

Agenda

Introducing Myself

Why are we Here?

Land Use Policy Update

Guidance Document



PETER JEFFERY WRAPS UP HIS OFA CAREER



Peter Jeffery retired from his role with the organization after 33 years.



- Heather Derks
- Farm Policy Analyst
- Farm Property and Land Use
- Ag background





Policy Updates

Land Use



VIEWPOINT

ALTERNATIVE



Long-term land use planning needs to focus on protecting agricultural land to ensure we have the resources available to continue producing food for the future

Peggy Brekveld,
President

Farmland Preservation What Can We Do?

By Heather Derks
Farm Policy Analyst
Ontario Federation of Agriculture

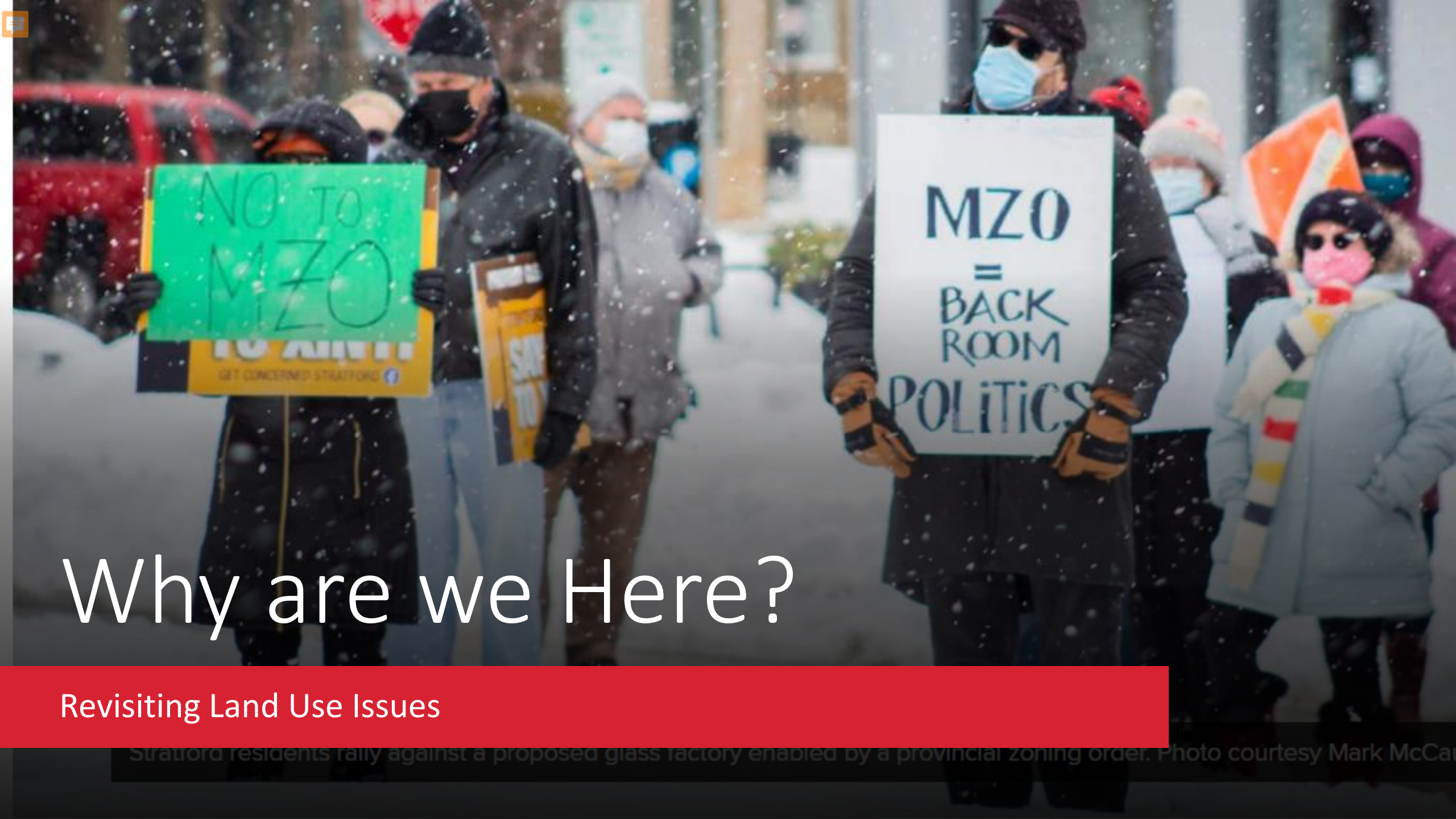


Agriculture *Matters*



Agriculture *Matters*

A Guide for Municipal Councillors and Staff



Why are we Here?

Revisiting Land Use Issues

Stratford residents rally against a proposed glass factory enabled by a provincial zoning order. Photo courtesy Mark McCa



By **Craig Lord** • Global News

Posted February 5, 2021 11:54 am



MZOs



NEWS

Markham MZO adds to 'circus' surrounding Flato development on Stouffville border

Decision creates 'domino effect' that allows erosion of farmland, democratic process, critics charge

By [Heidi Riedner](#)  Markham Economist & Sun

Thursday, February 18, 2021

Breakout Session One topics:

- **Intro / PPS**
- **Greenbelt**
- **Provincial Plans /Northern Ontario Growth Plan**
- **Ag Land Protection**
- **Minimum Lot Size / Lot Creation / MDS**
- **Natural Heritage**
- **Urban Expansion / Non Ag Land Use/Municipal Role**

Intro / PPS

ontario.ca/PPS

Provincial Policy Statement, 2020

Under the Planning Act

Ontario 




Provincial Policy Statement (PPS)

Proposed changes to Minister's zoning orders and the Planning Act

ERO number	019-3233
Notice type	Act
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 4, 2021
Comment period	March 4, 2021 - April 3, 2021 (30 days) Open
Last updated	March 4, 2021

This consultation closes at
11:59 p.m. on:
April 3, 2021

[Submit a comment](#)

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Proposal summary

The government is proposing changes to the *Planning Act* so that certain Minister's zoning orders do not have to be consistent with the Provincial Policy Statement.

