OFFICIAL PLAN REVIEW
ISSUES PAPER 6

The Future of Rural
CONTENTS

SUMMARY...3

INTRODUCTION...5

PROVINCIAL POLICY STATEMENT DEFINITIONS...6

Section 1 EXISTING CONDITIONS

1.1 What is rural?...8
1.2 Agricultural Trends...9
   1.2.1 How much area is farmed?...9
   1.2.2 How big are most farms?...9
   1.2.3 How many jobs does farming provide?...10
   1.2.4 Soils...11
1.3 Other rural land use activities...11
   1.3.1 Rural Residential...12
   1.3.2 Commercial and Industrial uses...12
   1.3.3 Aggregates...12
   1.3.4 Petroleum...13

Section 2 DEFINING PRIME AGRICULTURE

2.1 Provincial Policy Statement...14
2.2 Official Plan...15

Section 3 TRENDS AND ISSUES FACING THE COUNTY

3.1 Aging Population in Rural Areas...16
3.2 Re-evaluating Prime Agricultural Areas...16
3.3 Value-added Agriculture...16
   3.3.1 Permitted Uses in the Prime Agriculture Designation...18
   3.3.2 Permitted Uses in the Rural Designation...20
   3.3.3 Zoning By-law 1816-2006...21
3.4 Livestock on Residential Lots...22
   3.4.1 Agriculture in Other Designations...22
   3.4.2 Livestock on Residential Lots...23
3.5 Maintaining Rural Character...23
   3.5.1 Rural Sprawl...23
   3.5.1.1 Lot Creation...24
   3.5.1.2 Lot Creation in Prime Agricultural Areas...24
   3.5.1.3 Lot Creation in Rural Areas...25
   3.5.1.4 Development Patterns...25
   3.5.2 Green Energy Act Wind and Solar Developments...28
3.6 Alternative Rural Residential Development...29
   3.6.1 Preservation development...29
Section 4 OTHER POLCIES IDENTIFIED

4.1 Nutrient Management Act 2002...31
4.2 Clean Water Act...31
4.3 Environmental Farm Plan...31
4.4 Green Energy and Green Economy Act, 2009...31

Section 5 SUMMARY OF ISSUES IDENTIFIED

Issue 1 Aging Population in Rural Areas...34
Issue 2 Re-evaluate Prime Agricultural Areas...34
Issue 3 Permitted Uses in Prime Agricultural Areas...34
Issue 4 Value-added Agriculture...34
Issue 5 Maintaining Rural Character...35
Issue 6 Permitting Alternative Agriculture-related Development...35

Section 6 NEXT STEPS...36

APPENDICES

Appendix A: Official Plan Review Process...37
Appendix B: Prince Edward County Soils Map...39
Appendix C: Soil Classes...40
Appendix D: Aggregate Mapping...41
Appendix E: Land Use Designations...42
Appendix F: General Policy Documents...43
Appendix G: Tables...73
Appendix H: Preservation Development...77
Appendix I: Petroleum Well Data...78

END NOTES
**SUMMARY**

This paper contributes to Prince Edward County’s Official Plan Review firstly, by providing general background information on agriculture and rural statistics, secondly, by reviewing current rural land use planning policies, and thirdly, by identifying rural land use issues. This paper will be widely circulated to invite feedback from community members and stakeholders.

Many of the rural planning issues in the County are related to land use (what you can do on your property) and land division (under what conditions, if any, you can divide your property). In recent years there have been significant changes to the countryside as a result of increased rural residential development, changes in the agricultural industry, and the introduction of new non-residential uses. Following is a list of issues related to rural land use challenges.

<table>
<thead>
<tr>
<th>Issue 1</th>
<th>Aging Population in Rural Areas</th>
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<tbody>
<tr>
<td>• The next 20 years will see a significant rise in the number of seniors in the County, with many of them living in rural areas.</td>
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<tr>
<td>• Lack of services in our hamlets and villages means seniors will have to travel further for services such as health care or services will have to be delivered to their homes whenever possible.</td>
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<td>• Lack of transportation options will limit access to goods and services.</td>
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<th>Issue 2</th>
<th>Re-evaluating Prime Agricultural Areas</th>
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<td>• Current land use designation policies provide guidance for permitted uses and how property can be divided.</td>
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<td>• A County-wide land use designation evaluation has not been undertaken since 1993.</td>
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<td>• Alternative approaches to identifying and protecting prime agricultural areas and strengthening and diversifying the rural economy should be investigated.</td>
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<th>Issue 3</th>
<th>Value-added Agriculture</th>
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<td>• Current provincial and municipal policies limit uses in rural areas identified as Prime Agricultural to agriculture, agriculturally related uses, and secondary uses.</td>
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<td>• Pressures exist to expand the uses that are permitted in Prime Agricultural areas and diversify the rural economy; however, issues have also been raised regarding the need to protect prime agricultural lands for long term agricultural use.</td>
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### Issue 4  Permitting Livestock on Residential Lots

- Raising livestock on rural residential lots is not permitted under current municipal by-laws.
- The Planning Department receives inquiries about raising small numbers of livestock on rural residential lots and chickens/rabbits on some urban residential lots.
- Many rural residential lots are large enough to support limited numbers of livestock and other agricultural uses.
- Many municipalities are addressing food security and food awareness by enacting by-laws to allow the raising of livestock and other agricultural uses. In some urban areas chicken/rabbit by-laws have been enacted.

### Issue 5  Maintaining Rural Character

#### Rural Sprawl
- Agricultural areas are being fragmented and lost by small parcel creation for residential and other non-farm uses.
- Sprawl increases demand for municipal services such as garbage pickup and increases municipal costs to provide services.
- Sprawl impacts cultural heritage, land economics, and the natural environment, which can negatively affect the quality of place long associated with Prince Edward County.

#### Green Energy Act Wind and Solar Developments
- There are information gaps on the impacts to health, local economy and the environment.
- Renewable energy projects are exempt from most municipal approvals.

### Issue 6  Permitting Alternative Agriculture-related Residential Developments

- There is a lot of interest in subdividing rural areas for residential purposes.
- The sustainability movement presents new opportunities for alternative residential developments built through plan of subdivision, which incorporate farmland and environmental preservation as a core component.
- Current policies do not permit residential development through plan of subdivision in rural areas.
INTRODUCTION

The County of Prince Edward Official Plan ("OP") was adopted by County Council on November 25, 1993. The policies of that Plan reflect the values of the Community at the time. The Future of Rural reviews the current rural and agriculture policies within the Official Plan and the Provincial Policy Statement, and identifies land use challenges in the County’s rural areas.

This paper is part of the County’s Official Plan Review. The “OPR” has two phases. The first began in 2010 with the preparation of new secondary plans for Picton-Hallowell and Wellington. The second began in 2011 with the preparation of a new Official Plan for the Municipality. An explanation of the OPR is contained in Appendix A.

The first stage of the OPR, Phase 2 calls for the circulation of discussion papers that will identify key planning issues to be analyzed for new policy opportunities in the following stage. The Future of Rural is the sixth paper in the series.

The first 5 papers, Vision 2031, Growth 2031, Community Sustainability, Our Local Economy, and Environment are available from the Planning Department and online. Other discussion papers will focus on housing, settlements, shore land, and other planning elements. In accordance with Council’s OPR Public Consultation Plan, all of the issues papers will be widely circulated to invite feedback from stakeholders and community members, for consideration in the coming policy development stage.

The Future of Rural contributes to the discussion of planning issues by describing the current state of rural Prince Edward County from a land use planning perspective. The paper is organized as follows:

- First, Provincial Policy Statement definitions are cited for key terms used in this paper.
- Section 1 presents the existing land use conditions of rural areas in the County through a basic statistical review.
- Section 2 summarizes rural land use policies in the existing Official Plan and Provincial Policy Statement.
- Section 3 identifies the trends and issues facing rural Prince Edward from a land use perspective.
- Section 4 summarizes relevant provincial legislation.
- Section 5 summarizes the major rural issues.
- Section 6 outlines the next steps in Phase Two of the OPR.

About the Data
Most available data on population and employment comes from the Census of Canada, conducted every five years. Statistics Canada also completes the Census of Agriculture every five years where specific data related to agriculture can be found. Data sources in this paper are either cited in the text or the end notes. Minor discrepancies in number and percentage totals are due to rounding.
PROVINCIAL POLICY STATEMENT (PPS) DEFINITIONS

**Agricultural uses:** means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**Agriculture-related uses:** means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

**Minimum distance separation formulae:** means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

**Prime agricultural area:** means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime Agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

**Prime agricultural land:** means land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

**Residence surplus to a farming operation:** means an existing farm residence that is rendered surplus as a result of a farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

**Secondary uses:** means uses secondary to the principle use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

**Settlement areas:** means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

a) built up areas where development is concentrated and which have a mix of land uses; and

b) lands which have been designated in an official plan for development over the long term planning horizon provided for in policy.

**Specialty crop area:** means areas designated using evaluation procedures established by the province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:
a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or

b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.
Section 1 Existing Conditions

1.1 What is Rural?

The issues paper, Growth 2031 defines the measures of “rural” as distance and density rather than farms. Distance relates to how far people travel to access goods, services and jobs, while density relates to how many people live in a community relative to its size. One definition used by Statistics Canada stipulates that an area is rural if it has a density of less than 150 persons per square kilometre. Based on the StatsCan 2011 population estimate of 26,260 and a land area of 1,040 square kilometres, the density of the County is 25.25 persons per square kilometre. Accordingly, Prince Edward in its entirety considered highly rural in terms of density. This paper however will not address land use planning issues related to any of the urban centres, villages and hamlets within Prince Edward.

Historically the County was a predominantly rural area serviced by towns and villages scattered throughout the countryside. The countryside attracted settlers and continues to do so today. An excerpt from the book, Prince Edward County An Illustrated History (1878) notes:

"And genuine rural felicity than can here be seen. As is well known, Prince Edward is pre-eminently an agricultural county; and, compared in size and population, there are among its inhabitants a greater number of comfortably situated owners of the soil they till, than in any other section we have ever visited. It is not claimed for it that its progress has been as rapid as some other parts of the country in population or wealth, but a perusal of official statistics proves that in educational advantages and acquirements—which is the true foundation of a nation’s greatness,—this county is second to none, if not, indeed, the very first, in Ontario, the banner Province of the Dominion."

