



PLANNING ADVISORY COMMITTEE

April 23rd, 2025

AGENDA

Review and Discussion

Economy

Agriculture

Next Steps

REVIEW AND DISCUSSION



REVIEW AND DISCUSSION

Review and approval of previous meeting minutes.



Any questions of Committee Members.



ECONOMY

- 1 Economic Development Department Update
- 2 Tourism Investment Toolkit
- 3 Provincial Change
- 4 Regionally Significant Employment Areas
- 5 Renewable Energy
- 6 Other Considerations



INTRODUCTION

Integrating Planning and Economic Development ensures that land use decisions align with local economic goals.

The previous amendment to the Official Plan (County OPA3) included several policy changes including support for agriculture-related, agri-tourism, on-farm diversified uses and Rural Employment Areas.

Since then, work has continued and Economic Development Department will update Committee on current initiatives.

Economic Development



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STRATEGIC PRIORITIES

2021

2022

2023

2025

2025

Strategic Objective 1:

Invest in people and places via rural revitalization

Strategic Objective 2:

Entice talented workers and entrepreneurs to relocate here

Strategic Objective 3:

Attract investment in technology-based manufacturing, food production, and agriculture technology

Strategic Objective 4:

Advocate for investment readiness and implement improvements in business development services

Note: Middlesex County is currently undertaking a new Strategic Plan. Economic Development continues to be a key area of focus.



COMMUNITY IMPROVEMENT PLAN PARTNERSHIPS

- In 2024, we reimbursed to local municipalities a total of **\$62,400** across **23 CIP** projects. Those projects represented a total of **\$735,624** in local investment.
- Seven CIPs have now been developed across Middlesex municipalities; each with 50% funding pledged from the County. A review and report on CIP offerings was completed the County Economic Development office and shared with each local municipality in 2024.
- Funding is available for 50% reimbursement of local municipal contributions to the implementation of Community Improvement Plan projects that are completed in 2025. County staff are also looking at creating an additional funding program to assist specifically with housing.
- 2025 CIP Application Forms have been shared with all local municipalities.

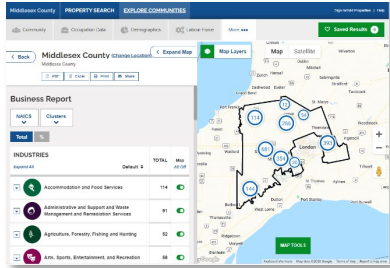


Industrial Land Development

- Inventory of industrial lands across the County have been setup on GIS and shared with the Province.
- Business Parks [page](#) on website:
 - Looking to add new privately held commercial/industrial subdivisions to the mix
- [County Loan Program](#) was revamped in 2024 to focus on industrial development by partnering with local municipalities
- Certification and marketing of development-ready industrial lands – [contact us](#) re: how to access County and Provincial funding (can apply to both public and private parcels).

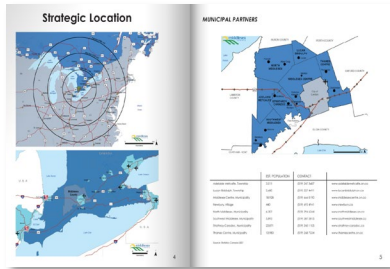


MIDDLESEX COUNTY RESOURCES OF INTEREST



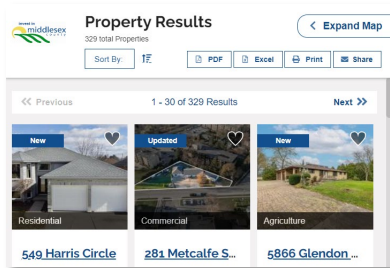
Business Directory

- Local municipality business visitation opportunity (Middlesex County Support).
- User-friendly platform for investors and developers.
- Ability to sort business industries per municipality.



Investor's Guide

- Information on skilled workers, world class education and research facilities, low start-up costs and shovel ready sites.
- For BR&A - how their business will be appreciated in Middlesex County.



Available Properties

- Synced with the London and St. Thomas Association of Realtors property listing data.
- Facilitates the site selection process, providing accurate and up-to-date property information.

TEAM MEMBERS



Cara Finn

*Director of Economic
Development and Tourism*



Paul Napigkit

Tourism Officer



Demetri Makrakos

Economic Development Officer



Kelly Hunt

*Economic Development
and Tourism Coordinator*

WE'RE HERE TO HELP....