2. Greenbelt

Consultation on growing the size of the Greenbelt

ERO number	019-3136
Notice type	Policy
Act	Greenbelt Act, 2005
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	February 17, 2021
Comment period	February 17, 2021 - April 19, 2021 (61 days) Open
Last updated	February 17, 2021

This consultation closes at
11:59 p.m. on:

April 19, 2021

[Submit a comment](#)

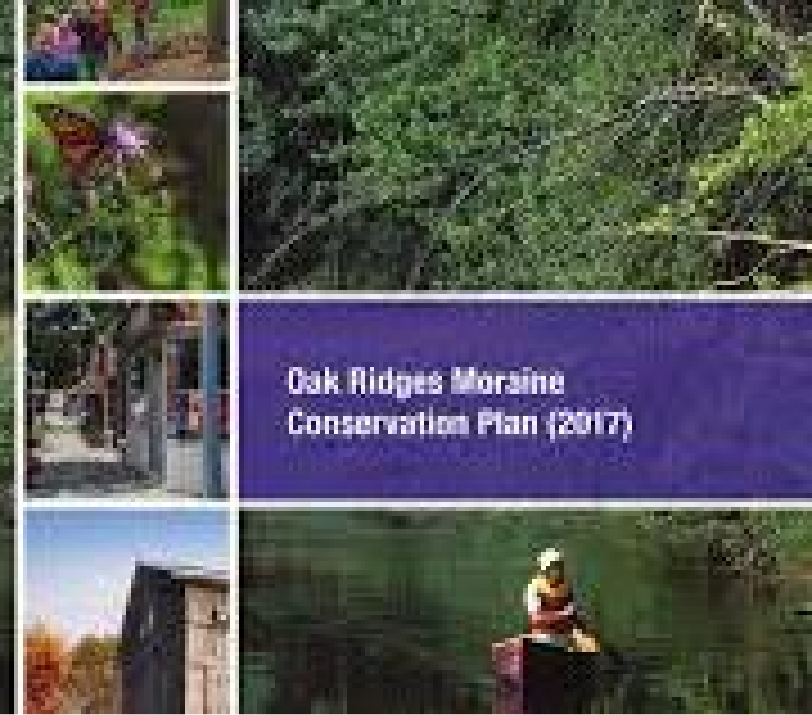
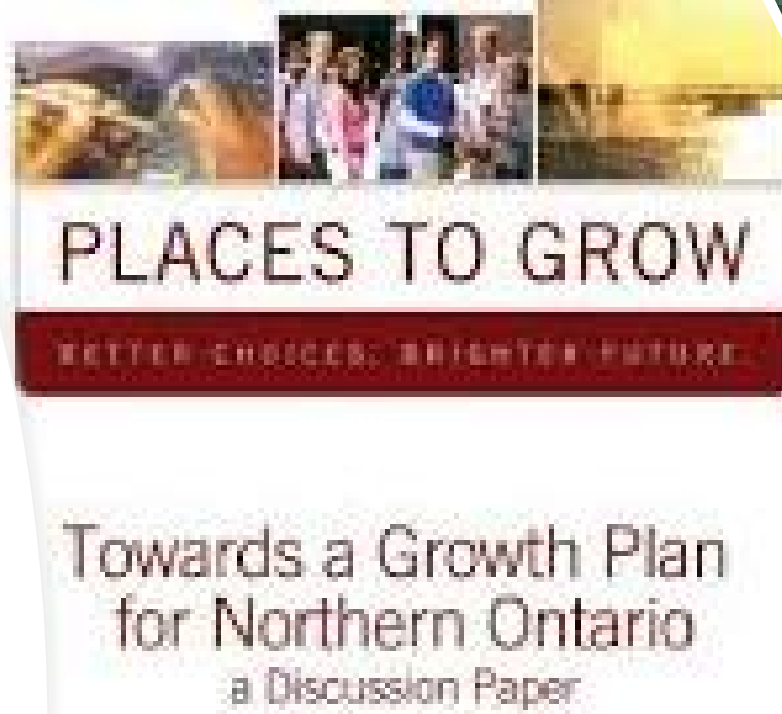
Proposal summary


The Ministry of Municipal Affairs and Housing is seeking feedback on ways to grow the size of the Greenbelt.



3. Provincial Plans

- Growth Plan for Northern Ontario
- Oak Ridges Moraine Conservation Plan
- Growth Plan for the Greater Golden Horseshoe
- Niagara Escarpment Plan





July 1, 2022 conformity exercise



MUNICIPAL, PLANNING & ENVIRONMENTAL | REAL ESTATE & DEVELOPMENT

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the Growth Plan) was brought into effect on May 16, 2019, and municipalities are required to revise their official plans to ensure they conform thereto. The Minister of Municipal Affairs and Housing has established a deadline of July 1, 2022 to complete the required conformity exercise. While that date may seem far off, the work involved with undertaking a Growth Plan conformity exercise and Municipal Comprehensive Review (MCR) is no modest task. Municipalities across the province are in various stages of review and implementation, and the City of Toronto has now taken the first steps to initiate its official plan review. It is critical that landowners, developers, and other interested persons monitor and participate early to ensure their views are heard, and that they understand the potential impacts.



- 4. Agricultural Land Protection / Farmland Preservation

5. Minimum lot size / Lot Creation / MDS



Middlesex County Council - January 19, 2021

178 views • Streamed live on Jan 19, 2021


👍 2 🗨️ 0 ➦ SHARE ⚙️ SAVE ...