Much has changed since the late Eighteen hundreds. With the introduction of the automobile, many of the shops and services left the hamlets as people were able to travel further for goods. Most hamlets today are simply a cluster of residences as found in Hillier, Rosehall, Rednersville and Northport. People living in rural areas in the south must travel to Picton or Wellington to access most goods and services, while those in the north travel outside the County to Belleville or Trenton.

While increased mobility contributed to the decline of commercial activity in the smallest communities, it enabled residential growth in the countryside beyond that which is traditionally associated with farming. In fact the majority of residential development in the County over the past decade has been in rural areas, as illustrated by Figure 1.
It is clear that the countryside is preferred housing choice for many. Despite the housing activity and the increased population this trend brings to the countryside, it will remain rural, by definition, with low population densities into the foreseeable future.

1.2 Agricultural Trends

The Census of Agriculture is conducted every five years by Statistics Canada. In 2006, Statistics Canada began providing data by way of community profiles detailing agricultural data at the municipal level. The following agricultural data for Prince Edward was taken from the 2006 Census of Agriculture. This data is meant to provide a snapshot of county rural by looking at the size of the rural area, the size of farms, the characteristics of farm operators, how agriculture contributes to our labour force, and finally, the soils of Prince Edward.

1.2.1 How much area is farmed?

Agriculture is the predominant land use in Prince Edward County. Of the approximately 259,000 acres of land, approximately 146,000 acres or 56.4% is classified as farmland by Statistics Canada. However, our rural areas do not just include farmland. A large part may be considered marginal land and is made up of a number of different covers, including forest, wetlands, escarpments and limestone. When we combine these areas with those being farmed it covers approximately 252,000 acres or 97% of the total area of Prince Edward County.

1.2.2 How big are most farms?

The majority of farms are relatively small in size. By definition, Total Farm Area includes lands used for agriculture that are owned, rented, and crop-shared. Farms classified by total farm area between 10 and 129 acres numbered 207 or 40% of the total number of farms. When compared to Central Ontario and Ontario, this appears to be a common theme, with Central Ontario at 49% and Ontario at 47%. As Figure 2 shows, the majority of farms with a size greater than 129 acres are distributed amongst five size categories ranging between 130 and 600 acres.
1.2.3 How many jobs does farming provide?

Agriculture is important to the economy of Prince Edward County, but it is not the leading employment sector. As illustrated in Figure 3, Statistics Canada data show that agriculture is the sixth largest employment sector behind Other Services, Business Services, Health Care/Social Services, Manufacturing and Retail Trade.
1.2.4 Soils

The “Soil Survey Report of Prince Edward County” was prepared in 1948 from soil surveys completed in the summer of 1943. The report was written jointly by provincial and federal government agencies, including the Experimental Farm Service, Dominion Department of Agriculture and the Ontario Agriculture College. The report provides a classification and description of Prince Edward County soils as well as their suitability for agriculture. Appendix B contains the detailed Soil Map.\textsuperscript{vi}

Soils were further classified based on their capabilities for agriculture by the Canada Land Inventory (CLI). The system is comprised of seven classifications. Classes 1 to 3 are the most productive and are considered Prime Agricultural Lands. Classes 4 to 7 are considered marginal agricultural lands, with 7 being bare rock. Appendix C contains a map depicting soil classes in the County. As indicated, class 1 soils comprise 1.62% of the total area in the County or 4,212 acres, class 2 represents 54.9% of the total area or 142,771 acres, and class 3 represents 1.1% of the total area or 2,868 acres. The issue with using the CLI as the only basis for designating prime agriculture lands is that the classification system is based on the ability to grow common field crops and does not take into account local conditions or requirements of other crops such as grapes.\textsuperscript{vii}

1.3 Other Rural Land Use Activities

Although agriculture is the predominant land use in our rural areas, it is important to consider other significant land uses that contribute to the rural landscape. Residential, commercial and industrial uses are common in rural areas. Also present is aggregate extraction in the form of pits and less prevalent, natural gas extraction.
1.3.1 Rural Residential

Within the context of the current Municipal Zoning By-law, properties generally under 2 acres that are located outside of our urban centres, hamlets and villages and are used or intended to be used for residential purposes are classified as Rural Residential. Rural Residential development is prominent in the County and plays a major role in shaping the rural landscape. Of the 16,124 properties in the County, 5,719 or approximately 35% are zoned Rural Residential. Rural Residential zones do not permit agricultural uses and are generally serviced by private water and septic systems.

1.3.2 Commercial and Industrial

Commercial uses in rural areas have traditionally played an important role by providing goods and services to rural residents. Many of the commercial uses were directly related to agriculture and were strategically located throughout the countryside for easy access by farmers. Examples of these uses included feed mills, cheese factories, blacksmiths, abattoirs and granaries. Fewer of these uses continue today due to obsolete technology and economies of scale.

An example of this relationship that is recent to the County is the winery industry. Over the last decade, wineries have become a common element of Prince Edward’s rural landscape. As of 2011, there were 32 wineries and 9 vineyards. The success of the winery industry represents a small but growing trend in the rural commercial sector. As part of their business model, many wineries include commercial uses as an integral component to the vineyard, such as tasting rooms, restaurants, retail sales, and accommodations.

Industrial uses in rural areas range in size and scale, and are scattered throughout the countryside. These uses range from heavy industry, such as aggregate extraction and salvage yards, to lighter forms of industry, like contractor’s yards, vehicle repair garages and farm machinery sales and service establishments.

1.3.3 Aggregates

The protection of mineral aggregate resources is a matter of Provincial interest. The PPS states, mineral aggregate resources shall be protected for long-term use and be made available as close to markets as possible in a way that minimizes social and environmental impacts. In prime agricultural areas, the extraction of aggregate resources takes precedence over the protection of prime agricultural lands provided that rehabilitation of the site be carried out so that substantially the same areas and same average soil quality for agriculture are restored. The PPS further states that complete rehabilitation of prime agricultural lands is not required if:

- there is substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- other alternatives have been considered by the applicant and found unsuitable;
- agricultural rehabilitation in remaining areas is maximized.
Section 1.6 of the current Official Plan contains a guideline with respect to aggregate reserve areas, and Schedule ‘B’ identifies sand, gravel and bedrock deposits and where the establishment of aggregate uses may be appropriate. The guideline recommends that non-extractive development be discouraged throughout the Aggregate Reserve Areas and on lands adjacent to Aggregate Reserve Areas in order to preserve the integrity of the resources for future use. Appendix D to this paper highlights significant aggregate resources with data taken from the Aggregate Resource Inventory of Prince Edward County.

According to the Aggregate Resource Inventory, much of Prince Edward County is underlain by bedrock of the Verulam Formation and the upper and lower members of the Lindsey Formation. These units have been quarried mainly to produce lime for cement manufacturing. The formations do not meet the requirements of the Ministry of Transportation specifications for road building and construction aggregate. In general, the County contains only limited resources of sand and gravel, which encompass approximately 104 hectares.\textsuperscript{x}

1.3.4 Petroleum

Petroleum resources, including natural gas deposits, are also considered a matter of Provincial interest and are to be protected for long-term use. The PPS states: \textit{In areas adjacent to or on known petroleum resources, and in significant areas of petroleum potential, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:}

- resource use would not be feasible; or
- the proposed land use or development serves a greater long-term public interest; and
- issues of public health, public safety and environmental impact are addressed.

Extraction of petroleum resources is also permitted in Prime Agricultural areas, provided that the site is rehabilitated. The Ontario Oil, Gas & Salt Library identify the number of natural gas wells with unknown and abandoned status in Prince Edward County, as shown in Appendix I. The only known natural gas pool is abandoned and located beneath the former Town of Picton.\textsuperscript{xi}
Section 2 DEFINING PRIME AGRICULTURE

Agriculture land preservation in Ontario is accomplished through a policy led approach that begins with the Provincial Policy Statement, which provides policy direction on matters of provincial interest including, among other things, land use patterns, forms of development, and the management of natural resources. The PPS also plays a role in governing such land uses as aggregate extraction, transportation, infrastructure and agriculture. The PPS is meant to provide a minimum standard for planning authorities to provide for appropriate development while protecting areas of provincial interest. It is implemented at the municipal level through local plans that include the Official Plan. Those policies of relevance to rural issues in Prince Edward County are contained in Appendix D to this Paper.

2.1 The Provincial Policy Statement

The protection of Prime Agricultural Lands is a matter of provincial interest and appears as a common theme in the PPS. The PPS requires that areas where Prime Agricultural Lands predominate be protected for long term use for agriculture. Prime Agricultural Areas are defined in the PPS as areas where Prime Agricultural Lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Classes 4-7 soils; and, additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

Prime agricultural land is defined in the PPS as land that includes specialty crop areas and/or Canada Land Inventory (CLI) Classes 1, 2 and 3 soils, in this order for protection.

Prime Agricultural areas may be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

Specialty Crop Area is defined as:

Areas designated using evaluation procedures established by the Province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

There are currently no Specialty Crop Areas identified in Prince Edward County.
These definitions identify lands that must be protected for agricultural use in our local plans. Municipalities can choose to be more stringent in designating lands as Prime Agriculture, but cannot be less rigorous than outlined in the PPS.

2.2 Official Plan (OP)

Under the Canada Land Inventory, only 12% of Ontario’s 89 million hectares is made up of prime agricultural lands, with most of it located in southern Ontario. Prince Edward County has a total land mass of approximately 105,000 hectares, of which 57.6% is designated Prime Agriculture. Appendix G, Land Use Designation Map illustrates the percentage of total area for each soil class in Prince Edward County.

