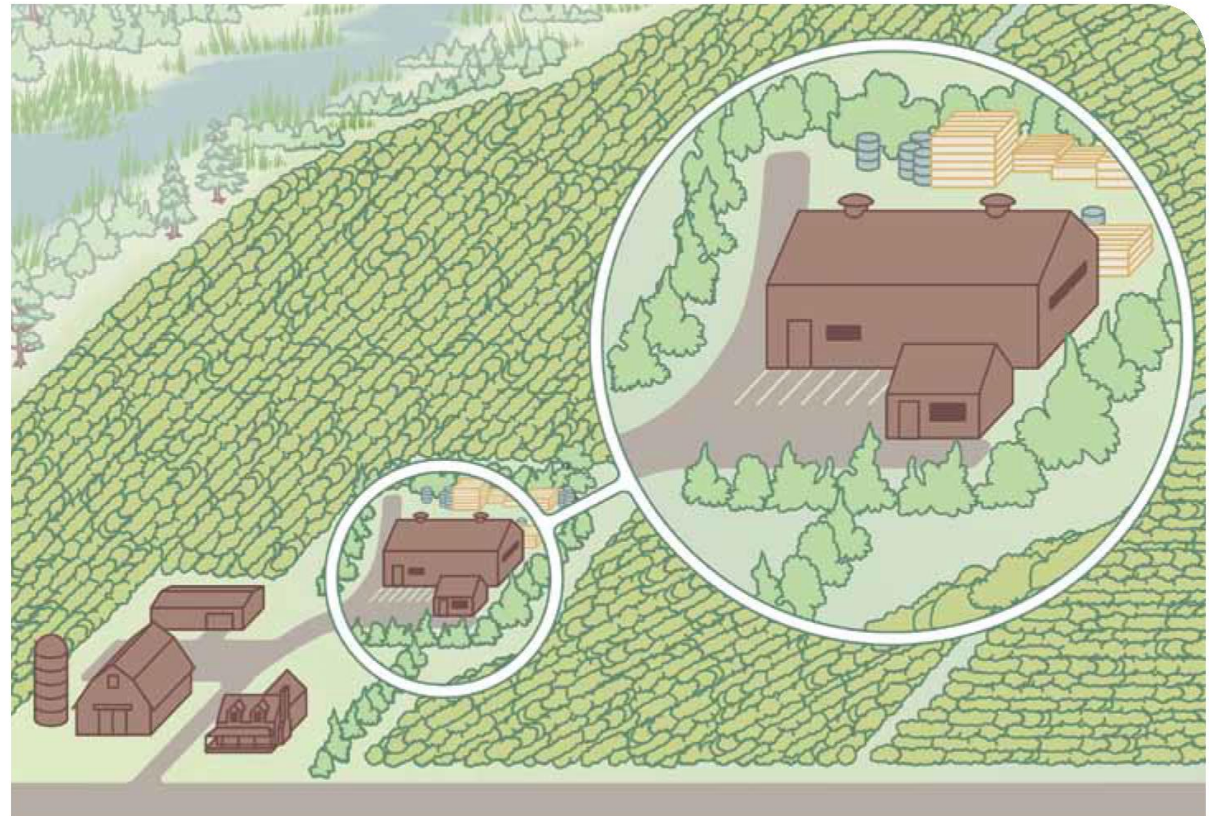


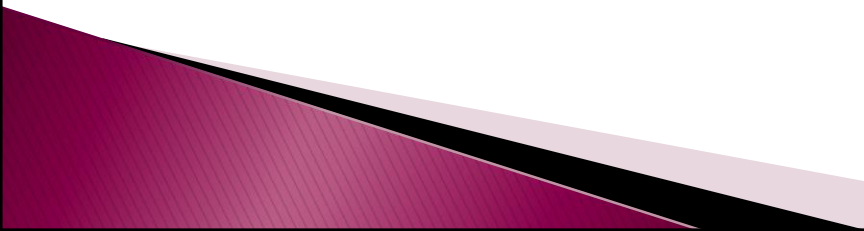
Figure 7. Example of on-farm diversified uses on a large farm.

Source: Guideline on Permitted Uses in Ontario's Prime Agricultural Areas

OFDUs Current County Official Plan Permissions

- ▶ OFDUs are already permitted in County Official Plan in the Agricultural, Special Agricultural, and Rural designations.
- ▶ Current OFDUs permitted by the County Plan are:
 - ▶ Home rural occupations (e.g. home professional office, art studio, hairdresser, etc.)
 - ▶ Home industries (e.g. welding or woodworking shop, manufacturing, boat storage, etc.)
 - ▶ Veterinary clinic
 - ▶ Distillery or brewery partially using local farm inputs
 - ▶ Second harvest or gleaning operations
 - ▶ Agri-tourism and recreational uses (e.g. bed & breakfast petting zoo, corn maze seasonal events, horse/pony events, etc.)
 - ▶ Retail uses (e.g. farm market, tack shop, etc.)
 - ▶ Kennel
 - ▶ Café/small restaurant