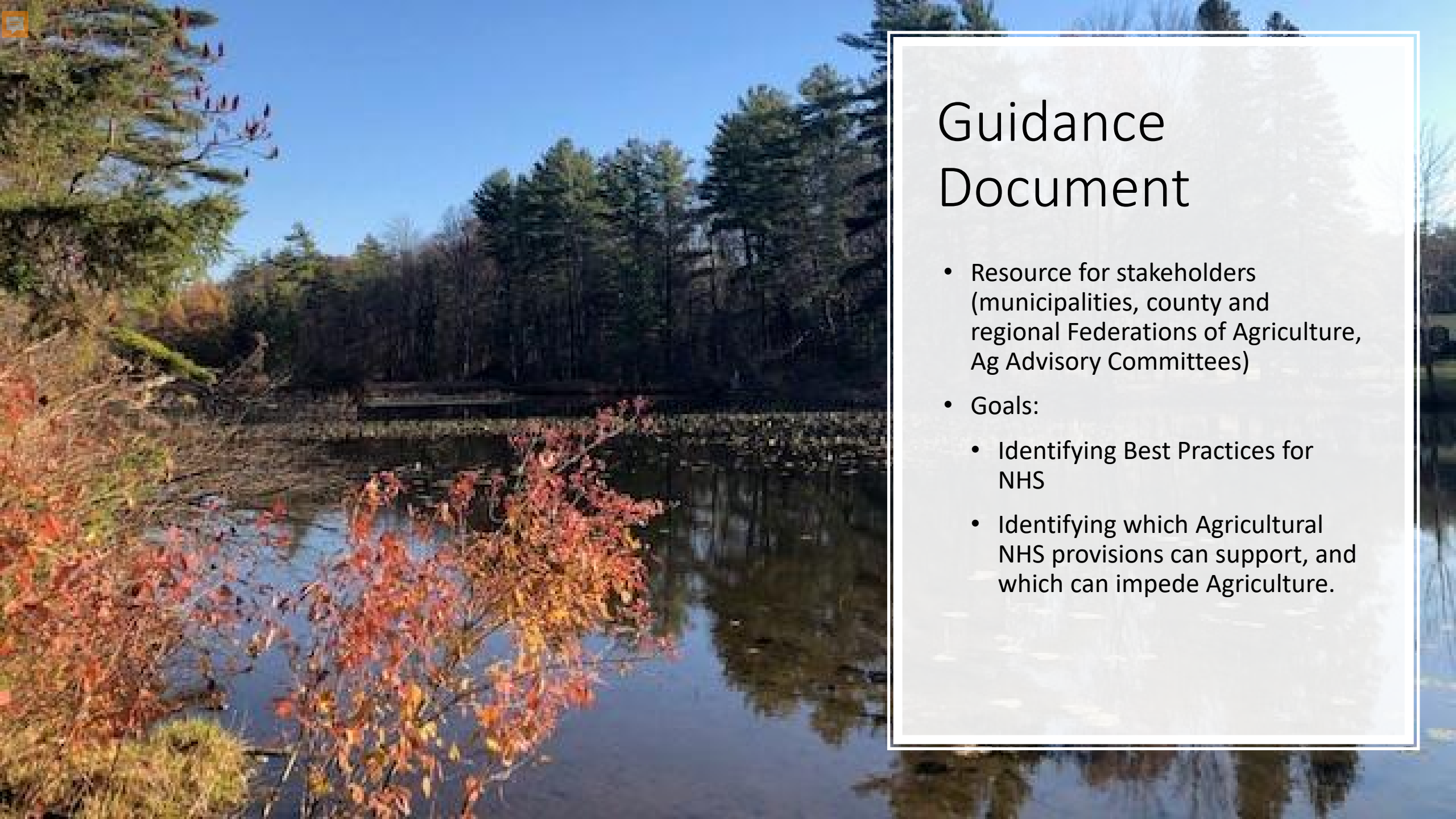
6. Natural Heritage

Photo by Ruth Vogel



- 
- Literature Review
 - Policy Provisions
 - Recommendations for Best Practices

Halton Region Case Study

A scenic landscape featuring a calm pond in the foreground, reflecting the surrounding trees and sky. The trees are in various stages of autumn, with some showing vibrant orange and red leaves, while others are still green. The background is a clear blue sky. The overall scene is peaceful and natural.

Guidance Document

- Resource for stakeholders (municipalities, county and regional Federations of Agriculture, Ag Advisory Committees)
- Goals:
 - Identifying Best Practices for NHS
 - Identifying which Agricultural NHS provisions can support, and which can impede Agriculture.

7. Urban
Expansion:
“OFA supports
fixed, permanent
urban boundaries
to limit the loss of
agricultural land.”



♥ RickBonnette liked



Jane Fogal @JanieFF · 4h

Halton is contemplating converting 8100 acres or the equivalent of 81 farms to urban uses in its updated Official Plan. Hamilton is proposing converting 8500 acres! [@RickBonnette1](#) [@MoyaJohnsonHH](#) [@CouncilorLawlor](#)



Jane Fogal @JanieFF · 4h

Converting Agriculture to Sprawl: The Destructive Impacts of Ford's Planning Requirements
janefogal.wordpress.com/2021/03/08/con...



Urban Expansion: Demographic shift to the Rural

lake. The main user of the...

County will seek greater flexibility in development of settlement areas

by Rob Perry
of The Aylmer Express

Elgin councillors on Tuesday, Feb. 23, approved writing to Elgin-Middlesex-London MPP Jeff Yurek seeking changes to Ontario rules surrounding residential development.

The subject was raised at a meeting Feb. 9 by Dutton Dunwich Mayor Bob Purcell, who complained that such growth in his community was limited by the amount of land in "settlement areas" where residential development was encouraged.

Dutton, for example, had six acres of land slated for such development, he said, but the owner had no plans to do so.

He wanted to be able to swap that property for another piece of similar size, so that overall the settlement area wouldn't increase in area, and similar options.

Residential development was booming in his community as Toronto residents moved into cities to the west of it, sending their residents even farther west into rural areas, he claimed. That migration meant

Dutton Dunwich was growing much more quickly in populations than forecasts that had previously been used to draw settlement area boundaries.

In a report to councillors Feb. 23, Planning Manager Nancy Pasato said settlement areas would be reviewed during the county's current review of its own official plan.

Trying to find ways to get around existing OP regulations and the provincial policy statement was challenging, she said. As it was, she couldn't recommend council approve major changes to settlement areas.

That policy statement said the province wanted to see residential growth within defined settlement areas such as towns, villages and hamlets where new homes would have access to municipal water and sewage systems.

The Ontario government also wanted to see "intensification" of the population density within those settlement areas, rather than sprawling into nearby agricultural lands, she said.

Ms. Pasato said a consultant would be hired as part of the current county OP review to set new population forecasts for each municipality.

The county, she added, already had the authority to approve land swaps for settlement areas, as long as the overall size of those communities didn't change.

Mayor Purcell said such a land swap would solve the immediate urgent issue in Dutton.

Otherwise, his municipality was willing to wait for the current official plan for the county to be reviewed and updated.

Ms. Pasato, he said, had put him in touch with Ontario Ministry of Municipal Affairs representatives who assured him they recognized the current migration trend out of cities into rural areas.

He still had concerns about industrial and commercial lands and how they would be treated under the provincial policy statement.

The now-vacant Ford St. Thomas Assembly Plant property, for example, was a huge piece of land for a rural municipality to set aside for industrial development, Mayor Purcell continued, but it was also a valuable asset for the entire province.

Southwold Mayor Grant Jones said he was glad to hear that the province was listening to Elgin's concerns, and he hoped some of the current obstacles to development could be overcome.

Aylmer
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Town Hall Open -



Among those who would love to move from their more urban location, the top reasons are a quieter place, more affordable housing, and more outdoor property. It is not a larger house per se or to be closer to friends and family that most motivates the desire to move to smaller communities.