The 1993 Prince Edward County Official Plan used the Agricultural Land Evaluation System to map prime agricultural lands. Map overlays were utilized that included: Canada Land Inventory surveys, climate maps, drainage mapping, Agricultural Resource Inventory (AgRI), census data, property assessment mapping, aerial photography and existing uses mapping. Blocks of approximately 250 hectares (618 acres) were determined based on the above information, as identified on the Land Use Designation Map which forms Schedule E of the Official Plan (see Appendix C).
Section 3  TRENDS AND ISSUES FACING THE COUNTY

3.1 Aging Population in Rural Areas

To many in the County’s agricultural community it comes as no surprise that the average age of farmers is increasing. Fewer younger people are getting into farming and as Figures 3 and 4 illustrate, a significant number of farmers in the County are over the age of 55 and predominantly male with very few young people below the age of 35 entering the sector. The aging population in our rural areas, combined with a lack of services in our small hamlets and villages, poses many challenges such as inadequate access to health care, healthy food, and recreational services.

Source: Statistics Canada, 2006 Census of Agriculture

3.2 Re-evaluating Prime Agricultural Areas

One alternative method for evaluating Prime Agriculture lands was developed by the Ontario Ministry of Agriculture and Food (OMAF), now known as the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). Called the Land Evaluation and Area Review (LEAR), the approach consists of a land evaluation that determines the importance of an area’s soil resources in terms of their use for agriculture, and an area review that identifies important factors other than soils that contribute to the agriculture viability of the lands. Factors selected reflect social, environmental and economic elements, and are weighted with a score to reflect their importance. Area review factors can include parcel size, adjacent land uses, and fragmentation that contribute to the suitability of the property for agriculture.

The guide to the LEAR system for agriculture notes: “The LEAR system represents both a flexible and co-operative approach to the identification of prime agricultural areas. Local initiative and input is fundamental to the development and implementation of a successful evaluation system”. Where the CLI provides the starting point to land classification, the LEAR approach provides a more comprehensive evaluative process.

As part of the Official Plan Review, alternative approaches should be investigated to address both the need to protect our best agricultural areas for agricultural use and the need to strengthen and diversify our rural economy.

3.3 Value-added Agriculture

Traditionally agriculture has focused around the production of an agricultural product (i.e. milk, meat, grain). As the above policy sections highlight, provincial and local
planning policies and implementation tools to date have focused on the production of the product. Several factors as of late, including the globalization of our food system, rising on-farm capital and maintenance costs, and low returns on commodities, have seen more farmers incorporate “value added” activities into their farming model and keep additional food dollars on the farm.

The United States Department of Agriculture (USDA) defines value added agriculture as:

...a result of the change in physical state or the manner in which the agricultural commodity or product is produced and segregated, the customer base for the commodity or product is expanded and a greater portion of revenue derived from the marketing, processing or physical segregation is made available to the producer of the commodity or product. In other words, making farm products worth more money to generate more income.

Value-added on the farm has received considerable attention in recent years because it is seen as a way of rejuvenating the rural economy. The Federal Report of the Standing Senate Committee on Agriculture and Forestry (December, 2004) stated value-added agriculture is seen as a way to:

- increase employment and revitalize rural communities;
- reduce the economic risk associated with trade activities;
- diversify the economic base of rural communities;
- increase farmers’ financial stability;
- provide an opportunity for farmers to sell directly into the retail market;
- promote a culture of research and innovation; reduce dependency on the world price of commodities;
- increase opportunities for smaller farms and companies through the development of niche markets;
- increase quality and brand recognition of regional and Canadian products;
- promote collective solutions and partnerships along the food value chain;
- help retain young farmers;
- educate the non-farm population about farming.

Adding value on farms comes in many different forms. Some examples include: promoting agri-tourism; growing specialty-crops; direct marketing; Community Supported Agriculture (CSA); utilizing organic growing methods; food processing; handcrafting; and unique packaging and marketing. In recent years Prince Edward County has seen an increase in farms looking to incorporate uses that add value to their products. Some of these proposed uses have included wineries, processing, cheese making, restaurants, food trucks, educational facilities, and accommodation.
for “farm vacations”.

From a land use planning perspective these additional uses in agricultural areas often conflict with traditional prime agriculture land use policies meant to exclude uses not directly related to agriculture. Many argue the definition of agriculture and agriculturally related activity needs to be expanded to include all added-value uses. A challenging part of the Official Plan Review will be to strike a balance with new policies that protect agricultural areas and promote healthy economic growth in our rural areas. Following is an outline of the policy that describes the permitted uses in rural areas and provides the policy context for the discussion of introducing added-value uses.

### 3.3.1 Permitted Uses in the Prime Agriculture designation

The PPS and Prince Edward County Official Plan provide policy direction with respect to permitted uses in prime agricultural areas. Zoning By-law 1816-2006 goes further and details specific uses allowed in rural zones. Outlined following are the specific policies in the PPS and Official Plan that speak to permitted uses and permitted uses in rural zones as specified in Zoning By-law 1816-2006.

**PPS (2005)**

*In prime agricultural areas, permitted uses and activities are: agricultural uses, secondary uses and agriculture-related uses.*

The PPS defines agricultural uses, secondary uses and agriculture-related uses as follows:

**Agricultural uses** – means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**Secondary Uses** – means uses secondary to the principle use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

**Agriculture-related uses** – means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

Proposed new secondary uses and agriculture-related uses shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches which achieve the same objective.

*In Prime Agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*
Official Plan

The Prince Edward County Official Plan continues the objective of preserving agricultural land with a section outlining specific policies related to Prime Agricultural Land meant to protect it from incompatible uses and unnecessary fragmentation in order to ensure its future viability as active farmland over time.

The specific policies related to uses are as follows:

*The predominant use of land will be agriculture, forestry, conservation projects, farming operations including animal and poultry farms, and residential uses accessory to farming.*

*More specifically, the permitted uses of the Prime Agricultural designation shall include:*

- **a)** agriculture, defined as: ... the use of land, buildings and structures for the purpose of field crops, orchards, vineyard, livestock, poultry production, nurseries, greenhouses, apiaries, mushrooms, aquaculture, horticulture, silviculture or other farming activities including the growing, raising, packing, treating, processing, marketing, selling, sorting or storage of locally grown products, the storage, disposal or use of on-site generated organic recyclable material (wastes) for farm purposes and any similar uses customarily carried on in the field of general agriculture.

- **b)** limited farm-related residential uses;

- **c)** limited infilling of residential uses within built-up areas;

- **d)** limited agriculturally related commercial and industrial uses such as farm produce processing and storage warehouses, equestrian centres, abattoirs and cheese plants which require close proximity to farming operations;

- **e)** home businesses in accordance with the definition;

- **f)** wayside pits and quarries and portable asphalt plants;

- **g)** farm winery; and

- **h)** estate winery.
3.3.2 Permitted uses in the Rural Designation

(PPS) 2005

The PPS identifies permitted uses in rural areas as:

   a) permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;

   b) development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure;

   c) new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae;

   d) development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted;

   e) locally-important agricultural and resource areas should be designated and protected by directing non-related development to areas where it will not constrain these uses;

   f) opportunities should be retained to locate new or expanding land uses that require separation from other uses; and

   g) recreational, tourism and other economic opportunities should be promoted.

Official Plan

The County contains rural areas where agricultural activities remain active but dispersed and where poorer soils predominate. These lands are made up of Class 5-7 soils. It is the intent of the OP to maintain the natural and scenic qualities of the rural designation and to preserve its rural character, lifestyle, and significant open lands. These lands for the most part are designated as Rural in the Official Plan. The specific policies related to the uses are as follows:

   a) all those uses permitted in Part IV, Section 5.2 of the Prime Agricultural designation;

   b) commercial uses which relate to the rural economy, tourism and the travelling public including antique shops, service stations, farm market stands and eating establishments;

   c) industrial uses which serve the rural community or which process agricultural products such as farm equipment sales and service centres, motor vehicle repair garages, machine or welding shops, contractors' yards or public works garages;
d) community, health care, and recreational and education facilities including a public park, museum, church, school, community centre and golf course, in accordance with Part III, Sections 4.5 to 4.8 of this Plan;

e) limited residential uses in accordance with the policies of this Plan;

f) estate winery, as defined herein; and

g) farm winery, as defined herein.

3.3.3 Zoning By-law 1816-2006

Rural Zones

The following is a list of permitted non-residential uses in the Rural zones in the County:

- Agriculture
- Commercial greenhouses
- Conservation area including low impact outdoor recreation activities, nature study and wildlife areas, or other similar uses as provided for the preservation of the natural environment.
- Equestrian centre
- Farm
- Farm produce outlet
- Forestry and reforestation
- Garden and nursery sales and supply establishment
- Kennel

Rural Residential Zones

The following is a list of permitted uses in the Rural Residential Zones:

- One single detached dwelling
- Home business
- Private home day care
- Bed and breakfast establishment
- Group home
- Uses, buildings and structures accessory to the foregoing permitted uses

Key Zoning definitions are:

- **Agricultural Use** – *Shall mean the use of land, buildings or structures primarily for the production of food and products for domestic use and consumption including field crops, orchard products, vinyards, livestock, poultry production, nurseries, greenhouses, apiaries, mushrooms, aquaculture, horticulture, silviculture or other farming activities including the growing, raising, packing, marketing, selling, sorting or storage of locally grown products, the storage or use of on-site-generated organic recyclable material for farm purposes and any similar uses customarily carried on in the field of general agriculture.*
- **Farm** – Shall mean any farming or agricultural use and including but not limited to apiaries; aviaries; berry or bush crops; breeding, raising of cattle, sheep goats or swine; commercial greenhouses; hatching, raising and marketing of chickens, turkeys or other fowl or game birds, fish hatchery; lands used for grazing, field crops; growing, raising, picking, treating and storing of vegetable or fruit produce grown on the lands; mushroom farms; nurseries; sod farms; orchards; tree crops; market gardening; wood lots inclusive of a maple sugar bush; and such other uses or enterprises as are customarily carried on in the field of general agriculture. “Farm” shall include buildings and structures, such as barns and silos, which are incidental to the operation of the farm.

- **Farm produce outlet** – Shall mean a building or structure, or part of a building or structure, in which products grown or raised on the farm, are offered for sale.

### 3.4 Livestock on Residential Lots

#### 3.4.1 Agriculture in other designations

There are currently large areas of land under agriculture in our settlement areas, which include the urban centres of Picton and Wellington, the villages of Bloomfield and Rossmore, and numerous hamlets. These areas can continue to be farmed for crops until such time as appropriate development is approved and site work commences. Other forms of agriculture in our settlement areas are possible and can include: community gardens, small scale livestock keeping, and aquaculture.

