



Land Use Planning and the Official Plan

June 15, 2016

Stormont Federation of Agriculture

Land Use and Agriculture

- What is the SDG Official Plan?
- SDG 5-year Review
- How the Official Plan Supports Agriculture



Official Plan

- Sets out vision, key policies
- Plans for a 20-year horizon
- Guides development
 - Designations -> zoning bylaws
 - Land division policies



Canadian Pacific Railway, Avonmore

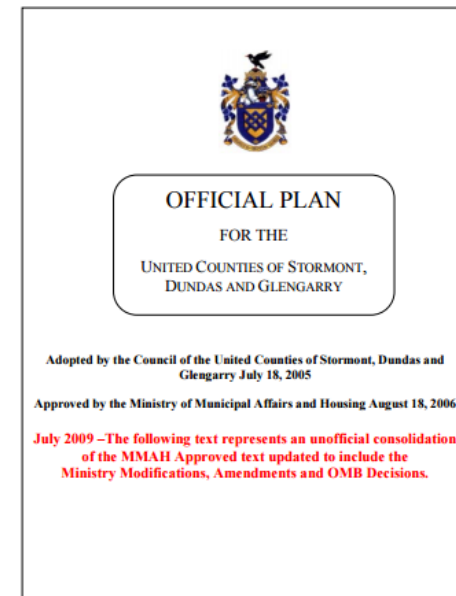
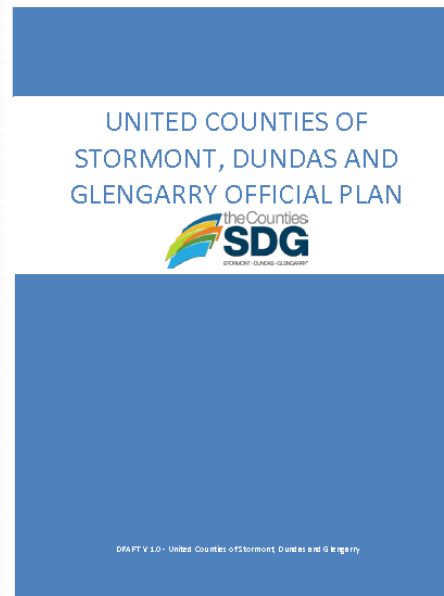


Delaney Bus Lines, new building



Official Plan

- First County Official Plan approved in 2006
- One Official Plan for all of SDG
- Requires a refresh every five/ten years
- Currently under review





Official Plan Update

- Notable changes:

1. **Agriculture**

- **Refined prime ag areas, support agriculture, OMAFRA recommendations**

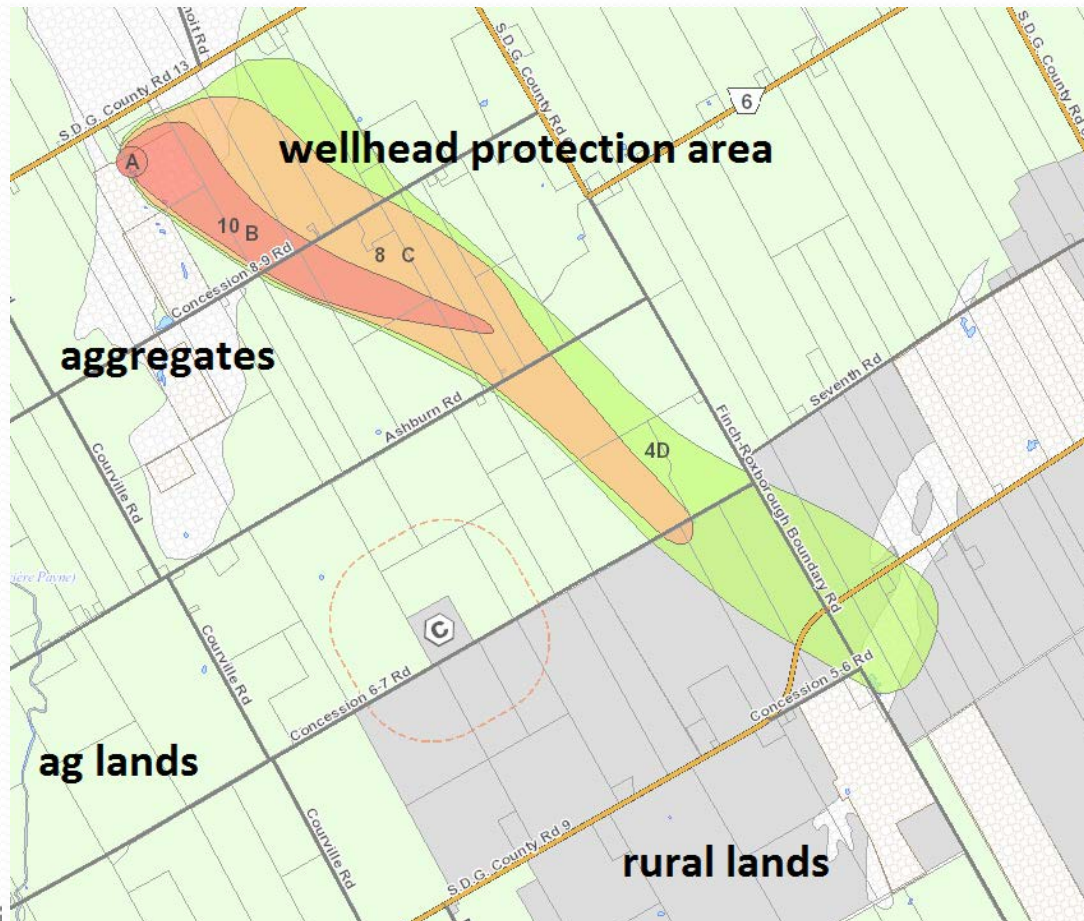
2. **Growth and Employment**

- Housing growth, no change to consent timeline, rural settlement areas

3. **Natural Features**

- Significant woodlands update, natural heritage system, source water protection

Ag Lands vs. Rural Lands





Important Differences

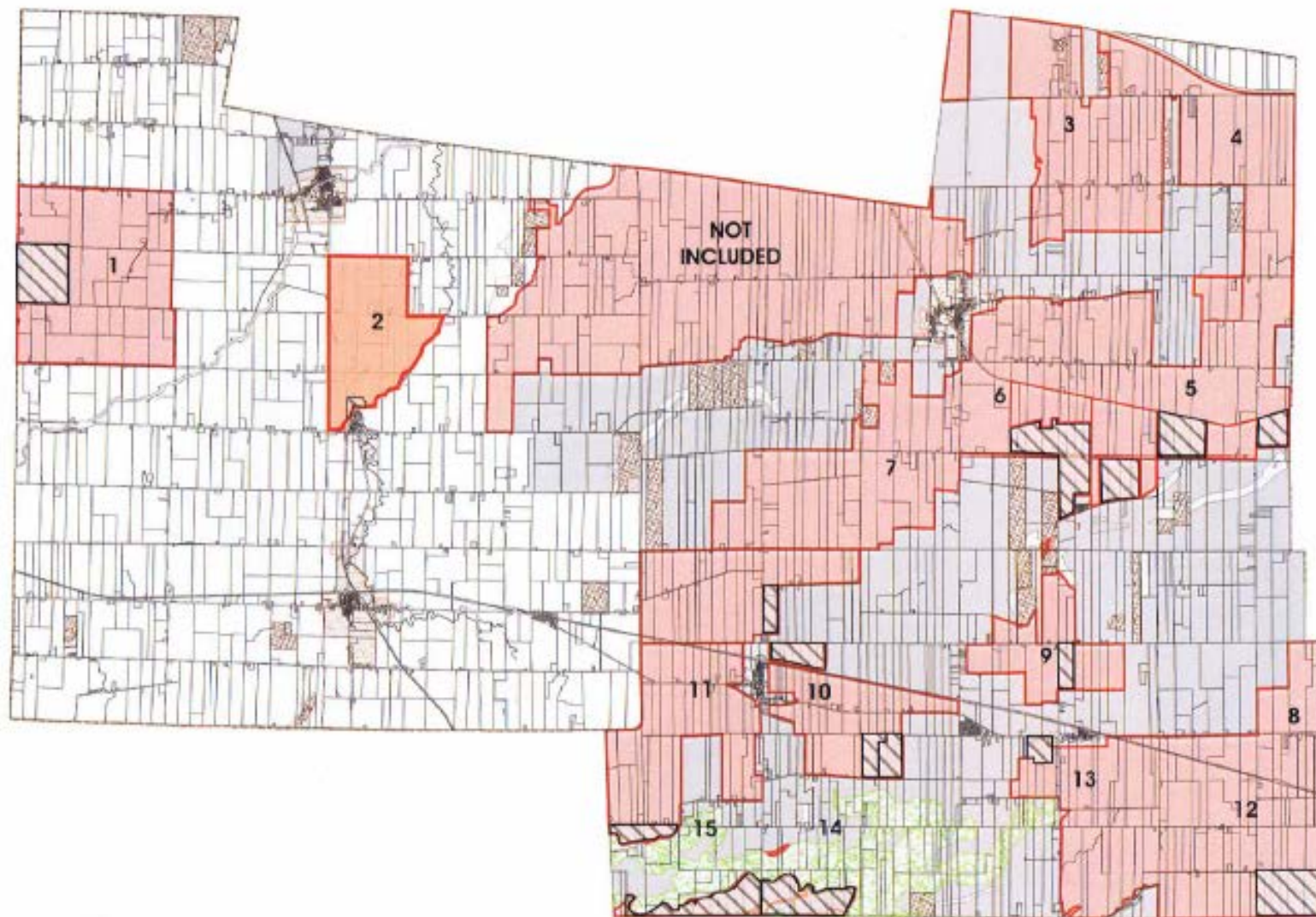
- Rural lands: Limited residential development (new lots)
- Ag lands: Only surplus residences
- On-farm diversified uses
- Secondary uses
- Non-agricultural uses