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TOURISM INVESTMENT TOOL-KIT

PURPOSE

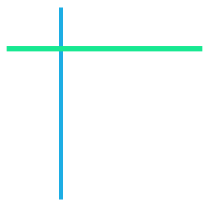
- Encourage tourism investment.
- Attract new tourism businesses that support and align with municipal values and market demand.
- Identify sites for new tourism development.
- Provide best practices and guidelines for land use planning.

PROGRESS

- Worked with CBRE Tourism Consulting Team.
- Consultants toured various businesses in the County.
- Held a Stakeholder, and a Municipal Roundtable in Spring 2024.

FINAL REPORTS

- Reports completed and presented to County Council on June 25th, 2024.
- Reports include a public-facing tool-kit and gap analysis for internal use.
- Invited by Ministry to pitch properties in Dragon's Den Investment Event in November 2024.



INTRODUCTION

An inventory of existing tourism assets of Middlesex County.

Gap analysis to identify products & experiences that best benefit and support Middlesex County.

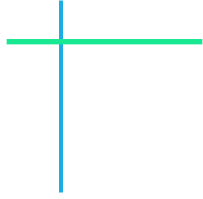
Assessment of potential sites for new tourism investment.

Outline of actions related to land use planning for tourism operators and investors.

Summary of best practices and case studies related to successful tourism business development and expansion in Ontario.

Identify inconsistencies between Middlesex County's tourism development goals and planning policies and regulations.





MARKET ASSESSMENT

Resident Market

In 2023, Middlesex County had 82,570 residents and household income of \$108,800.

Including the City of London, the primary resident market featured 530,000 residents.

Visitor Market

8.4 million visitors to Southwestern Ontario (Region 1) in 2021.

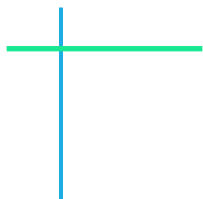
76% same-day visitors and 50% travel in Q3.

Accommodation Market

Middlesex: 15 properties (1 hotel, 4 motels/ inns, 3 farm stays and 7 B&Bs), 164 rooms.

London: 45 properties, 3,438 rooms, 66% occupancy with \$151 average daily rate.





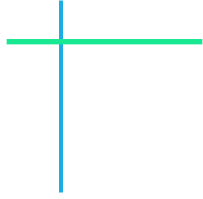
MARKET ASSESSMENT

Visitor Activity Participation in Region 1

Activity	Visitor Participation
Visit Friends or Relatives	47%
Any Outdoor / Sports Activity	24%
Restaurant or Bar	20%
Shopping	19%
Sightseeing	13%
Visit a Beach	12%
National/Provincial Nature Parks	7%
Camping	6%
Hiking	4%

Source: Ministry of Tourism, Culture & Sport, 2021





TOURISM ASSET INVENTORY

313 tourism assets in Middlesex County – 36% culinary (restaurants).

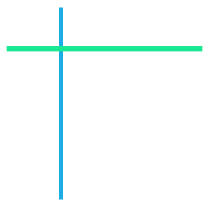
Agri-tourism, nature & outdoors, and sports & recreation are highest performing assets.

Arts & culture and culinary establishments are gaining notoriety.