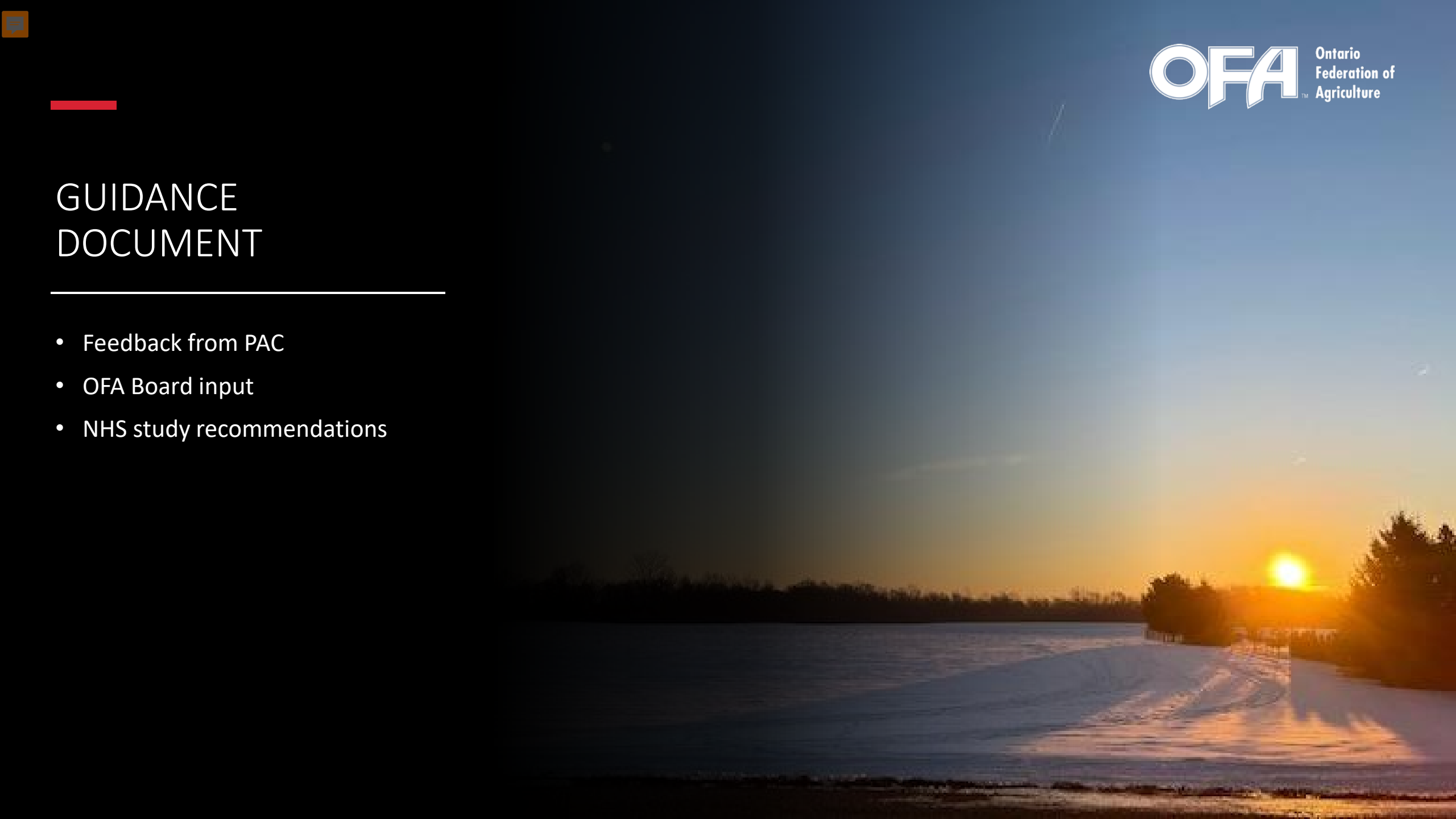
Higher Density

- Higher Density, transit-supportive development should be mandated on lands taken out of production
- Helps reduce demand for Agricultural Land for future development



GUIDANCE DOCUMENT

- Feedback from PAC
- OFA Board input
- NHS study recommendations





Local Planning Process

EFA's Donna Lunn giving input to the Elgin Official Plan review to advocate for farmland preservation



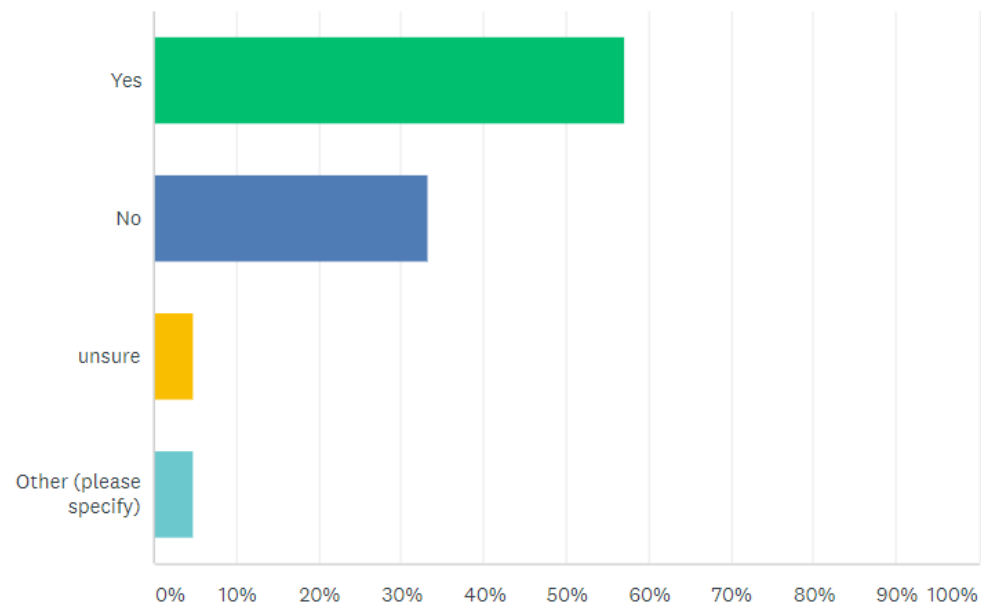


Land Use and the Local Federation

PRE-PAC SURVEY RESULTS

Does your local Federation board have a land use committee or board members who are active on an Agricultural Advisory Committee?

Answered: 21 Skipped: 0

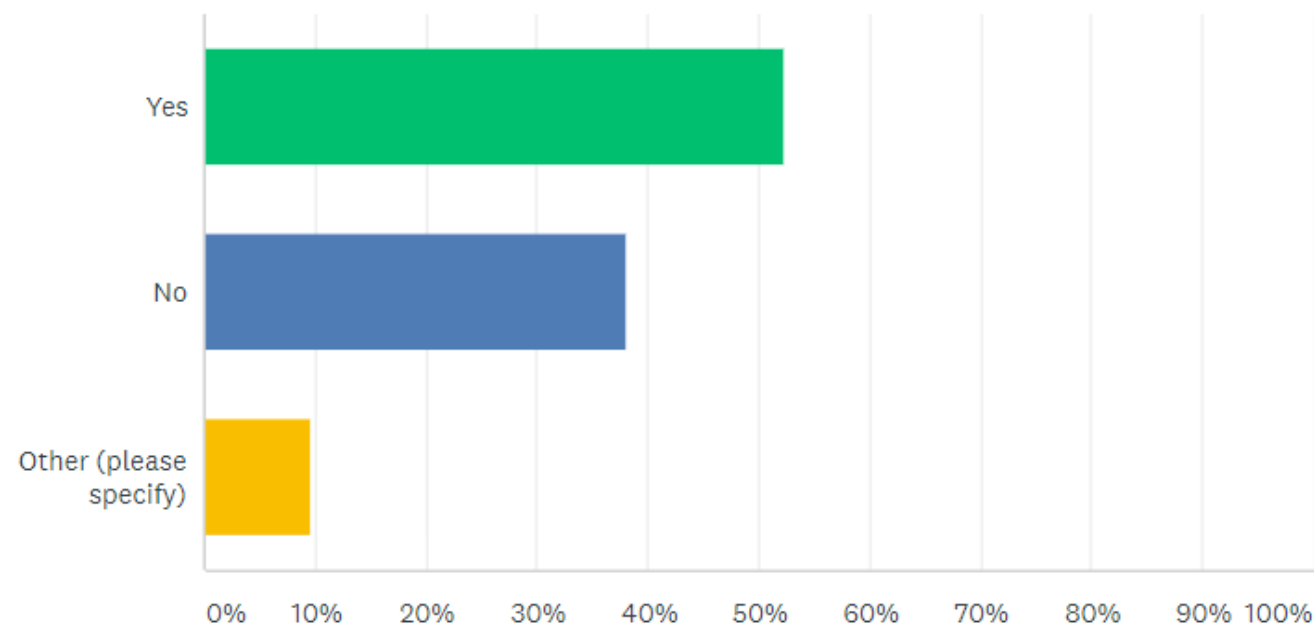


ANSWER CHOICES	RESPONSES
Yes	57.14% 12
No	33.33% 7
unsure	4.76% 1
Other (please specify)	4.76% 1



Does your Local Federation review upper and lower tier planning changes that affect agricultural properties such as loss of farmland to development?