Proposed OFDU OPA 11 Changes

- ▶ OFDUs are proposed to be permitted on smaller farm sizes in the Agricultural and Special Agricultural designations, in accordance with the Provincial guideline.
 - ▶ Some technical studies may be needed in support of OFDU applications (e.g. noise, traffic, servicing, etc.).
 - ▶ Campgrounds are no longer permitted as an OFDU.
 - ▶ Required proof of being a bona fide farmer prior to getting an OFDU. The bona fide farmer test requires a farm business registration number in the Agricultural and Special Agricultural designations.
 - ▶ Incentives for re-using a farm building vs. building a new one. This ties back to the direction from the Agricultural Advisory Committee to try to preserve old barns across the County.
- 

Comparison of the Old and New Size Provisions in the Agricultural Designation

Farm Size (Ha.)	Pre-OPA 11 Maximum OFDU Size (m ²)	Pre-OPA 11 Maximum OFDU Building Size (m ²)
10	Not applicable – B & B's and home occupations only	
20	4,000	800
30	6,000	1,200
40	8,000	1,600
50+	8,000	1,600

Farm Size (Ha.)	Post-OPA 11 Maximum OFDU Size (m ²)	Post-OPA 11 Maximum OFDU Building Size (m ²)
10	2,000	400
20	4,000	800
30	6,000	1,200
40	8,000	1,600
50+	10,000	2,000

OFDUs Comments Received

- ▶ County staff have received a number of comments recently on the OFDU policies in OPA 11, including a recent meeting of the County's Agricultural Advisory Committee. A brief summary is as follows:
 - ▶ Lack of consultation
 - ▶ Impact of OFDUs on neighbours including noise & emissions
 - ▶ Cumulative impacts
 - ▶ Climate change impacts
 - ▶ Impact on local infrastructure
 - ▶ Concerns over size of OFDUs
 - ▶ Impact of OFDUs on smaller farms
 - ▶ Are OFDUs secondary to the farm
 - ▶ Farm business registration numbers do not ensure someone is a farmer
 - ▶ Concerns about the loss of agricultural lands
 - ▶ Concerns about the increasing price of farmland which is exasperated by allowing OFDUs
 - ▶ Should industrial OFDUs be located in industrial parks
 - ▶ Concerns over monitoring, enforcement and health & safety
 - ▶ OFDU permissions are too broad and permissive
 - ▶ Farmland in Southgate has improved as a result of OFDUs and farms have been cleaned up
 - ▶ Farmers prefer a green tape approach vs. a red tape approach
 - ▶ Supportive of OFDUs and diversified income sources for farmers

Proposed OFDU OPA 11 Change – Rationale

- ▶ The requirement for the farm business registration number stems from the need to be “*secondary to the principal agricultural use of the property.*” The current County Official Plan contains no such requirement. This is a ‘point in time’ requirement and does not prevent the resale of a property and OFDU to a non-farmer. Municipalities have no ability to force someone to farm or continue farming.
- ▶ Being secondary to the farm is not a measurement of income levels between the farm income and the OFDU income.
- ▶ Discounting the size of existing buildings is directly from the Provincial guideline and encourages the adaptive re-use of farm buildings.
- ▶ Recognizing smaller farms gives farmers a secondary source of income even on smaller acreages, thereby limiting the risk that such properties will be bought by non-farmers and taken out of production. The Guideline provides examples of OFDUs on farms less than 20 hectares in size.
- ▶ The requirement for technical studies stems from the fact that some OFDUs can have noise, servicing, or traffic impacts that need to be evaluated, prior to approving such uses.

OFDUs Other Policy Considerations

- ▶ The County Official Plan sets the broad policy for OFDUs across Grey.
- ▶ Municipalities can choose to be more restrictive than the County policies (e.g. could limit OFDU sizing to a lesser size than the County Plan).
- ▶ Site plan control can be used to control on-site details such as location on the property, fencing, landscaping, aesthetics, parking, etc.
- ▶ Impact on infrastructure can be managed through technical studies, but also via collecting development charges on OFDU buildings (e.g. on-farm industry).
- ▶ Some of the concerns cited e.g. workplace health and safety or enforcement are not the purview of planning or an official plan.
- ▶ The current County Official Plan already requires a number of tests be met prior to siting an OFDU including;
 - compatibility with surrounding uses,
 - sustained by local servicing and infrastructure levels,
 - all building code requirements can be met,
 - scale is secondary to the size of the farm,
 - on-site parking, and
 - Ministry of the Environment, Conservation and Parks D-6 Guidelines can be met to separate industrial uses from nearby dwellings.

Questions & Comments

County of Grey Planning Department

595 9th Avenue East

Owen Sound, ON, N4K 3E3

Phone: 519-372-0219

Fax: 519-376-7970

www.grey.ca

Email: planning@grey.ca