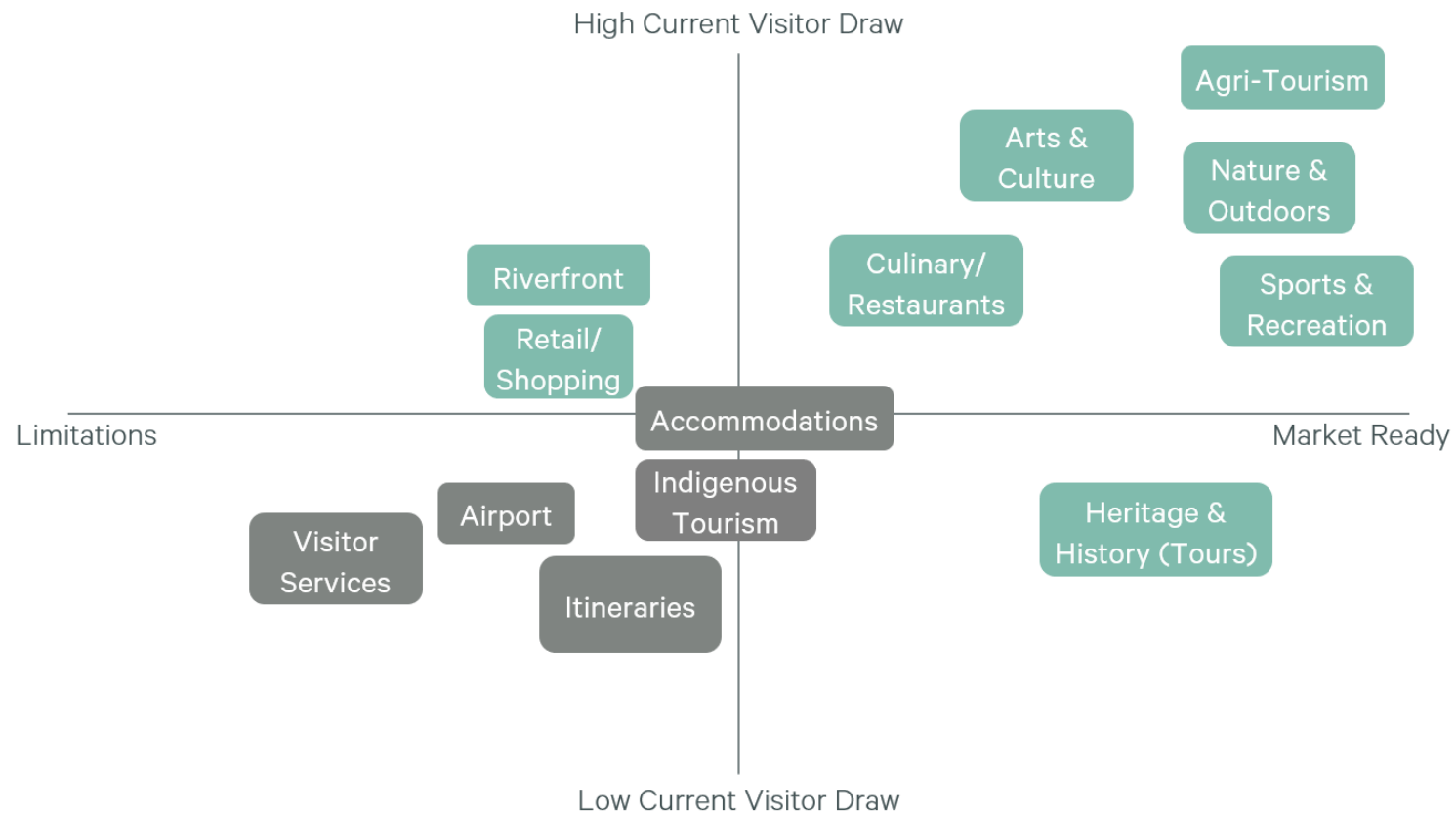
Some heritage venues are market ready but need better promotion as a cluster of activities.

Private sector itineraries and Indigenous tourism experiences are available, could draw higher demand with additional experiences and promotion.

Riverfront experiences and boutique retail need supportive infrastructure.



TOURISM ASSET INVENTORY





TOURISM INVESTMENT OPPORTUNITIES

Key Evaluation Criteria

- Private Sector Investment Potential
- Site Considerations
- Market & Financial Feasibility
- Tourism Destination/ Appeal Factors

12 Investment Opportunities Evaluated

- Small Hotel/Corporate Retreat with Meeting Space
- Unique Accommodations (ex. Farm Stays)
- Transient Accommodations on Golf Courses
- Hotel & Indoor Waterpark
- Multi-Use Event Centre
- Glamping and Outdoor Adventures
- Tourist Commercial Businesses on Thames River
- Immersive Light Experiences/Art Installations
- Microbrewery, Cidery or Distillery
- 4-Season Farmers Market
- History and Heritage Venue
- Sport Tourism Venues and Experiences



Top 3 Opportunities

1. Glamping & Outdoor Adventures
2. Small Independent Hotel/Corporate Retreat Centre
3. Microbrewery



GLAMPING & OUTDOOR ADVENTURES

Concept: “glamorous camping”, upscale establishment featuring 10 geodesic dome-style structures, on a 3-acre site, that is serviced and zoned appropriately

Target Markets: families, couples, individuals, corporate groups, and those attending special events

Capital Costs: \$665,000 (est.)