#### 3.4.2 Livestock on Residential Lots

The rising costs of food and fuel and the increase in the general public’s desire to be more sustainable and environmentally conscience has seen both urban and rural municipalities across North America take measures in addressing local food sustainability. In Prince Edward County residentially zoned lots can be divided into two categories; urban (those located in settlement areas) and rural (those outside settlement areas).

The main difference between the two is size and neighbouring uses. Rural residential lots can generally been seen to have a greater carrying capacity when it comes to type, size and number of livestock. The lots are generally greater than 1 acre, are located in less populated rural areas, and are usually surrounded by agricultural and rural residential uses. The municipal control mechanism would be the implementation of a by-law limiting the number and types of livestock permitted on Rural Residential lots.
Lots in settlement areas are generally smaller in size and are located in more densely populated areas. Municipalities that have adopted by-laws allowing the raising of livestock on urban residential lots usually limit the animal species to chickens and rabbits, permit a maximum number, and exclude roosters due to noise.

<table>
<thead>
<tr>
<th>Examples of Canadian municipalities with chicken keeping bylaws</th>
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<tbody>
<tr>
<td>Calgary</td>
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<tr>
<td>Esquimalt</td>
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<tr>
<td>Halifax</td>
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<tr>
<td>London</td>
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<tr>
<td>Toronto</td>
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Raising livestock on residential lots is currently not permitted in both urban and rural areas in the County. In recent years there has been an increase in the number of inquiries from residents looking to raise small numbers of livestock on their residential properties.

3.5 Maintaining Rural Character

Maintaining the County’s rural character is a common theme and appears throughout the 1993 Official Plan. In the Rural section, it states:

*It is the intent of the Plan to maintain the natural and scenic qualities of the Rural designation and to preserve its rural character and lifestyle and significant open lands....*

The challenge with this statement is that rural character means different things to different people. More recently proposed large scale industrial wind and solar projects have split local opinion and increased rural residential and commercial development and an ever changing agricultural industry are changing the look of our countryside. The following two subsections highlight the issues surrounding rural sprawl and Green Energy Act wind and solar developments.

3.5.1 Rural Sprawl

Southern Ontario is blessed with some of the best farmland in all of Canada and is arguably one of Ontario’s most important natural resources. Prince Edward County is located within this region and has large areas of good agricultural lands that are suitable for growing a range of crops. The County also has large tracts of marginal farm land, some of which is used for agriculture. Generally speaking the best farmland is included in the Prime Agriculture designation in the current Official Plan,
while the poorer lands are classified as Rural. The following provides the policy context with respect to land division in the County and will lead us into the issue of rural sprawl.

3.5.1.1 Lot Creation

Lot creation in Prince Edward County is dealt with under Part VI of the Planning Act. Prince Edward County is a ‘single-tier’ municipality that was delegated as the approval authority by the Province shortly after amalgamation in 1998. Applications for consent (severance) are considered at a monthly Planning Public Council Meeting made up of County Councilors. The Committee considers public input, agency comments and Planning Department recommendations. Council’s decisions must be consistent with the land division policies in the PPS and conform to the Official Plan.

3.5.1.2 Lot Creation in Prime Agricultural Areas

Part V of the PPS sets out policies that speak to lot creation in Prime Agricultural and Rural areas. The PPS discourages lot creation in Prime Agriculture and directs approval authorities to only approve them for:

- **agricultural uses**, provided that the lots are of a size appropriate for the type of agricultural uses and sufficiently large enough to maintain flexibility for future changes in the type and size of agricultural operation;

- **agriculture-related uses**, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;

- **a residence surplus to a farming operation** as a result of farm consolidation provided that the planning authority new residential dwellings are prohibited on any vacant remnant parcel of farmland created by severance;

- **infrastructure**, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;

- lot adjustments in prime agricultural areas may be permitted for legal or technical reasons;

- the creation of new residential lots shall not be permitted except in accordance to the above.

For the most part, the Official Plan policies are consistent with those in the PPS. Because of the age of the current Official Plan some polices are no longer consistent with the 2005 PPS. These include allowing consents for:

- a full-time farm employee required to reside close to the farm;

- for a retiring farmer who is retiring from active farming life and wishes to retain a lot for a residence; and
consents for limited infilling of residential uses will only be permitted within built-up areas where there is 100 metres or less of frontage between two non-farm residences on the same side of the road.

Due to the restrictive policies in the PPS and Official Plan very little new lot creation in Prime Agricultural areas is occurring. That being said, there is pressure from property owners to sever off residential lots from their farm holdings. Often the given reasons are financial (collect the profit from selling a lot) or relate to family (give the lot to their child in order to build a home close to the family farm).

3.5.1.3 Lot Creation in Rural Areas

In Rural areas the PPS addresses growth holistically. Detailed land division policies are implemented through local municipal official plans. General policy statements in the PPS land division section are found under the Building Strong Communities section, and state that healthy, livable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities;
- avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- promoting cost-effective land development standards to minimize land consumption and servicing costs;
- ensuring the necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

The policies related to lot creation in Rural designated areas are far less stringent than those in Prime Agriculture areas and are dealt with under Section 6 of the Official Plan. Although development by plan of subdivision is not permitted in Rural areas, lot creation for up to 3 lots (2 severed and 1 retained) is permitted, provided that severances for single detached units have a minimum lot area of 2 acres, can prove there is a viable water source on site, have adequate road frontage, and have not reached their maximum number of severances after 1998. The effect of this has been the fragmentation of our rural areas as many existing lots meet the above requirements.

3.5.1.4 Development Patterns

In Prince Edward County the demand for new residential lots has been high. Ontario municipalities report annually to the Ministry of Municipal Affairs and Housing on the number of new lots created. Prince Edward County’s data for 2001 to 2010 shows that the majority of development has occurred outside of settlement areas. This is illustrated by Figures 6 and 7.
Data for lot creation by consent reflect new home building permits by ward and highlight the amount of residential development happening in our rural areas (see Appendix E). Figure 7 shows the top three Wards for new lot creation by consent are Ameliasburgh, Hallowell, and Sophiasburgh. The data show that for the period 2004 to 2010:

- Ameliasburgh ranks first in share of new home building permits;
- Hallowell and Sophiasburgh rank third and fourth;
- Picton, the largest settlement, ranks a distant eighth, indicating a relatively low level of development by consent.
What is rural sprawl?

Rural sprawl can be described as low density residential and commercial/industrial development that is scattered outside of urban centres, hamlets, and villages. In many instances it takes the form of residential strip development along rural roads. As the above data suggest, rural sprawl is occurring in Prince Edward County and in many instances occurs through rural land division policies in the existing OP. Lot creation in rural areas is governed by the following OP polices:

- a maximum of three lots (including severed and retained) may be created by consent from any land holding. A land holding is defined as any property as it existed as of January 23, 1998, the day the Ministry approved the current plan;

- severances for single detached units shall have a minimum lot area of approximately 2 acres;

- all development in rural areas will be required to meet the Minimum Distance Separation formulae (MDS) as amended from time to time.

Rural sprawl creates a host of planning challenges. Rural residential and commercial sprawl is serviced by private well water and septic systems, which can have problematic impacts on the water table. Rural residents are also auto dependent and often long-range commuters. This results in higher road maintenance costs, increased demand for road upgrades, and more air pollution. Many also argue that newcomers to the countryside often have little understanding of farming operations, which can result in conflicts with neighbouring farmers. Common complaints from residents on
rural residential properties are odour, noise, dust, crop spraying, and slow moving machinery on local roads.

3.5.2 Green Energy Act Wind and Solar developments

With the passing of the Green Energy and Green Economy Act in 2009 and the implementation of the Feed in Tariff (FIT) and MicroFit programs, there has been a great deal of interest in wind and solar energy production in the County. Much of the countryside has already seen the influence of the MicroFit Program with solar installations scattered throughout. The Green Energy Act has been met with resistance in many rural municipalities. Over the past few years, stakeholder groups and community members have argued the pros and cons of wind and solar developments in the local media, at public meetings, and before Council.

On February 8, 2011, Council approved a resolution that requests the Provincial Government to implement a moratorium on Industrial Wind Turbines (IWTs) until the completion of independent health studies and a full environmental study to determine the possible impact, related costs to the Municipality, and the effect on property values. The resolution also calls for the restoration of some municipal authority over setbacks and other such measures as deemed necessary. The resolution is set out in Motion 2011-97:

WHEREAS the Council of the County of Prince Edward has concerns over the Green Energy Act in relation to its application to industrial wind turbines;

AND WHEREAS the Council of the County of Prince Edward is dissatisfied with the Province of Ontario removing industrial wind turbine approvals and overall decision-making approvals from the Municipal Governments;

AND WHEREAS the Council of the County of Prince Edward is dissatisfied with regulations imposed by the Province of Ontario on the erection and operation of industrial wind turbines with respect to land use planning and the impact on building economically viable and sustainable communities [emphasis added];

AND WHEREAS the Council of the County of Prince Edward is concerned with the conflicting information regarding the health effects of industrial wind turbines on citizens living in close proximity to these structures;

AND WHEREAS the potential health effects is proven to be destructive and divisive to the social and cultural fabric of our rural urban communities;

NOW THEREFORE BE IT RESOLVED THAT the County of the County of Prince Edward requests the Ontario Provincial Government to implement a moratorium on industrial wind turbines until independent health studies have been completed and a full environmental study be done to determine the possible impact, and all related potential costs that will be incurred by the Municipality and the effect on property values in the affected areas and the introduction of legislation that some powers to deal with these wind turbines be restored to allow municipalities to set appropriate setbacks specific to
their jurisdictions and to implement such other measures as they deem necessary;

AND FURTHER THAT a copy of this resolution be sent to the Premier of Ontario, the Member of Provincial Parliament for Prince Edward-Hastings, the leader of the Official Opposition, to such other provincial cabinet ministers that may be deemed appropriate; and

THAT a copy be forwarded to the Association of Municipalities of Ontario for their support and for distribution to AMO member municipalities seeking their approval and encouraging them to pass similar resolutions.