Answered: 21 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ Yes	52.38%	11
▼ No	38.10%	8
▼ Other (please specify)	9.52%	2

Minimum lot sizes

New Lot Creation Policies?

Q3



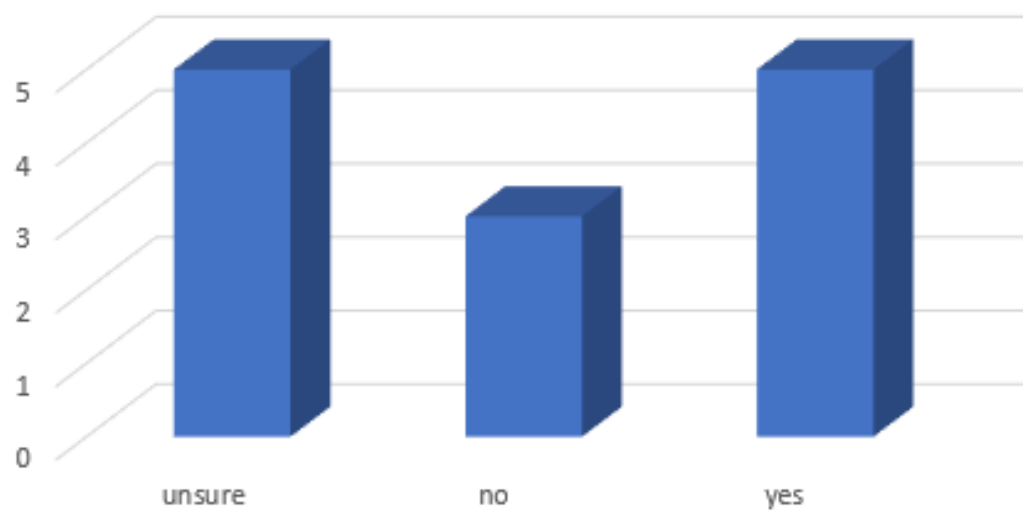
Save as ▼

Is your upper tier considering reducing minimum lot sizes, allowing for second dwellings, small lots for new farmers, or any other new Lot Creation / Severance policies ie. Land Swaps that OFA should be aware of? If yes, please describe.

Answered: 12 Skipped: 9

Some comments to consider

New minimum lot size / occupancy conversations happening at upper tier.

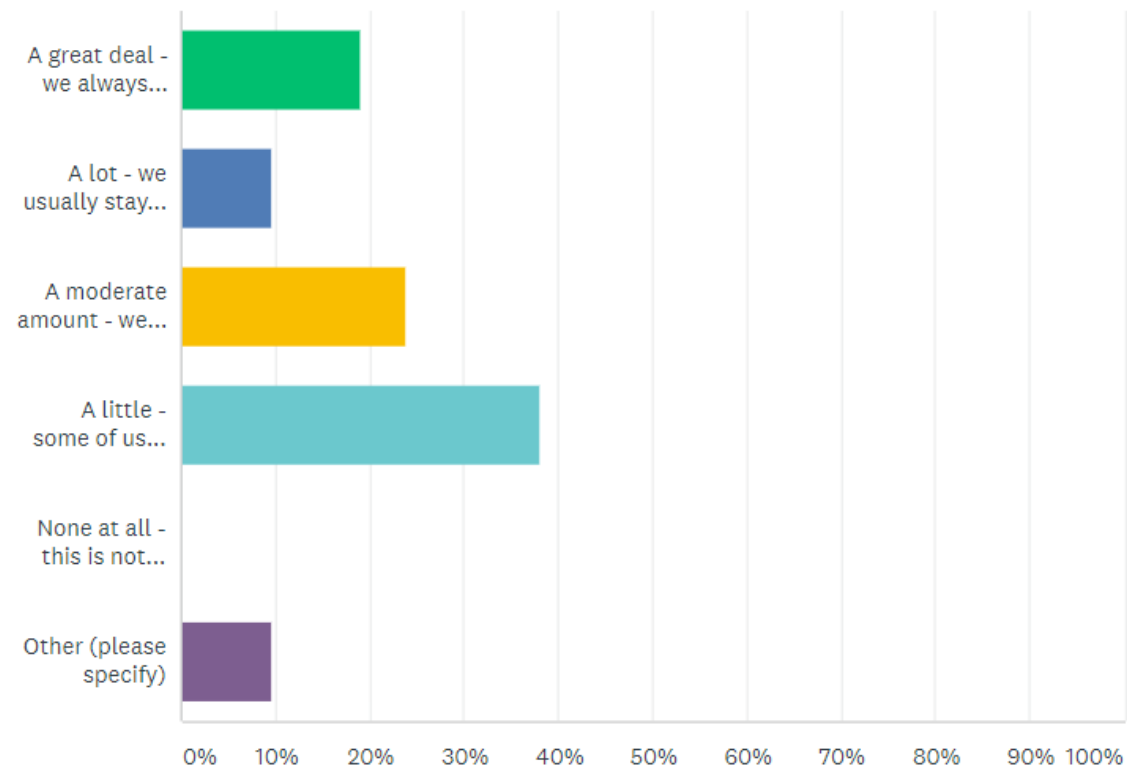


- “Not sure. At least one lower tier is chaining their zoning bylaw to allow for apartments within dwellings and accessory buildings.”
- “Don’t know.”
- “No.” – x3
- “Second dwellings, new lot creation.”
- “Not that I am aware of at the moment.”
- “N/A” – x2
- “No – it would be a good idea.”
- “Yes. A new official plan is being worked on and should be coming to council later this year. The perception is that the current council is bowing to the push for reducing lots.”
- “They’re not reducing lot (sizes) and don’t even want to do lot swap. (Swap?) They’re telling us it’s a provincial law.”