Utilization: 1,360 occupied nights in Year 1, increasing to a stabilized demand of 1,500 occupied nights or 2,000 guests per year (double occupancy staying an avg. 2 nights)





SMALL INDEPENDENT HOTEL

Concept: 50-room upscale hotel with conference facilities, could be used for corporate retreats, small conferences and weddings - would fill several gaps in the existing market (multi-use event space and overnight accommodations)

Target Markets: corporate travellers, meeting/conference delegates, leisure groups (weddings, sports, etc.), leisure independent travellers and government/discounted.

Capital Costs: \$11.3 million (est.)

Utilization: 11,900 occupied room nights going up to 12,800, for stabilized occupancy of 70.2%





MICROBREWERY

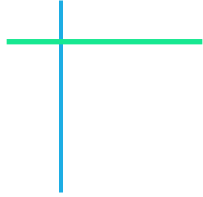
Concept: microbrewery with a small retail area and 20-seat taproom, and a potential partnership with a local restaurant to offer light foodservice

Target Markets: younger demographic (millennials and Gen X), higher-income people who value artisanal products and “unique” brews

Capital Costs: \$900,000 (est.)

Utilization: unit sales and generate 66,100 covers by its third and stabilized year of operation or 82% occupancy



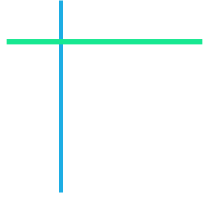


POLICY REVIEW REPORT FINDINGS

County's Official Plan and the Strategic Plan are strongly aligned with economic development objectives re: tourism as an economic driver.

Lands outside of settlement areas are Prime Agricultural lands with a few site-specific designations, thus provincial (PPS) policies are limiting towards encouraging larger-scale, recreational and tourism-oriented opportunities = barrier to tourism uses which are outside of on-farm diversified uses.





POLICY REVIEW REPORT FINDINGS

Each local municipality has a unique approach with regards to the use of land use planning tools to achieve tourism and economic development objectives.

Available tourism policies activate existing assets and predominantly focus on areas within the agricultural designation (i.e., agri-tourism uses).

Local official plans could concentrate greater policy language towards the promotion of commercial tourism beyond agri-tourism (e.g., creative, cultural heritage, eco-tourism, etc.).



PROVINCIAL CHANGE

Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

[PPS 2.8.1]

PROVINCIAL CHANGE

Require municipalities to plan for and protect “areas of employment”

Require municipalities to address transition and land use compatibility between areas of employment and sensitive land uses (300m)

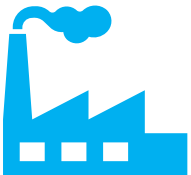
Encourage municipalities to preserve areas of employment close to goods movement corridors, coordinating across administrative boundaries

Allow municipalities to consider employment area conversions at any time to support the forms of development and job creation that suit the local context, provided that sufficient employment land is available to accommodate employment growth

EMPLOYMENT AREAS

Defined as:

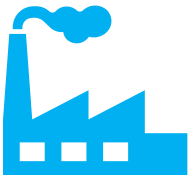
“areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”



EMPLOYMENT AREAS

The County Official Plan currently requires local municipalities to designate employment lands providing for a mix of employment opportunities and encourages municipalities to designate Rural Employment Lands to accommodate industrial, manufacturing, and creative rural economy type uses

The County Official Plan clarifies that Rural Employment Lands shall be for industrial and limited commercial uses which do not use significant amounts of water and do not produce significant amounts of effluent



PRELIMINARY POLICY OPTIONS

The Official Plan should be amended to include the changing policy direction in the PPS

Employment Area policies should set the framework for how local municipalities will plan for employment through local Official Plans and Zoning By-laws

- Employment Area conversions
- mitigation of sensitive land uses (300m)
- minimum density targets for employment lands
- land use compatibility between employment and non-employment areas
- consider including policy direction related to industrial plans of subdivision /condominium

PRELIMINARY POLICY OPTIONS – REGIONALLY SIGNIFICANT

A Regionally Significant Employment Area is an area set aside that is strategically important for accommodating major employment uses and supporting the regional economy and may include clusters of business and economic activities including manufacturing, research and development, warehousing, goods movement, and ancillary facilities

The Official Plan could be amended to set a framework for the establishment of Regionally Significant Employment Areas at the local level

The policies could generally provide that the establishment of a Regionally Significant Employment Area would be implemented through evaluation criteria such as location, municipal services, size, impact on agriculture, etc and implemented by way of an amendment to the Official Plan



RENEWABLE ENERGY

“Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.”