Purpose of Ag Lands Review

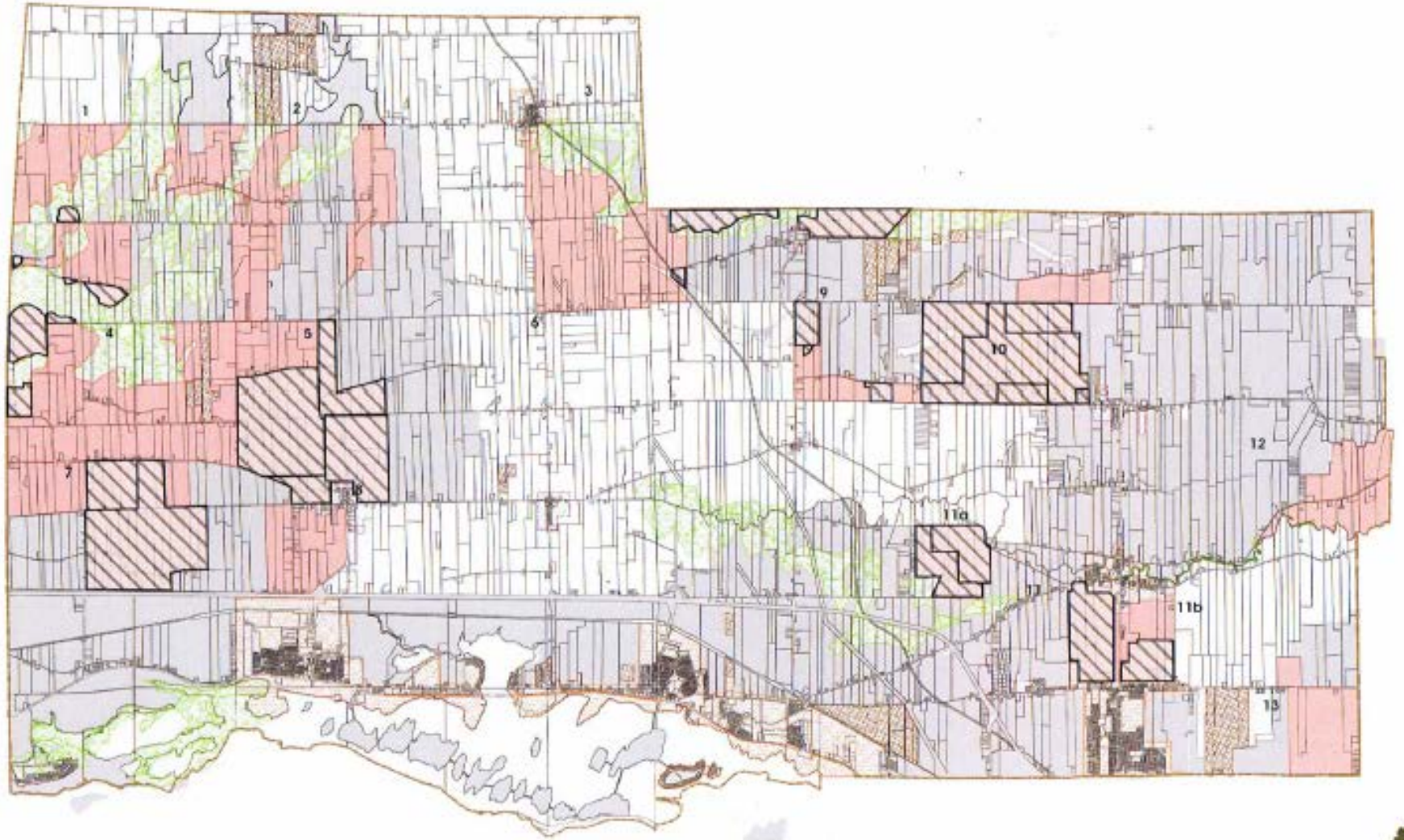
- To determine if identified lands should be retained in the Agricultural Resource designation
- Process:
 - Review of soils maps and CLI mapping
 - Field visits
 - Review by local planners and planners from OMAFRA
 - Present to Agricultural communities