At present, this issue remains unresolved, while a number of IWT projects are in the final stages of approval.

### 3.6 Alternative Rural Residential Development

As the severance and building permit data show, people are moving and building at a greater pace in our rural areas. This has inadvertently caused forms of strip development along our county roads. People are moving to these areas for the rural setting and quality of life. The question that arises from this is how do we address the desire for rural residential growth while maintaining the quality of place? In recent years, inquiries have begun to filter through the County planning office about the possibility of larger scale residential developments in our rural areas. Current policies in the Official Plan restrict residential subdivisions to serviced Settlement areas and to Shore Land areas in part because of their impact on the traditional character of our countryside.

#### 3.6.1 Preservation Development

The sustainability movement in the United States has addressed these concerns through a new development model that speaks to the desire by many to live in a rural landscape by incorporating larger scale residential development with agriculture and the natural environment.

Preservation Development (see Appendix G) is an approach that integrates land conservation and land management in the context of sensitive residential developments. The concept provides residential development in rural areas with agriculture as a core land use component. In most developments the majority of the land is protected for agriculture, forestry and ecologically significant lands. Ultimately the model tries to incorporate residential development as part of the rural landscape rather than one that conflicts.

A successful project should aim to meet the following goals:

- 80% or more of the subject land’s agricultural productivity should be retained. In a 100-acre development, 80 acres would be used for agriculture.

- Development should take a form that does not interfere with the productive land use. Low density and diverse residential development is ‘salted’ around the open spaces and the working farm.
• Legal constraints should make land protections permanent, but flexible. In most cases a system of permanent conservation easements are used.

• Community government and management structures should be created to ensure stewardship.

• The community should advance public education on the value of rural lands.
4.0 OTHER POLICIES IDENTIFIED

In addition to local and provincial land use planning policies, rural areas are affected by a range of provincial legislation that must be considered in the Official Plan Review. Following is a list of examples.

4.1 Clean Water Act

Ontario's Clean Water Act helps protect drinking water from source to tap with a multi-barrier approach that stops contaminants from entering sources of drinking water – lakes, rivers and aquifers. The Clean Water Act:

- requires that local communities - through local Source Protection Committees - assess existing and potential threats to their water, and that they set out and implement the actions needed to reduce or eliminate these threats
- empowers communities to take action to prevent threats from becoming significant
- requires public participation on every local source protection plan - the planning process for source protection is open to anyone in the community
- requires that all plans and actions are based on sound science.

The Clean Water Act also introduces the Ontario Drinking Water Stewardship Program, which offers financial assistance to farmers, landowners, and small or medium businesses for activities that reduce threats to local drinking water sources.

4.2 Nutrient Management Act, 2002

The Nutrient Management Act was developed by the Ministry of the Environment and the Ministry of Agriculture and Food as part of the Government’s clean water program. The Act provides a framework for setting clear, consistent standards for nutrient management (the handling of nutrient rich material such as manure) on farms. The Act requires any building project related to livestock housing or manure storage to have an approved nutrient management strategy before a building permit will be issued. It applies to all buildings that would generate over 5 nutrient units (1 Holstein cow would equal 0.7 nutrient units).

4.3 Environmental Farm Plan

Environmental Farm Plans (EFP) are assessments voluntarily prepared by farm families to increase their environmental awareness in up to 23 different areas on their farm. Through the EFP local workshop process, farmers will highlight their farm's environmental strengths, identify areas of environmental concern, and set realistic action plans with time tables to improve environmental conditions. Environmental cost-share programs are available to assist in implementing projects. From a land use perspective, as part of the EFP, farmers develop action plans to identify management practices that reduce environmental risk on their properties.

4.4 Green Energy and Green Economy Act, 2009

The GEGEA is enabling legislation that established the Green Energy Act, 2009 as well as a set of changes to other legislation to enable and support the Feed-in Tariff (FIT)
Program and to introduce the provincially led Renewable Energy Approval (REA) process.

The *Green Energy Act, 2009* encourages the development of renewable energy projects, establishes the Renewable Energy Facilitator and the Renewable Energy Facilitation Office to assist renewable energy projects in coming online, and enables a suite of conservation initiatives.

This legislation commits the Ontario Government to:

- Fostering renewable energy production, removing barriers to renewable energy projects, and promoting a green economy
- Ensuring energy conservation and efficiency in government and the broader public sector (including municipalities)
- Promoting and expanding energy conservation by all Ontarians
- Encouraging all Ontarians to use energy efficiently

Key elements of the legislation and related measures include:

- Opportunities for municipalities, First Nations and Métis communities to build, own and operate their own renewable energy projects
- New programs for municipalities, communities and Aboriginal groups to ensure some project costs associated with community renewable energy projects can be recovered

**Renewable Energy Approvals Regulation 359/09**

REA is the key regulation setting out the environmental standards which most renewable energy projects must meet under the *Environmental Protection Act*. It applies to most wind, solar PV and bio-energy projects that are above specific sizes.

The REA process is outlined in Appendix B. Six of the 14 steps relate to consultation between the developer and the local community, that is, the public, municipal stakeholders, and the municipality.

**Ontario Regulation 15/10**

This designates priority renewable energy projects and sources under the *Green Energy Act*. Most municipal by-laws no longer apply to the extent that they would prevent or restrict the designated projects or sources. Designated are:

- Roof or wall mounted solar photovoltaic (PV);
- Roof or wall mounted solar thermal systems that heat air;
- Roof or wall mounted solar thermal water systems that heat water; and
- Ground source heat pumps.

The regulation does provide that certain local and provincial restrictions related to health, safety, heritage, and the environment will continue to be in effect, including, for example, local by-laws preserving trees or cultural heritage properties, and a number of provincial laws such as the *Building Code Act, 1992* and the *Endangered Species Act,*
2007.

Municipal by-laws, other than by-laws under the *Planning Act*, continue to apply to renewable energy projects or sources which are not designated by Ontario Regulation 15/10 under the GEA.
5.0 ISSUES IDENTIFIED

Issue 1: Aging population in rural areas

Over the next 20 years the number of seniors in Prince Edward County is expected to rise. As Issues Paper 2: Growth 2031 points out, the seniors population is expected to increase from 6,280 to 11,560. Many of these seniors will reside in rural areas. The lack of services in our hamlets and villages combined with our aging population produces challenges that include increased travel times to service centres and poorer access to health care and recreational services.

Issue 2: Re-evaluating Prime Agricultural and Rural Designated Areas

Lands designated “Prime Agriculture” and “Rural” on Schedule E of the current Official Plan have not been evaluated on a County-wide basis since 1993. In the last 18 years new development, infrastructure, and environmental changes may influence potential changes to land use designations. Establishing an evaluation process will need to be developed as part of the Official Plan Review. Particular attention will need to be paid to:

- Devising a process for evaluating Prime Agriculture and Rural designations.
- Re-evaluating the delineation of Prime Agriculture and Rural designations.

Issue 3: Value-added agriculture

There is growing interest in establishing added-value uses on farms, including agri-toursim, specialty crops, direct marketing, Community Supported Agriculture (CSA), organic growing methods, food processing, handcrafting, unique packaging and marketing.

Some farmers are looking to add value to their operations by expanding into uses currently not permitted in prime agricultural areas. Increased opportunities to add value to existing farming operations may provide alternative income sources to farmers. The challenge is achieving a balance that protects agricultural areas for traditional uses while providing additional economic opportunities.

Issue 4: Permitting livestock on residential lots

There has been an increase in the number of inquiries from people looking to raise small amounts of livestock on their residential lots. In an age when the cost of living is becoming more expensive with the rise of food and fuel costs, many municipalities are beginning to address food security issues. Some have enacted ‘Chicken by-laws’ that permit a limited number of hens and exclude roosters. In our rural areas residential lots are of a size that could potentially have a greater carrying capacity to permit people to raise a greater number and variety of animals.
**Issue 5: Maintaining Rural Character**

**Rural Sprawl**

Current policies in the PPS and OP allow for limited severances in rural designated areas. All of these severances run along our county roads and in many instances contribute to:

- Strip development which takes lands out of agricultural production
- Impacts on ground water quantity and quality
- Increased auto dependency and an accumulative effect on the environment with increased Co2 emissions
- Increased municipal servicing costs
- Potential conflicts between farming and residential uses

**Green Energy Act wind and solar developments**

The following was taken from *Issues Paper 3: Community Sustainability* and highlights the issues surrounding large scale green energy projects, particularly those related to large wind developments.

Section 3.5.2 sets out Council’s resolution requesting the Provincial Government to implement a moratorium on industrial wind turbines in Prince Edward County. The issues central to the request pose a challenge to achieving a sustainable community. While the benefit of renewable energy is indisputable in terms of greenhouse gas reduction, the potential impact of wind energy projects on host communities raises a number of issues. Some are addressed in the large volume of published material devoted to the industry, however, many reports and studies reviewed for this and previous issues papers are inconclusive in their finding or inconsistent with the findings in other literature (e.g. effective setbacks, health effects).

These data gaps contribute to much of the unease within the community around this form of renewable energy. Until the issues are appropriately addressed by the Province, as called for in Council’s resolution, large scale wind projects will likely remain controversial.

**Issue 6: Permitting alternative agriculturally related residential developments**

As data suggest, most residential development occurs in our rural areas. If this trend continues, Prince Edward County may consider an alternative rural residential development model known as Preservation Development. It incorporates residential and agricultural uses in a way that promotes agriculture, rural design, place making, and the protection of natural ecosystems. Current policies in the Official Plan do not permit residential subdivisions of any kind in rural areas.
Once all of the different aspects of planning and development in the County have been addressed through Issues Papers, the next step will be to hold public open houses to obtain community feedback on the issues that have been identified and any other planning concerns that may be raised.

Following the open houses, a report on planning issues, opportunities, options and constraints will be prepared for public comment and consideration by Council. This part of the Official Plan Review - Phase 2 is expected to extend through 2012.

The progress of the project can be followed on the County’s web site at [www.pecounty.on.ca](http://www.pecounty.on.ca) > click on “Official Plan Review”.