[PPS 3.8.1]

Renewable Energy Source is defined as:

“means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.”



PRELIMINARY POLICY OPTIONS - RENEWABLE ENERGY

The Official Plan could be updated to provide policy direction pertaining to development of such uses in accordance with OMAFA's permitted uses guideline and subject to criteria expected to be provided in future guidelines from the Province

The Official Plan should be updated to include the PPS definition of "Renewable Energy Source" and "Renewable Energy System"

Policies could be developed to guide consideration of larger renewable energy proposals within agricultural areas



OTHER CONSIDERATIONS

The Committee may identify any other topics for further discussion or analysis.



“The decisions made today will fundamentally affect options available to future generations. The ability to produce food, to regulate the system of production to reflect the values of society, to maintain the important economic contributions of agriculture, and to retain the important role that farmers play in managing the countryside is dependent on retaining farmers and the lands essential to their livelihood”

(Caldwell et al., 2017, p. 61).

AGRICULTURE

- 1 Minimum Farm Parcel Size
- 2 Provincial change
- 3 Agricultural System
- 4 Residence Surplus to a Farming Operation
- 5 Settlement Boundary Expansions
- 6 Other Considerations



MINIMUM FARM PARCEL SIZE

A key component of managing the agricultural resource is the general discouragement of lot creation to avoid the unwarranted fragmentation of agricultural land.

The Official Plan limits the creation of new farm parcels to ‘about 40 hectares’ (100 acres).

County Council motion “THAT staff be directed to include consideration of agriculture parcel size as part of the OPA”

PROVINCIAL POLICY

“Lot creation in prime agricultural areas is discouraged and may only be permitted for: agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations”

[PPS 4.3.3.1]

The PPS does not specify a minimum farm parcel size however it has generally been the position of the Province that 40 ha is the minimum farm size unless otherwise demonstrated.

PROVINCIAL GUIDANCE

“In general, the larger the farm parcel, the more adaptable it is to changing conditions and more efficient it is to run the farm. Keeping farms large enough to maintain flexibility is key to agricultural viability and to achieving the PPS requirement of protecting prime agricultural areas for long-term use in agriculture. Lot size may vary depending on the agricultural use. For traditional field crops, large lots are optimal. Higher-value specialty crops tend to be located on smaller parcels. In all cases, lots must still be large enough to maintain flexibility for future changes in the type or size of the agricultural operation.”

CURRENT COUNTY OFFICIAL PLAN

“consents for new farm lots shall generally not be considered where the result is the creation of a farm lot less than a typical township lot of about 40 hectares. Consents for the creation of new farm lots shall be considered where both the size of the lands being severed and the lands being retained are appropriate to:

1. the type of agriculture being engaged in or proposed to be engaged in; and
2. the type of agricultural activity and farm lot size common in the area.

In general, farm lot size shall be sufficiently large to create large contiguous farming blocks and to maintain flexibility to adapt to future changes in agriculture and to avoid the unwarranted fragmentation of farmland. A minimum farm lot size shall be established in the Zoning By-laws of the local municipalities

(policy 4.5.3.4c)

CURRENT COUNTY OFFICIAL PLAN (OPTION)

“A different minimum farm parcel size for local municipalities may be considered through an amendment to the County Official Plan provided that a study is carried out by the local municipality with the guidance and assistance of the Province, to demonstrate that the different farm parcel size is appropriate for the type of agricultural uses common in the local area, yet is sufficiently large enough to maintain flexibility for future changes to the type or size of agricultural operations.”

(policy 4.5.3.4c)

This optional policy provides an opportunity for a local municipality to undertake an agricultural lot size study.

ARGUMENTS FOR AND AGAINST ...