North Stormont Recommendation Map
United Counties of Stormont, Dundas and Glengarry
Agricultural Resource Lands Review



-  Review Lands
-  CCS Recommendation: Change to Rural

South Stormont Recommendation Map
United Counties of Stormont, Dundas and Glengarry
Agricultural Resource Lands Review



-  Review Lands
-  CCS Recommendation: Change to Rural



Checklist to Support Agricultural Growth in Your Municipality

This checklist is accompanied by a *Guide to Support Agricultural Growth in Your Municipality*. Please consult the *Guide* for further information on how to implement the actions in the Checklist, and why they are important for supporting the agricultural sector in your municipality.

Land Use Planning

- Outlined a clear definition and policy for on-farm diversification, value-added agriculture, and agri-tourism in municipal policies
- Clearly identified permitted uses, and uses with a lesser connection to agriculture, in agricultural zones in municipal policies (use 2014 Provincial Policy Statement definitions of *agriculture-related uses* and *on-farm diversified uses*)
- Developed *as-of-right* zoning criteria for a proposed use that is compatible with neighbouring agricultural uses to reduce red tape (i.e. building permit is given if proposal is in accordance with the criteria)
- Staff are informed that non-agricultural land uses located within lands designated for agriculture can negatively impact the ability of surrounding agricultural operations to expand or to introduce new agricultural activities, particularly through mandated separation distances imposed by the Minimum Distance Separation (MDS) formulae
- Municipal staff are informed about normal farm practices and related policies
- Use site plan controls in the Official Plan to receive, review and approve site plans, which can help avoid some concerns (traffic, parking, etc.) related to new developments
- Ensure that the roads department incorporates design features for roads, bridges and traffic circles that allow for the safe passage of large farm equipment



Employment Trends

- Relatively flat employment growth due to losses in manufacturing sector
- Agri-business and on-farm diversified uses to be promoted and expanded



Residential Growth

- The population of SDG is aging
- Housing growth will out pace population growth
- Out-migration of younger aged adults, offset in part by the in-migration of families and older-aged adults
- Growth focused in North Dundas (880 units)





Natural Heritage

- Forest cover analyzed to determine 'significant woodlands'
- Protected through planning applications
- Promotion of County Forests and roadside tree planting
- Looking for new opportunities

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Subdivision Approval
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» Economic Development Division

SDG Official Plan Review

Requirements Under the Planning Act

The County Official Plan sets out the vision for how SDG will grow to "ups" to ensure that the Official Plan is working to fulfill its vision. As p employment, natural features like woodlands and wetlands, and our a updates around local food, active transportation, safe drinking water, update the Settlement Areas; this was completed through individual c

Economic Health and Employment Lands

The Planning Act requires the Official Plan Review to consider the em performed a review of vacant employment lands, building permit recc retained to provide a Population and Growth update and Employmen 2013 Hemson Population and Growth Projections report (found here boundaries (found [here](#)). The Employment Lands Report is summarize 25th, 2016.

Report 1: [Updated Growth Forecasts](#)

Report 2: [Employment Needs Analysis](#)