If you have questions or comments about *Issues Paper 6: The Future of Rural* or any other aspect of the project, please contact:

Bernard Shalka, Official Plan Review Coordinator
613-476-2148 ext 351 / bshalka@pecounty.on.ca
APPENDIX A: OFFICIAL PLAN REVIEW PROCESS

WHAT is the Official Plan?

The “OP” is Prince Edward County’s blueprint for the near and distant future. It contains policies that guide how, when and where physical change takes place in the County. The way land and buildings should be developed, used and serviced are determined by the OP. Also, because physical change affects social, economic and cultural aspects of community life, the OP ensures that these interrelationships are managed in ways that protect and enhance the qualities that make our County a special place.

WHY review the Official Plan?

The current OP is nearly 20 years old and much has changed since its adoption by County Council in 1993, including the amalgamation of ten local governments into a single tier municipality in 1998. While there have been various amendments over the years, many policies do not reflect existing conditions and challenges.

Also, the Province requires municipalities to review their official plans every five years to ensure that they are up to date and consistent with the Provincial Policy Statement (2005). The “PPS” includes policies that promote efficient development patterns, long term economic prosperity, the wise use of resources such as water, agriculture, natural heritage and cultural heritage, as well as policies that protect public health and safety in regard to natural hazards like flooding and human-made hazards like contaminated sites.

HOW will the Official Plan be reviewed?

The Official Plan Review began in January 2010 with the Secondary Plans project. This initiative involves the preparation of new plans for the County’s two largest settlements--Picton-Hallowell and Wellington. The project schedule and progress to date can be reviewed on the Secondary Plans webpage at www.peCounty.on.ca. Project completion is targeted for fall 2011.

The second phase of the Official Plan Review began in January 2011 with Council’s approval of a Work Plan and a Participation Plan for the comprehensive review and update of OP policies that apply across the County. The progress of the second phase can be followed on the Official Plan Review webpage at www.peCounty.on.ca.

It’s Important That You Get involved!

The Official Plan is your plan, so participation in its renewal is critical if it is to serve you well in the years ahead.

How to Participate:
Complete the survey located in the right sidebar of the Official Plan Review webpage. Follow the planning processes on Facebook (Plan Picton-Hallowell and Plan Wellington) and Twitter (PECPlans).

Monitor the planning process online, through the local media, and from notices that will be posted in libraries, community centres, recreation facilities, and County buildings.

Attend upcoming open houses and public meetings where you can get answers, express concerns, and share ideas.

Review project reports and other materials hot off the press. Get them at the Planning Department (the Edward Building, Main Street Picton) and online at www.pecounty.on.ca > under “What’s New” click “Official Plan Review” or “Secondary Plans”.

For more information:

Contact Bernard Shalka, Official Plan Review Co-ordinator:

- Email bshalka@pecounty.on.ca

Phone 613-476-2148 ext. 351
Appendix C (Source: Canada Land Inventory)
Appendix D – Aggregate Resource Mapping (Source: Aggregate Resource Inventory of Prince Edward County)

- Selected sand and gravel resource area, primary significance.
- Selected sand and gravel resource area, secondary significance.
- Sand and gravel deposit, tertiary significance.
- Other surficial deposits and exposed bedrock.
Appendix E- Land Use Designations (Source Prince Edward County)
Appendix F
Provincial Policy Statement

<table>
<thead>
<tr>
<th>Section</th>
<th>Policy</th>
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<tbody>
<tr>
<td>Part IV- Vision for Ontario’s Land Use Planning System</td>
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<tr>
<td>p. 3</td>
<td>The Province’s natural heritage resources, water, agricultural lands, mineral resources, and cultural heritage and archaeological resources, provide important environmental, economic, and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The province must insure that its resources are managed in a sustainable way to protect essential ecological processes and public health and safety, minimize environmental and social impacts, and meet its long-term needs.</td>
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<td>Part V</td>
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<td>1.1.4- Rural Areas in Municipalities</td>
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| 1.1.4.1 | permitted uses and activities shall relate to the management or use of resources, resource based recreational activities, limited residential development and rural uses.  
• development shall be appropriate to the infrastructure which is planned or available and avoid any unjustified need to expand infrastructure.  
• new land uses including lot creation will comply with the minimum distance separation formulae  
• development that is compatible with the rural landscape and can be sustained by rural services should be promoted  
• locally important agricultural areas should be designated and protected by directing non-related development away  
• opportunities should be retained to located new or expanding land uses that require separation from other uses  
• recreational, tourism and other economic opportunities should be promoted |
| 1.2- Coordination | |
| 1.2.1 | A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:  
  b) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. |
| 1.7- Long-Term Economic Prosperity | |
| 1.7.1 | Long-term economic prosperity should be supported by:  
  a) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities. |
g) promoting the sustainability of the agri-food sector by protecting agricultural resources and minimizing land use conflicts.

1.8- Energy and Air Quality

1.8.3 Alternative energy systems and renewable energy systems shall be permitted in settlement areas, rural areas and prime agricultural areas in accordance with provincial and federal requirements. In rural areas and prime agricultural areas, these systems should be designed and constructed to minimize impacts on agricultural operations.

2.0- Wise Use and Management of Resources

Alternative energy systems and renewable energy systems shall be permitted in settlement areas, rural areas and prime agricultural areas in accordance with provincial and federal requirements. In rural areas and prime agricultural areas, these systems should be designed and constructed to minimize impacts on agricultural operations.

2.3- Agriculture

2.3.1 prime agricultural areas shall be protected for long term use for agriculture
specially crop areas shall be given highest priority for protection, followed by Classes 1, 2 and 3 soils, in this order of priority

2.3.2 planning authorities shall designate specialty crop areas in accordance with evaluation procedures established by the Province, as amended time to time

2.3.3- Permitted Uses

2.3.3.1 in prime agricultural areas, permitted uses and activities are:
agricultural uses, secondary uses and agriculture-related uses
proposed new secondary uses and agriculture-related uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches to achieve the same objective

2.3.4- Lot Creation and Lot Adjustments

2.3.4.1 Lot creation in Prime Agricultural areas is discouraged and may only be permitted for:
a) agricultural uses provided that the lots are of an appropriate size that maintain flexibility for future changes in the type and size of agricultural operations
b) agriculture-related uses
c) a residence surplus to a farming operation as a result of farm consolidation
d) infrastructure where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

2.3.5- Removal of Land from Prime Agricultural Areas

2.3.5.1 Planning authorities may only exclude land from prime agricultural areas for:
   a) expansion or identification of settlement areas
   b) extraction of minerals, petroleum resources and mineral aggregate resources
   c) limited non-residential uses, provided that:
      - the land does not comprise a specialty crop area;
      - there is a demonstrated need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use;
      - there are no reasonable alternative locations which to avoid prime agricultural areas; and
      - there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

2.3.5.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations should be mitigated.

2.4- Minerals and Petroleum

2.4.1 Minerals and petroleum resources shall be protected for long-term use.

2.4.3- Rehabilitation

2.4.3.1 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

2.4.4- Extraction in Prime Agricultural Areas

2.4.4.1 Extraction of minerals and petroleum is permitted in prime agricultural areas, provided that the site is rehabilitated.

2.5.4- Extraction in Prime Agricultural Areas

2.5.4.1 In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that rehabilitation of the site will be carried out so that substantially the same areas and same average soil quality for agriculture is restored.

On these prime agricultural lands, complete agricultural rehabilitation is not required if:

   c) there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
d) other alternatives have been considered by the applicant and found unsuitable; and  
e) agricultural rehabilitation in remaining areas is maximized.

Definitions

**Prime agricultural land:** means land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

**Prime agricultural area:** means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

**Specialty crop area:** means areas designated using evaluation procedures established by the province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or

b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

There are currently no specialty crop areas designated in Prince Edward County.

<table>
<thead>
<tr>
<th>Table 2</th>
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<tbody>
<tr>
<td>Official Plan</td>
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<tr>
<td><strong>II A Vision for Prince Edward County</strong></td>
</tr>
<tr>
<td><strong>2.2 Environmental Resources</strong></td>
</tr>
<tr>
<td>2.2.2 Important wetlands, floodplains, areas of natural and scientific interest, fisheries and wildlife habitat, agricultural land, aggregate reserves, valleys, cliffs, escarpments and woodlands will be managed and protected since these natural constraints, resources and attractions are an important part of what makes the County special and unique.</td>
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<tr>
<td><strong>2.4- Settlement Patterns</strong></td>
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<tr>
<td>Section</td>
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<tr>
<td>2.4.10</td>
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<tr>
<td><strong>2.5 Economic Development</strong></td>
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<tr>
<td>2.5.1</td>
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<td><strong>2.6 Agriculture</strong></td>
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<tr>
<td>2.6.1</td>
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<tr>
<td>2.6.2</td>
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<td>2.6.3</td>
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</tbody>
</table>
2.6.4 Prince Edward County has a long history of agriculture, with it being the mainstay of the economy for centuries. The Official Plan recognizes external pressures on the agricultural sector and supports new economic opportunities and initiatives related to the long-term sustainability of agriculture, and in particular, to the enhancement of locally-grown and locally-made products. As with other regions, market and economic factors have resulted in changes in the local agricultural sector. Viticulture is now one of the top agricultural industries in the County. By 2008 over 700 acres of vines had been planted, there were 17 wineries in the County and several more anticipated in 2009. Ongoing planting and investments in viticulture and wineries continue. This has resulted in a variety of small production wineries producing high quality wines from local vineyards consistent with the County’s commitment to the promotion and enhancement of locally-grown and locally-processed farm products.

The practice of viticulture and associated wineries are recognized as an important and rapidly growing agricultural activity in the County that contributes to the long term sustainability of the agricultural sector.

As Prince Edward County matures as a recognized wine producing region, land use policies are needed to support and guide the development of this important part of the agricultural land use and economy of the County.

It is therefore a goal of this Plan to promote the practice of viticulture and the establishment of wineries in the County.