It is argued that farming practices are supported by larger farm parcels:

- operationally more efficient (tile drainage, large farm equipment, etc)
- maintain greater flexibility
- more suitable for livestock
- less expensive on a per-hectare basis
- less likely to face non-farmer ownership competition

In contrast, it is argued that smaller farm parcels:

- less expensive to purchase
- support young farmers
- support speciality farm operations
- support local food initiatives
- support value added agricultural

Discussion



AGRICULTURAL PARCEL SIZE ANALYSIS

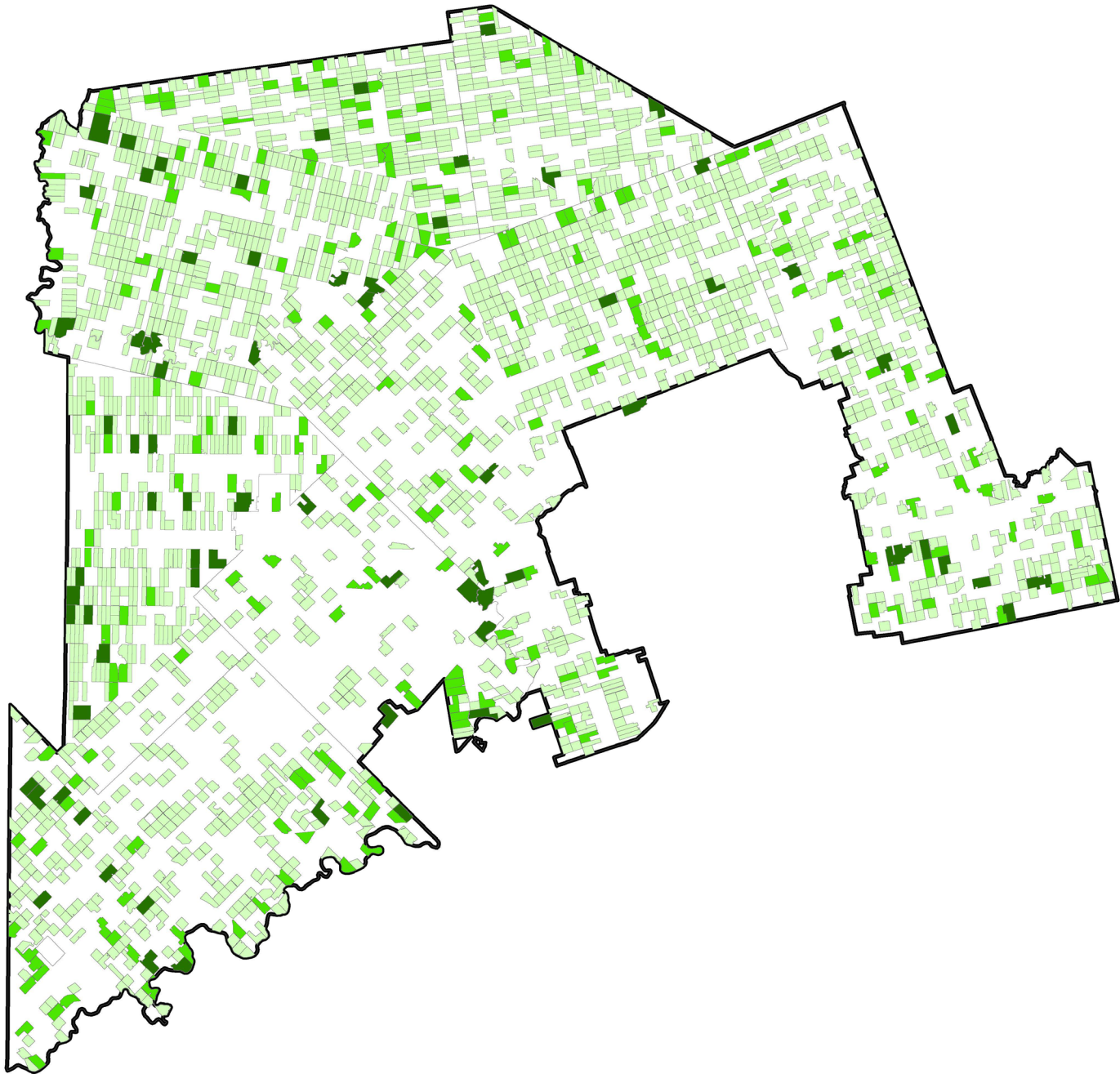
Stovel and Associates Inc. undertook an Agricultural Parcel Size Analysis in 2021

- Professional Planner and Agrologist with extensive experience on agricultural issues including AIAs and MDS Assessments.
- Experience on this topic including at the Ontario Land Tribunal (Lambton County vs Province)

County provided base mapping (parcels, soils, photography) and MPAC data

An iterative process that included review of assessment data, statistical analysis, review of aerial photography and zoning assessments

Stovel and Associates were retained in 2025 to review the previous analysis for applicability to the current Official Plan Review and to be available to engage directly with the Committee.

