



North Durham Agriculture-Related and On-Farm Diversified Uses Study

Presentation to Council

Today's Objectives

1. Provide an overview of the Study, including process and consultation.
2. Review the Recommendations and associated Application Toolkit.
3. Seek Council endorsement of the Recommendations and Toolkit.

Important to note that the Recommendations will be implemented through local planning processes at some point in the future.

The Recommendations have offered a thoughtful and tailored framework for the Townships to consider through local planning processes.

What are Agriculture-Related Uses and On-Farm Diversified Uses?



Wallenstein Feed and Supply



Willowtree



Down Home Restaurant

Agriculture-related Use



On-farm Diversified Use

Project Workplan



Key Study Objectives

1. Develop a streamlined, clear, and consistent land use planning framework
 2. Make it easier to grow a diversified farm business
 3. Support implementation of provincial direction and guidelines
 4. Better enable farmers and the agricultural community to thrive
 5. Work closely with the agricultural community and stakeholders
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Who We've Heard From

- Durham Region Federation of Agriculture (DRFA)
- Durham Agriculture Advisory Committee (DAAC)
- Business owners
- Community members
- Municipal staff
- Peer municipalities and planners
- Other inputs



What We've Heard

1. Make it easier to start and/or grow a diversified farm business
 2. Balance due process with a streamlined framework
 3. Preference for clear and understandable land use permissions
 4. Provide flexibility for businesses to adapt and grow
 5. Interest in good planning outcomes that balance multiple interests and perspectives
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Recommendations

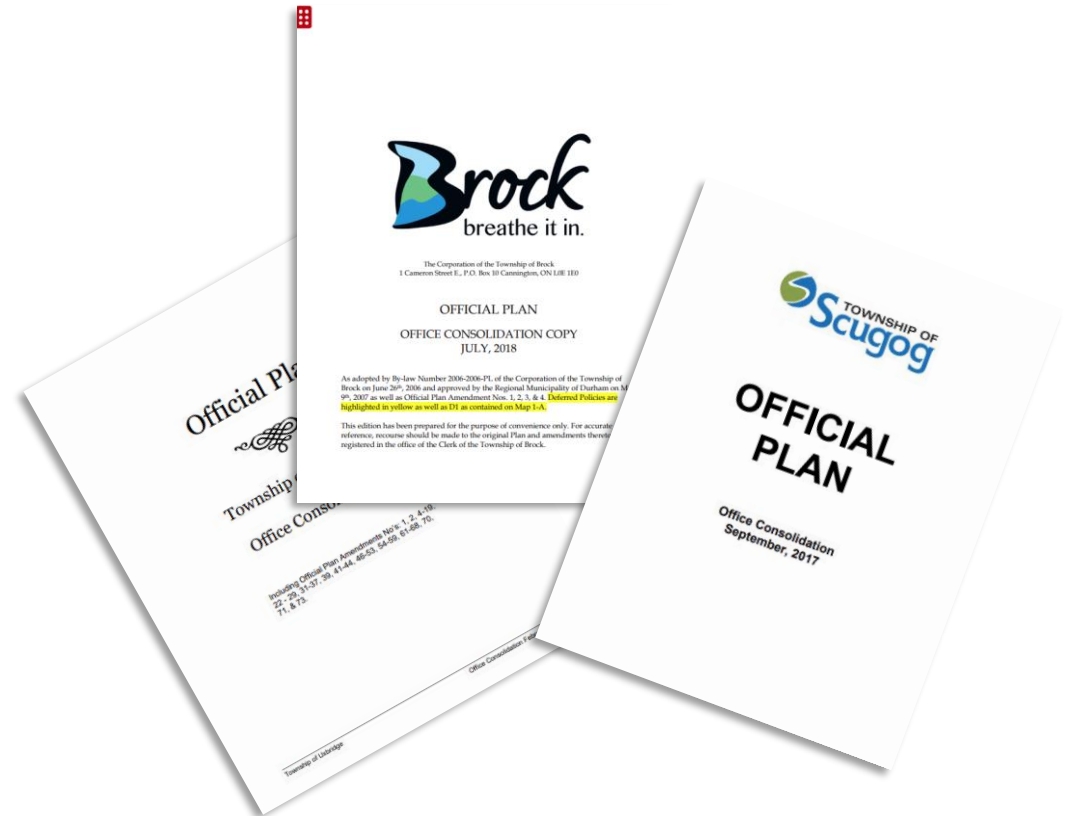
Overview of Recommended Land Use Framework

- **Recommended updates to:**

- Official Plans
- Zoning By-laws
- Site Plan Control
- Other tools (e.g., licensing by-laws)

- **Informed by:**

- Provincial policy
- OMAFRA Guidelines
- Municipal staff
- Community input and feedback



General Recommendations

- ✓ Flexible interpretation
 - ✓ Must satisfy provincial criteria
 - ✓ Encouraged to occupy existing buildings and structures
 - ✓ Located outside of environmental areas or features
 - ✓ Encouraged to be exempt or follow a Minor Site Plan Control process
 - ✓ Have regard for traffic, noise, servicing, emergency services, and surrounding land uses, and other similar considerations
 - ✓ Streamlined application approval process
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Agriculture-related Uses

- ✓ Farm related commercial or industrial use
- ✓ Compatible with surrounding agricultural uses
- ✓ Directly related to farm operations in the area
- ✓ May be located on a farm property or non-farm property
- ✓ Generous maximum area



On-farm Diversified Uses

- ✓ Must be located on a farm
- ✓ Must be secondary
- ✓ Maximum area of 2% up to 1.0 ha
- ✓ Does not contribute to the maximum area of an agriculture-related use
- ✓ Specific regulations for certain uses



Other Highlights

- ✓ Agriculture-related use and on-farm diversified uses permitted “as-of-right”
- ✓ Separate frameworks for clarity and interpretation
- ✓ Permits on-farm accommodations and agri-tourism, subject to criteria
- ✓ Permits event spaces, subject to criteria



Site Plan Control



Implementation Tool



Streamlined Process



Three Categories



Example Application Process

Applicants contact the Regional Economic Development Staff, who provides direction and support to complete the Pre-Application Checklist.

The applicant provides a Pre-Application Checklist to Regional Staff

Regional Economic Development Staff coordinates with Township Planner, who will then schedule a meeting with the applicant and any other relevant agencies/authorities.

At the Pre-Application Meeting, the Township Planner will identify what will be required for a formal application, including the required site plan process (exempt, minor or standard)

The Applicant submits a complete application, based on what process has been identified by the Township. The Application only requires approval of the Planner.



Application Toolkit

Application Toolkit

1. Overall intent is to streamline the process as much as possible
 2. Step-by-step guide to apply, including additional information and resources
 3. Includes a questionnaire/checklist to be submitted as part of the pre-application process
 4. Will remain “under construction” after this project – it is anticipated that this may need to be updated or modified once implemented by the Townships
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Implementation

Township Adoption

1. It is intended that the Townships implement the recommendations in a consistent way through local land use planning processes.
 2. The goal is that the updates result in a consistent framework across the three Townships. However, it is acknowledged that minor changes may be made to reflect Council interest or local community considerations.
 3. Updates to the Application Toolkit may be needed, with input from the Townships, once the land use framework has been adopted.
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Thank you