III General Development Strategies

1.0 Environmental/Resource Management

1.1.2 In planning to protect and manage the environmental resources, the County will apply the ecosystem approach, which takes into account an area’s relationship to the surrounding environment and its links with other resources. The ecosystem approach recognizes the reliance of communities in Prince Edward County and all aspects of the County’s economy-agriculture, tourism and business – on a healthy environment including clean air, land and water, renewable and non-renewable resources and natural areas and wildlife. The environmental features are also an essential component of the County’s landscape and identity, providing an important “sense of place” to residents and visitors.

1.2.5 It is intended that Environmentally Sensitive Areas be conserved and protected to the greatest extent possible, including public ownership if feasible. Where development is proposed on or adjacent to an Environmentally Sensitive Area, alternative locations for the proposal should be fully explored. Agricultural activities are not subject to this policy.

1.3.2 The County of Prince Edward supports the Remedial Action Plan to restore and enhance the ecosystem of the Bay of Quinte. In doing so, the County of Prince Edward will:
<p>| | |</p>
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<tbody>
<tr>
<td>e)</td>
<td>support measures to reduce agricultural, industrial and municipal phosphorous loadings, bacterial contamination and toxic contaminant inputs to the Bay.</td>
</tr>
</tbody>
</table>

### 2.5 Municipal Water

#### 2.5.2

In keeping with Part II, Section 2.4.6 of the Vision Statement, the communities of Picton, Bloomfield and Wellington will be separated by green belts or large tracts of agricultural land. Linear sprawl between any of the above mentioned communities such as Carrying Place and Consecon will be prevented.

### 3.0 Economic Development

#### 3.1.2

In keeping with the Vision for Prince Edward County, it is the aim of County Council to improve the economy of the County, increase employment opportunities and expand the assessment base. The County intends to meet its economic objectives by:

b) providing on-going employment and training opportunities in agriculture, tourism, commerce, industry and health care.

### 3.2 Agriculture

#### 3.2.1

Agriculture is a significant employment source in the County, important to the County's historical, cultural and economic character and essential to the ability of other sectors such as tourism to create jobs and prosperity. It is recognized that the economic activity of agriculture is under severe economic stress due in part to external forces beyond the County's control.

#### 3.2.2

Through the designation of blocks of prime agricultural lands areas on Schedule 'E', it is intended that a suitable land base for agricultural pursuits, free from the intrusion of incompatible land uses, will be maintained for the future.

#### 3.2.3

The County supports initiatives in the agricultural sector to prevent further job losses, attract new farmers, and to keep as many farms in business as possible. These initiatives may include:

a) crop diversification including new high value crops or products, reforestation and innovative agricultural ventures brought about by research and development efforts;

b) conservation farming practices to reduce agricultural environmental impacts, soil erosion and costs;

c) innovative marketing techniques such as the Quinte Isle food product origin identification program and promotion of local agricultural products;

d) promotion and encouragement of associated food processing and value added technology facilities;
e) support for growth in the manufacturing/distribution sectors to provide farmers with a greater opportunity to diversify their operations' sources of income;

f) encouragement of increased share of tourism expenditures through development of bed and breakfast operations, farm vacation facilities, cottage establishments or cabins, roadside markets and related activities which contribute to farm incomes, provided that they do not conflict with agricultural operations or with applicable Provincial safety and health legislation; and

g) formation of innovative organizational techniques (e.g. County Co-operative(s)) to implement and oversee new initiatives.

3.2.4 The County will work with the local and provincial farm agencies in collaborating with other government agencies to assist farmers in being able to help themselves.

3.2.5 Subject to applicable general Prime Agricultural and Rural policies to this Plan, wineries will be permitted on areas designated Rural and Prime Agricultural.

3.3 Tourism

3.3.4 Development Policies

g) Bed and Breakfast establishments shall be permitted throughout the agricultural, rural and residential areas of the County as an ancillary use within the main dwelling. Sufficient on-site parking shall be provided for the proprietor and for each guest room in order to avoid disruption to surrounding properties.

3.5 Home Business

3.5.1 Home businesses have and will continue to emerge as alternate employment sources as a result of changing technological, demographic and economic conditions. They are recognized as a valuable component of the County economy provided that environmental and agricultural resources are not threatened.

IV Land Use Designation Policies

The intent of the Prime Agricultural designation is to protect farming areas in the County and to direct growth to more suitable locations. Some development opportunities will be provided in the rural areas in order to meet the demand for alternative residential lifestyles. It is recognized, however, that a good supply of rural lots was created in the 1980's and growth projections do not support or anticipate a large increase in population or the need for substantial lot creation. Due to the difficulties associated with private sewer and water services in the rural area, subdivisions will be discouraged in the Rural designation.
Subdivision development is encouraged in the Urban Centres and may be permitted in the Village, Hamlet and Shore Land designations, where communal water supplies are more easily provided or where detailed hydrogeological information supports its creation.

### 2.3 Pattern of Development

#### 2.3.2

The limits of the village shall be well defined. Ribbon or strip development along roads entering the village shall be discouraged. Natural features such as creeks and woodlots should be maintained as a buffer between the village and the abutting agricultural/rural land.

### 4.0 Shoreland

#### 4.1 Rational/Strategy for Development

#### 4.1.4

Designation of new areas to Shore Land shall only be considered once those established by this Plan are largely developed. Any land to be designated Shore Land must meet the minimum distance separation formulae of the Agricultural Code of Practice, as amended from time to time.

### 5.0 Prime Agriculture

#### 5.1 Rational/Strategy for Development

#### 5.1.1

It is the intent of the County to preserve the land designated Prime Agricultural and protect it from incompatible uses and unnecessary fragmentation in order to ensure its future viability as active farmland.

#### 5.1.2

A comprehensive background analysis of the County’s soil characteristics and farming activities, with the purpose of identifying the 'blocks' of Prime Agricultural land, was undertaken in association with the Ministry of Agriculture and Food. The blocks of land designated Prime Agricultural on Schedule 'E' consist primarily of Soil Classes 1, 2 and 3 and some of the Class 4 soils as defined in the Canada Land Inventory of soil capability for agriculture.

#### 5.1.3

One result of the 'block' approach to designating the lands Prime Agricultural is that pockets of poorer land and woodlots are included within the Agricultural Land designation. The inclusion of these areas helps ensure that the primary long-term use of Prime Agricultural land is farming.

### 5.2 Permitted Uses

#### 5.2.1

The predominant use of land will be agriculture, forestry, conservation projects, farming operations including animal and poultry farms, and residential uses accessory to farming.

#### 5.2.2

More specifically, the permitted uses of the Prime Agricultural designation shall include:

- a) agriculture, as defined herein;
- b) limited farm-related residential uses;
c) limited infilling of residential uses within built-up areas;

d) limited agriculturally related commercial and industrial uses such as farm produce processing and storage warehouses, equestrian centres, abattoirs and cheese plants which require close proximity to farming operations;

e) home businesses in accordance with Part III, Sections 3.2.3 f) and 3.5 of this Plan;

f) wayside pits and quarries and portable asphalt plants in accordance with Part III, Sections 2.2.12 and 2.2.13 of this Plan;

g) farm winery, as defined herein; and

h) estate winery, as defined herein.

### 5.3 Pattern of Development

#### 5.3.1

Development in the Prime Agricultural designation will be at a low density in order to promote the preservation and management of the natural resources and the rural character of the County.

### 5.4 Planning Policies

#### 5.4.1 General

a) where consents for limited farm-related residential, commercial and industrial development are permitted in accordance with Part IV, Sections 5.4.2 and 5.4.3, no more than a total of 3 lots shall be created and the lots (severed and retained) shall be of a size and configuration that would not lend themselves to further subdivision;

b) all development in the Prime Agricultural designation will be required to meet the Minimum Distance Separation formula of the Agricultural Code of Practice, as amended from time to time; and

c) new developments shall not be located where they endanger or may hinder any existing farming operations; and

d) in the zoning by-law, a farm may be permitted a second residence in the form of a conventional single detached dwelling to provide living accommodation upon the farm for workers including family members who are employed full-time.
thereon.

e) For the purposes of calculating the Minimum Distance Separation 11 (MDS 11) Formulae, lands designated Shore Land will be considered a Type A land use unless zoned to permit land uses identified as Type B land uses in the MDS Formulae Implementation Guidelines, as amended from time to time.

### 5.4.2 Residential

**a)** consents for limited farm-related residential uses will be permitted in the Prime Agricultural designation for the following reasons:

i) for a full-time farm employee required to reside close to the farm;

ii) for a retiring farmer who is retiring from active farming life, who has farmed for a substantial number of years, who has sold the farm and wishes to retain a lot for a residence of his/her own occupancy.

iii) for a farmer who enlarges his farm by acquiring an additional farm and as a result, owns a parcel of land upon which an existing residence made surplus through farm consolidation may be severed provided the surplus house is not required for farm help or retirement purposes. The farm consolidation may occur between adjacent parcels or where a farmer owns other lands in the County but not adjacent to the newly acquired land;

iv) for technical or legal reasons such as boundary adjustments, easements, rights-of-way or other purposes that do not create a new lot.

**b)** consents for limited infilling of residential uses will only be permitted within built-up areas where there is 100 metres or less of frontage between two non-farm residences on the same side of a road;

**c)** the minimum lot area for farm-related residential lots and infill residential lots shall be 0.4 hectares;

**d)** farm-related residential consents will be encouraged to locate in woods, at edges of farm fields, at crossroads and on poorer soil pockets, in order to
buffer themselves from farm operations and keep farmlands open and unobstructed;

e) in order to conserve lands for agricultural purposes, lots should be restricted to a maximum size of approximately one hectare, except where larger lot sizes are required due to environmental or other constraints.

### 5.4.3 Commercial

a) consents for agriculturally related commercial and industrial uses may only be permitted if:

i) the proposed use needs to be in close proximity to agricultural operations;

ii) the new lot is appropriate for the use and has a minimum area of 0.4 hectares;

iii) the lot frontage is appropriate for the use and the area in which the lot is being created; and

iv) the new lot can be serviced appropriately and with the approval of the local Health Unit.

b) the physical structure of commercial buildings should be in keeping with the scale and form of buildings in the rural area;

c) the on-site parking, outside storage of goods or materials and the buffering and landscaping of the site should be provided for as per a site plan agreement so as to minimize the visual impact of such uses from adjacent roads and properties;

d) entrances, exits and trucking routes to service commercial development shall be acceptable to the County;

e) no uses considered to be a health hazard under the Health Protection and Promotion Act shall be permitted and all requirements of the Ministry of the Environment related to water supply and disposal for waste materials, and all emissions including noise, dust and vibration must be satisfied.