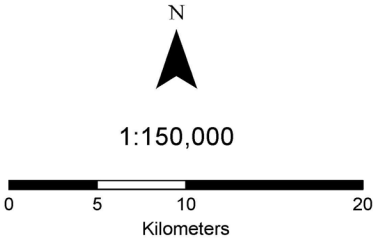


Agricultural Land Use Areas

Legend

- Parcels Greater than 200ac
- Parcels greater than 150ac
- Parcels greater than 100ac

Current Lot Sizes			
	> than 200ac	> than 150ac	> than 100ac
Adelaide Metcalfe	17	39	297
Lucan Biddulph	3	12	200
Middlesex Centre	9	50	442
Newbury	0	0	0
North Middlesex	21	81	667
Strathroy-Caradoc	5	25	96
Southwest Middlesex	11	49	315
Thames Centre	10	49	355
Middlesex County	76	305	2372



Prepared by: Planning Department
April 8th 2025



AGRICULTURAL MINIMUM FARM SIZE

Current Lot Sizes			
	> than 200 ac	> than 150 ac	> than 100 ac
Adelaide Metcalfe	17	39	297
Lucan Biddulph	3	12	200
Middlesex Centre	9	50	442
Newbury	0	0	0
North Middlesex	21	81	667
Strathroy-Caradoc	5	25	96
Southwest Middlesex	11	49	315
Thames Centre	10	49	355
Middlesex County	76	305	2372

AGRICULTURAL PARCEL SIZE ANALYSIS

Agricultural Parcel Size Analysis in 2021 Overview of Parcel Size for Each Municipality

Municipality	Total # Parcels	Mean ~Acres	Mean ~Acres (remove 5-acre parcels)
Thames Centre	1412	64	68
Lucan Biddulph	575	67	76
North Middlesex	1806	75	79
Adelaide Metcalfe	1049	74	78
Southwest Middlesex (includes Newbury)	1468	64	70
Strathroy-Caradoc	1712	35	57
Middlesex Centre	1833	71	73
County	9855	64	72

AGRICULTURAL PARCEL SIZE ANALYSIS

Agricultural Parcel Size Analysis in 2021 Overview of Parcel Size for Each Municipality with Agricultural Structures

Municipality	Total # Parcels	Mean ~Acres	Mean ~Acres (remove 5-acre parcels)
Thames Centre	457	81	82
Lucan Biddulph	138	85	85
North Middlesex	486	92	93
Adelaide Metcalfe	278	87	95
Southwest Middlesex (includes Newbury)	331	83	83
Strathroy-Caradoc	289	74	75
Middlesex Centre	431	87	88
County	2410	84	86

AGRICULTURAL PARCEL SIZE ANALYSIS

Observations

- Diverse and healthy agricultural system
- Farmers use all arable land available and parcel size is not a deterrent to cash crop or livestock farming
- The County has high quality soils and climate, cultivated for a variety of crops
- Variations in existing farm sizes can be attributed mainly to past and present agricultural trends and fragmenting factors such as railways, highways, and rivers (especially in certain locations)
- Averages heavily influenced by numbers of small often non-farm parcels

AGRICULTURAL PARCEL SIZE ANALYSIS

Observations

- In terms of the word 'common', the County has a range of farm parcel sizes and all arable parcels regardless of size are cultivated
- Flexibility is typically related to field size with larger parcels being more efficient to farm than smaller parcels
- Also, larger parcels are easier to manage manure and situate a livestock barn or manure storage facility, but this isn't as significant of a constraint since the Nutrient Management Act and the use of manure brokers



AGRICULTURAL PARCEL SIZE ANALYSIS

Observations, in general:

- 5 of 7 municipalities in the range of 38 (94 ac) to 41 ha (100 ac)
- 2 of 7 municipalities in the range of 30 ha (74 ac)
- A 38 ha (94 acre) minimum is sufficient to provide opportunity to establish new livestock operations



PROVINCIAL CHANGE

The PPS requires municipalities to implement an Agricultural Systems Approach.

Specifies one new residential lot per farm consolidation for a residence surplus to a farm operation is permitted.

Additional Residential Units (ARUs) in prime agricultural areas.