How involved is your local Federation in reviewing municipal Official Plans

Answered: 21 Skipped: 0

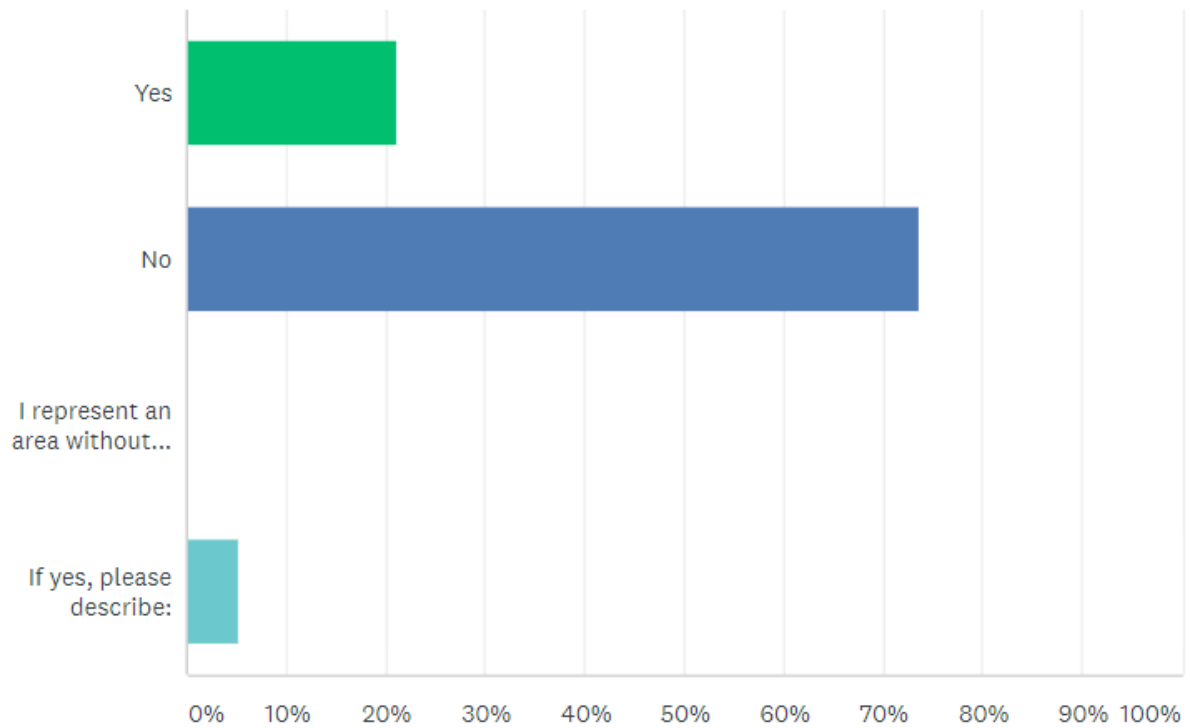


ANSWER CHOICES	RESPONSES	
A great deal - we always discuss as a board and give input on farmland preservation at the official plan meetings	19.05%	4
A lot - we usually stay informed on local Official Plans but rarely give input	9.52%	2
A moderate amount - we sometimes review and give input on planning applications that impact Ag lands	23.81%	5
A little - some of us follow the process and occasionally bring issues to the board's attention	38.10%	8
None at all - this is not something that we do	0.00%	0
Other (please specify)	9.52%	2



To your knowledge, has farmland in your area been impacted by MZOs (Minister's Zoning Orders) in the past year in areas with robust local planning policies in place?

Answered: 19 Skipped: 2

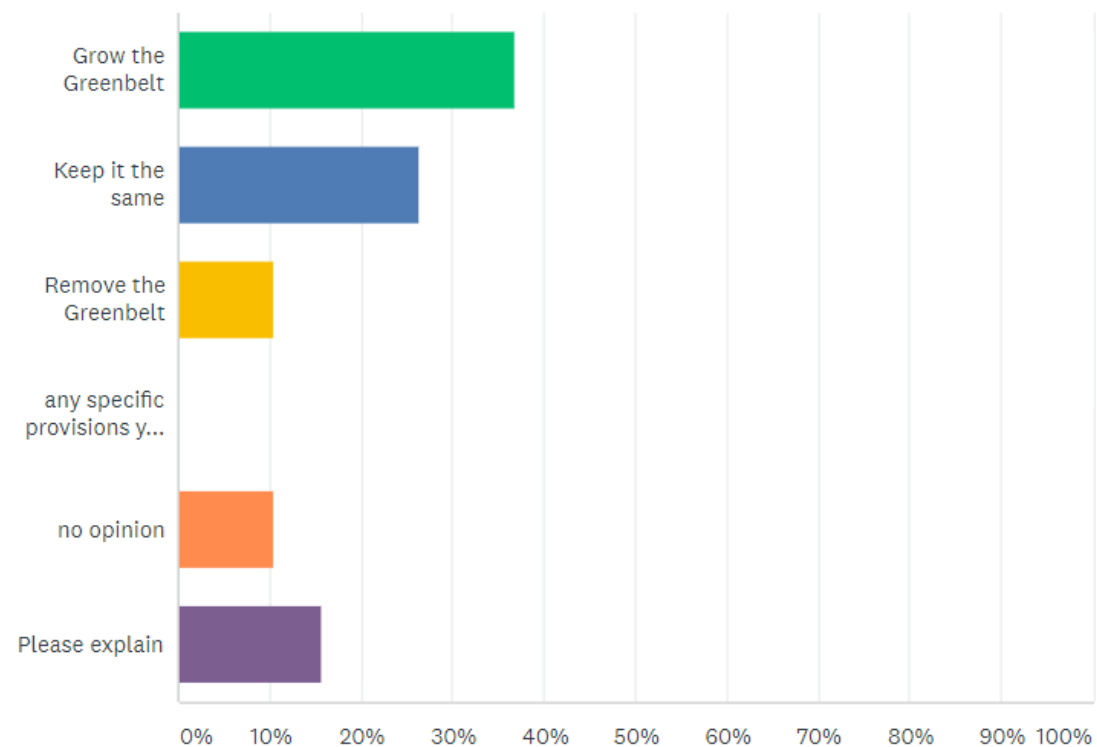


ANSWER CHOICES	RESPONSES	
Yes	21.05%	4
No	73.68%	14
I represent an area without a robust local planning process	0.00%	0
If yes, please describe: Responses	5.26%	1



If given the option today to change the Ontario Greenbelt, would you:

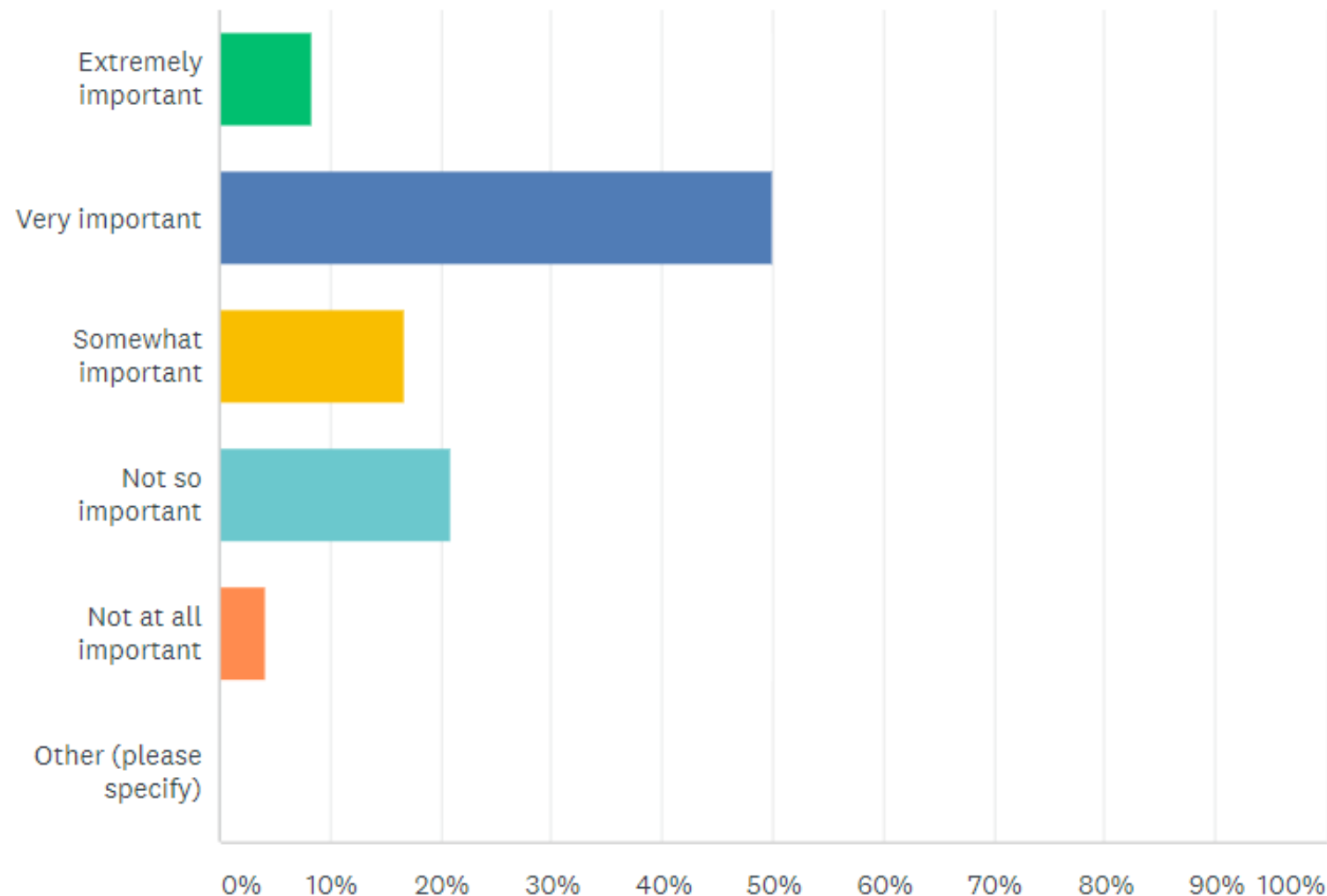
Answered: 19 Skipped: 2



ANSWER CHOICES	RESPONSES	
▼ Grow the Greenbelt	36.84%	7
▼ Keep it the same	26.32%	5
▼ Remove the Greenbelt	10.53%	2
▼ any specific provisions you support or oppose? Please explain below.	0.00%	0
▼ no opinion	10.53%	2
▼ Please explain	15.79%	3
TOTAL		19

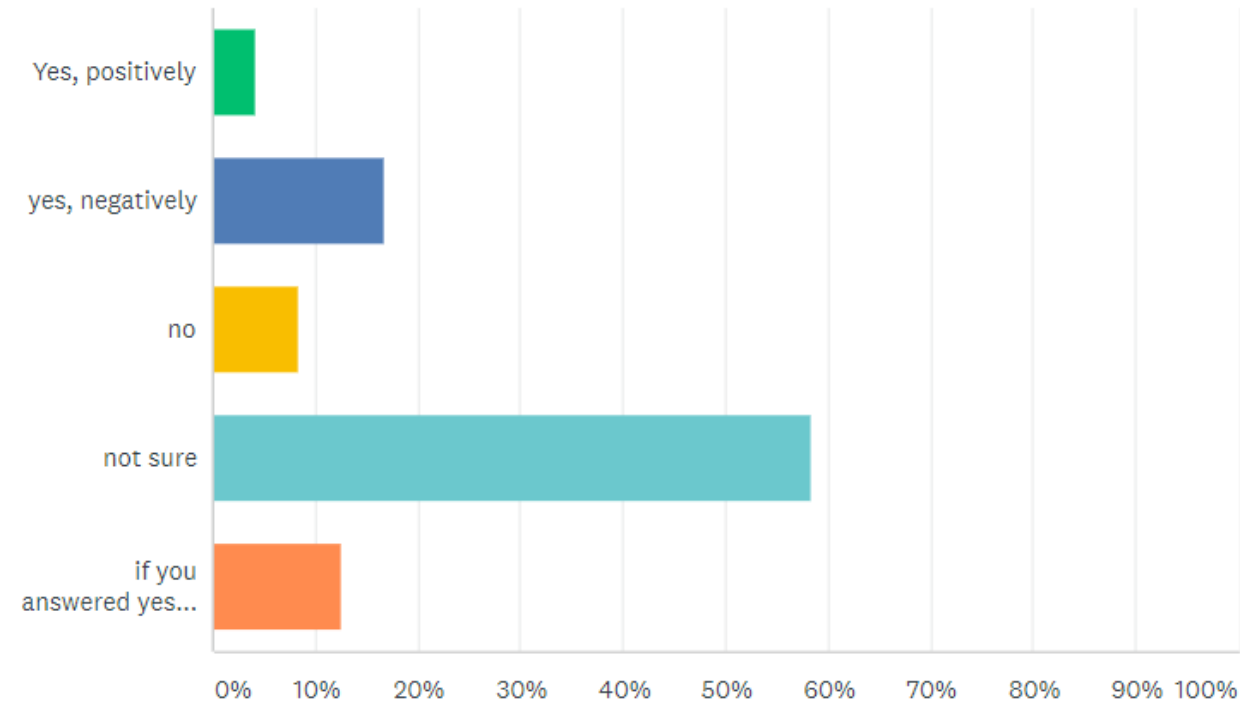
In your opinion, how important is the conservation of natural heritage systems for continued agricultural practice?

Answered: 24 Skipped: 0



Have agricultural practices in your county / area been affected by natural heritage system provisions?