Amends the definition of on-farm diversified uses to include renewable energy.

Removal of the Municipal Comprehensive Review requirement to expand a settlement area.

AGRICULTURAL SYSTEM

Defined as

“The system mapped and issued by the Province in accordance with this Plan, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- 1. An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture;*
- 2. An agri-food network which includes infrastructure, services and assets important to the viability of the agri-food sector.”*

“Agri-Food Network – Within the Agricultural System, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure; on farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.”

AGRICULTURAL SYSTEM

Agricultural system approach was previously implemented in the Greater Golden Horseshoe and recognizes that farmland and clusters of agri-food infrastructure, services and assets need to coexist and be compatible with growing communities

The desired outcomes of the Agricultural System approach are:

1. Active planning for agriculture and rural economic development based on reliable mapping, data and tools.
2. Improved viability of agriculture and growth of the agri-food sector.
3. Better protection of the agricultural land base.
4. Increased land use planning consistency and certainty across municipalities.
5. Reinforcement of the synergies between agricultural, natural heritage and water systems, as outlined in provincial policy.
6. Collaboration between the Province, municipalities, farmers and businesses with a common interest in a strong agri-food sector.

AGRICULTURAL SYSTEM — PRELIMINARY POLICY OPTIONS

The County Official Plan must be amended to implement an agricultural systems approach

This could include amending existing economic development policies to enhance support for the agri-food network and cross references to economic development programs (CIPs)

Policies could also set the framework for the inclusion of asset mapping or the inclusion of an agri-food network inventory in an official plan appendix

Staff are monitoring the ongoing guidance from OMAFA to support the implementation of the agricultural system policies



AGRICULTURE SURPLUS DWELLINGS



In order to protect agricultural land for long-term agricultural use and to avoid land use conflicts, new residential lots are prohibited within the agricultural area with one exception - **Residence Surplus to a Farming Operation**

As farm operations have increased in size to often include several parcels, the intent of policy is to facilitate the severance of farm dwellings where they are not needed for an expanding farming operation

SURPLUS DWELLINGS — PROVINCIAL PLANNING STATEMENT

*“Lot creation in prime agricultural areas is discouraged and may only be permitted for: **one** new residential lot **per** farm consolidation for a residence surplus to an agricultural operation, provided that: 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective;”*

[Policy 2.3.4.1 c)]

Residence surplus to a farming operation is defined as:

“means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation)”

SURPLUS DWELLINGS — COUNTY OFFICIAL PLAN

County Official Plan (Policy 4.5.3.4.a)

Consent to sever a residence surplus to a farming operation as a result of farm consolidation may be permitted, provided the residence was built at least 10-years prior, the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and provided that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.

The County encourages local municipalities to include policies in their local official plan addressing considerations including minimizing the loss of agricultural land, addressing the retention of outbuildings with the residence surplus to a farming operation including maximum building size and permitted uses, adequacy of services, and Minimum Distance Separation;

“means a habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).”

PRELIMINARY POLICY OPTIONS

The Official Plan **must** at a minimum be updated to reflect the PPS: “one new residential lot per farm consolidation for a residence surplus to an agricultural operation”

There are other areas where the Official Plan **could** be updated, or those matters could be left to local official plans, including:

- additional policy concerning existing barns
- defining a farming operation
- other considerations



SETTLEMENT BOUNDARY EXPANSIONS

Recent changes to the Planning Act and PPS have removed the requirement for a Municipal Comprehensive Review to expand settlement areas and now permit privately initiated applications for boundary expansions, which can be appealed to the Ontario Land Tribunal.

The removal of the MCR process may lead to increased farmland conversion to non-agricultural uses through Official Plan Amendments.

Policies could be included to:

- Guide when and how privately initiated boundary expansions can be evaluated;
- Require applicants to demonstrate consistency with County/Municipal planning objectives;
- Ensure efficient use of infrastructure, protection of agricultural lands, and alignment with growth management goals.



OTHER CONSIDERATIONS

The Committee may identify any other topics for further discussion or analysis.



A photograph of a forest in autumn. The ground is covered in a thick layer of yellow and orange fallen leaves. Several large, dark tree trunks are visible, some with fallen logs in the foreground. The background is filled with more trees and a canopy of yellow leaves, with sunlight filtering through. On the far left, there is a thin vertical blue line.

NEXT STEPS

Growth and
Development and any
other considerations.