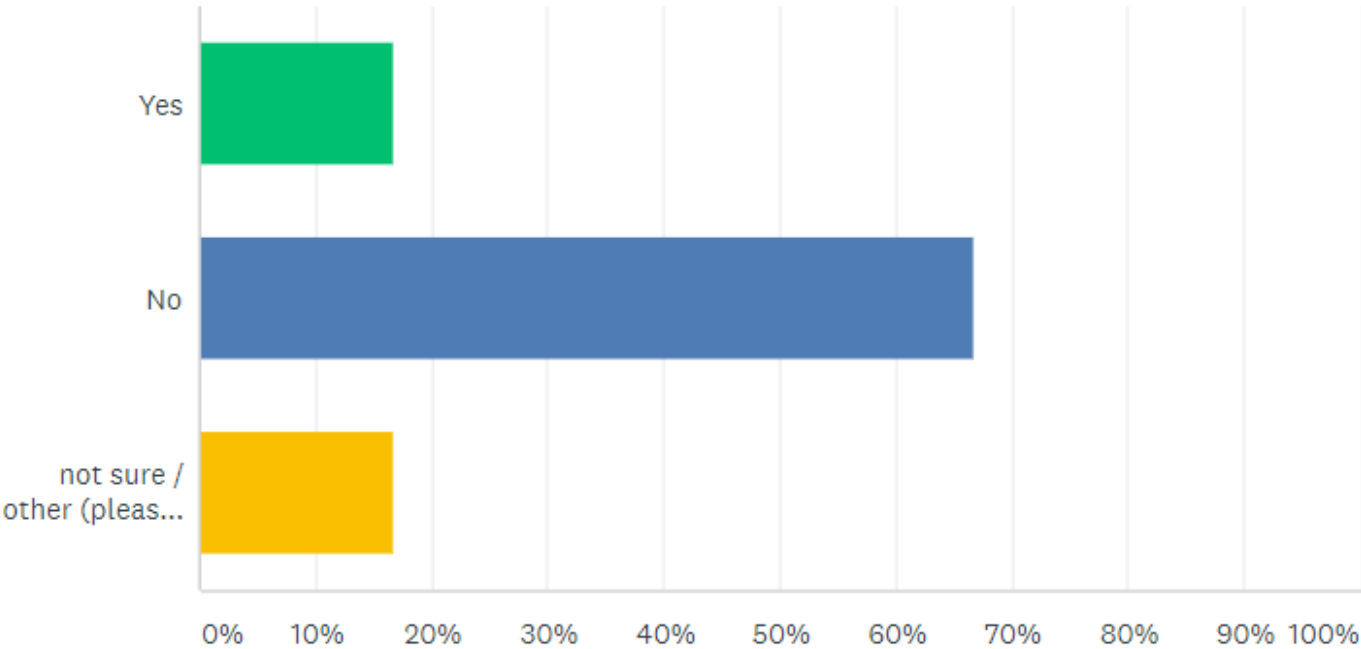
Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ Yes, positively	4.17%	1
▼ yes, negatively	16.67%	4
▼ no	8.33%	2
▼ not sure	58.33%	14
▼ if you answered yes, please describe:	12.50%	3

Does your local federation or organization have a plan or policy document regarding local Natural Heritage Systems?

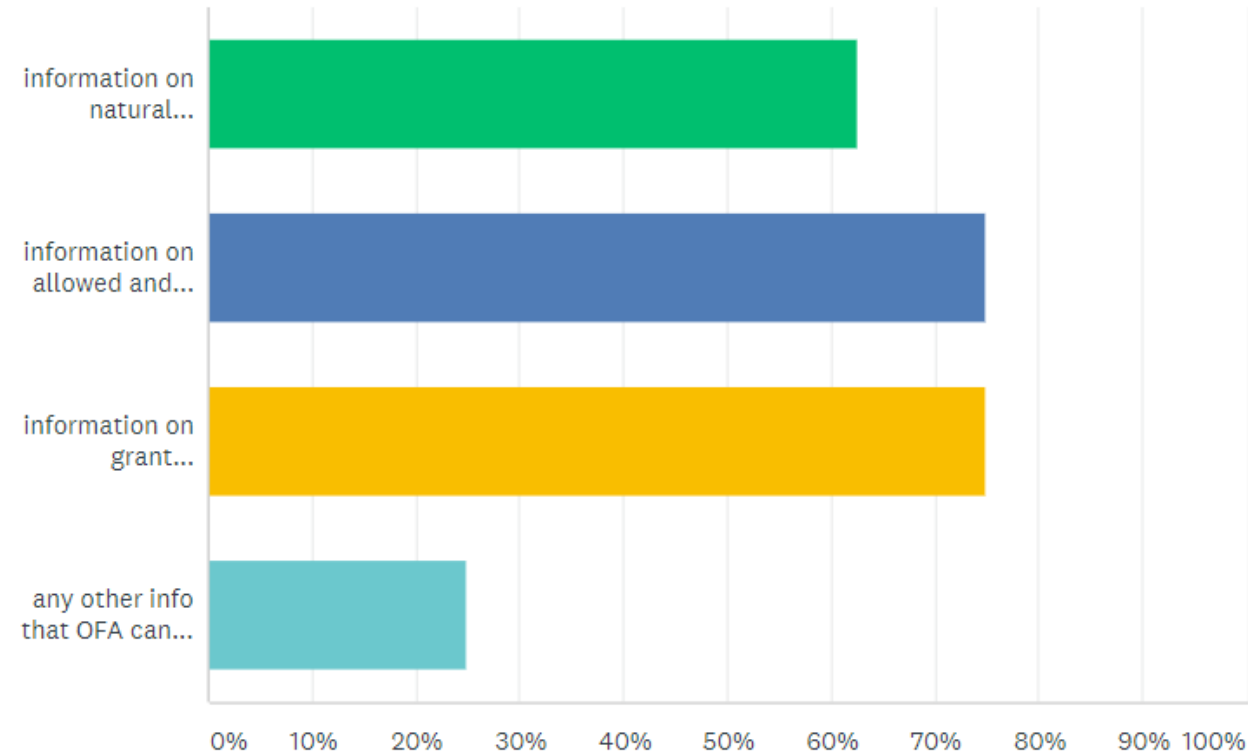
Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	16.67%	4
No	66.67%	16
not sure / other (please specify)	16.67%	4
TOTAL		24

What type of resources would be beneficial for farmers and agricultural Workers of your local area or organization (select all that apply)

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ information on natural heritage systems and how to identify them	62.50%	15
▼ information on allowed and prohibited agricultural practices in natural heritage systems	75.00%	18
▼ information on grant opportunities for unworkable acres	75.00%	18
▼ any other info that OFA can help provide?	25.00%	6



OFA: Clarify and Refine NHS

- Ground Truthing
- 'Overlay' model
- Clarify direction on where development can / cannot occur

Best Practices

- Summarize for county or Regional federations
- Can be presented to local municipal councils
- Official Plan processes



A person wearing jeans and rubber boots is walking through a field of young plants. The scene is captured at sunset, with the sun low on the horizon, creating a warm, golden glow. In the background, there are trees and a small building. The overall atmosphere is peaceful and rural.

Agriculture in 2021

- Produce over 200 commodities
- The agri-food sector (field to fork) employs over 860,000 Ontarians and grosses 47.3 billion in GDP
- 1 in 8 people are employed in agriculture and agri-food



Agricultural Impact Assessments (AIAs)

- Referenced in:
- “A Place to Grow: Growth Plan for the Greater Golden Horseshoe”
- Greenbelt Plan
- Provincial Policy Statement
- AIAs recommend ways to “avoid, minimize, or mitigate adverse effects” on agriculture





Thank You

- **Heather Derks**
 - heather.derks@ofa.on.ca
 - ofa.on.ca
-
- Questions?