### 5.4.4 Farm Winery
<table>
<thead>
<tr>
<th></th>
<th>Farm Wineries shall be permitted in the implementing zoning by-law as part of the farm operation.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A minimum 2 hectares (5 acres) must be planted with a minimum of 4,000 vines on-site.</td>
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<tr>
<td></td>
<td>Minimum lot sizes referred to in this section of the Plan apply to existing lots and not to the creation of a new lot</td>
</tr>
<tr>
<td></td>
<td>The fruit used in the annual production of wine at a Farm Winery shall consist predominately of fruit grown in the County of Prince Edward by that Farm Winery Operation. This may be reduced in any one year due to crop failure or damage resulting from causes beyond the control of the winery, such as climate and precipitation abnormalities, with the balance being from Ontario fruit.</td>
</tr>
<tr>
<td></td>
<td>The retail sale of wine produced on-site shall be permitted. Provided that it does not conflict with any minimum floor area requirement for licensing approval, on-site tasting room and retail floor space shall not exceed the lesser of 75m²/800ft² or 25 percent of the total winery floor area (excluding any below ground floor area). The on-site retail floor space for non-agricultural and/or non-Prince Edward County agricultural products, shall not exceed 5% of the total retail floor space.</td>
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</table>

5.4.5 Estate Winery

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<thead>
<tr>
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<th>A minimum 8 hectares (20 acres) must be planted with a minimum of 16,000 vines on-site.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum lot sizes referred to in this section of the Plan apply to existing lots and not to the creation of a new lot.</td>
</tr>
<tr>
<td></td>
<td>All Estate Wineries shall be subject to a site specific zoning by-law amendment.</td>
</tr>
<tr>
<td></td>
<td>The retail sale of wine and wine related products, and a hospitality room where food and wine is prepared and served, will be permitted when such uses are accessory to and complement the Estate Winery.</td>
</tr>
<tr>
<td></td>
<td>The maximum total floor area for retail and hospitality uses shall be 400m²/4,300ft² so as not to detract from the main use of the land and not</td>
</tr>
</tbody>
</table>
adversely affect other uses permitted in the area.

f) Estate Wineries shall be required to locate with direct access and frontage onto an improved public roadway maintained year round with sufficient capacity to accommodate the anticipated traffic.

g) Estate Wineries shall be subject to Site Plan and Site Plan Agreement Approval by the municipality. The following matters must be addressed to the satisfaction of the municipality.

i. Water supply and waste disposal.

ii. Best practices for drainage and outlets for storm water run-off.

iii. Entrances and exits to roads.

iv. Off-street loading, parking spaces.

v. Outside storage.

vi. Buffering/screening, landscaping

vii. Outdoor areas to be used by the public (e.g. patios)

6.0 Rural

6.1 Rational/Strategy for Development

6.1.1 The County contains rural areas where agricultural activities remain active but dispersed, where soils are predominately shallow and where non-agricultural development has taken place over time. The blocks of land designated Rural consist primarily of soil classes 5, 6 and 7 and some of the class 4 soils as defined in Canada Land Inventory of soil capability for agriculture.

6.1.2 It is the intent of the Plan to maintain the natural and scenic qualities of the Rural designation and to preserve its rural character and lifestyle and significant open lands. Limited development, which is consistent with the Vision Statement, will be allowed in the Rural designation.

6.2 Permitted Uses

6.2.1 The permitted uses of the Rural designation shall include:

a) all of those uses permitted in Part IV, Section 5.2 of the Prime Agricultural designation;

b) commercial uses which relate to the rural economy, tourism and the travelling public including antique shops, service stations, farm market stands and eating establishments;

a) industrial uses which serve the rural community or which process agricultural products such as farm equipment sales and service centres, motor vehicle repair garages, machine or welding shops, contractors' yards or public works garages;
b) community, health care, and recreational and education facilities including a public park, museum, church, school, community centre and golf course, in accordance with Part III, Sections 4.5 to 4.8 of this Plan;

c) limited residential uses in accordance with the policies of this Plan;

d) estate winery, as defined herein; and farm winery, as defined herein

### 6.3 Pattern of Development

#### 6.3.1

<table>
<thead>
<tr>
<th>Pattern</th>
<th>Description</th>
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<tbody>
<tr>
<td><strong>Very limited new development</strong></td>
<td>will be permitted in rather isolated areas of the County such as Long Point and Point Petre.</td>
</tr>
</tbody>
</table>

#### 6.3.2

Development will be at a low density in order to avoid overcrowding of the rural areas and environmental problems with the cumulative effects of individual servicing. Care will be taken to ensure land use compatibility and to provide a lifestyle alternative to the urban areas of the County.

#### 6.3.3

It is the intent of this Plan to protect and reinforce Picton, Wellington, Bloomfield, Rossmore and other communities as the service centres for the surrounding areas. Wherever possible, commercial uses, community facilities, health care and educational facilities will be encouraged to locate in these centres instead of locating in the Rural designation.

#### 6.3.4

Rural commercial uses will be encouraged to locate in compact nodes, at centralized areas such as major road intersections, and grouped in such a manner that the surrounding rural landscape and scenic views are retained. Strip or ribbon commercial development, especially along the fringe areas close to urban centres, villages, and hamlets will be discouraged.

#### 6.3.5

Rural industrial uses should be properly separated and screened from residential uses. They should not detract from the rural character of the County or be incompatible with tourist attractions, uses or accommodations. Safe access to industrial sites shall be from a public road that is of a construction and standard to adequately service the traffic associated with the use. Sites should be sought that minimize the impact of truck traffic on residential uses and avoid existing communities.

### 6.4 Planning Policies

#### 6.4.1 General

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
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<tbody>
<tr>
<td>a)</td>
<td>consents for limited residential, commercial and industrial development may be permitted provided that no more than a total of 3 lots are created and the lots (severed and retained) are of a size and configuration that would not lend themselves to further subdivision;</td>
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required to meet the Minimum Distance Separation formulae of the Agricultural Code of Practice, as amended from time to time;

c) new developments shall not be located where they endanger or may hinder any existing farming operations;

d) For the purposes of calculating the Minimum Distance Separation 11 (MDS 11) Formulae, lands designated Shore Land will be considered Type A land use unless zoned to permit land uses identified as Type B land uses in the MDS Formulae Implementation Guidelines, as amended from time to time.

### 6.4.2 Residential

<p>| | |</p>
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<tbody>
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<td>a)</td>
<td>residential development by Plan of Subdivision is not permitted in the Rural designation.</td>
</tr>
<tr>
<td>b)</td>
<td>residential development by infilling as defined in this Plan, shall be permitted between two houses separated by not more than 100 metres;</td>
</tr>
<tr>
<td>c)</td>
<td>severances for single detached units shall have a minimum lot area of approximately .8 hectares;</td>
</tr>
<tr>
<td>d)</td>
<td>property owners are encouraged to incorporate the following design principles into the development of a residential property:</td>
</tr>
<tr>
<td>i)</td>
<td>maintain a treed buffer of diverse native species between the residence and the roadway;</td>
</tr>
<tr>
<td>ii)</td>
<td>place residences and buildings at the edges of fields or forests as opposed to open fields, in order to reduce visual impact, to provide shelter from natural elements and to maintain open views and scenic areas; and</td>
</tr>
<tr>
<td>iii)</td>
<td>place driveways along hedgerows, stonewalls or cedar fences, or at edges of fields and use a common shared driveway to lessen the development impact, wherever practical.</td>
</tr>
<tr>
<td>e)</td>
<td>farm-related residential consents will be encouraged to locate in woods, at edges of farm fields, at crossroads and on poorer soil pockets, in order to buffer themselves from farm operations and keep farmlands open and unobstructed.</td>
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</table>
### 6.4.3 Residential

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### 6.4.3 Other Uses Including Commercial and Industrial Uses

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<tbody>
<tr>
<td>a)</td>
<td>consents for the uses permitted in Part IV, Sections 6.2.1(b), (c) and (d) may be granted provided:</td>
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<td></td>
<td>i) the lot is large enough to meet all servicing requirements of the County, local Health Unit and/or the Ministry of the Environment and is a minimum of .8 hectares;</td>
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<tr>
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<td>ii) the lot frontage is appropriate for the use and the area for which the lot is being created; and</td>
</tr>
<tr>
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<td>iii) the policies and intent of this designation</td>
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and Plan are being met;

b) the location of all the subject uses will be controlled by placing them in separate zoning categories in the implementing Zoning By-law;

c) in consideration of any zoning by-law amendment applications, where deemed necessary by Council in consultation with the appropriate government agencies, studies and information prepared by competent professionals may be required to be submitted which address the following matters:

i) the nature of the proposed use and the need for it;

ii) an environmental evaluation detailing the property's topography, relief, land forms, soils and surface and groundwater characteristics;

iii) a hydrogeological study which demonstrates the impact of the proposed operation on ground and surface water;

iv) a storm water management study detailing the area's drainage requirements;

v) an environmental impact statement;

vi) the compatibility of the proposed use with the adjacent land uses and designations;

vii) the method to be used for fire protection;

viii) site plan(s) showing the dimensions of the land holding, the location of existing and proposed buildings, outdoor storage, landscaping, berming, fencing, setbacks, drainage provisions, road entrances and exits, parking and loading spaces; and

ix) safety and accessibility with respect to road entrances and exits, traffic volumes, trucking routes, existing development, the physical conditions of the roads and improvements required to upgrade the access routes.

d) a site plan agreement and/or a development agreement may be entered into between the developer and the County to ensure that the recommendations of any of the above required
studies and any concerns of the County or a government agency are implemented and addressed;

e) all commercial and industrial development shall comply with the requirements of the local Health Unit and the Ministry of the Environment regarding the disposal of wastes, the provision of an adequate quantity and quality of water and the levels of noise, vibration and odour emanating from the proposed development. It is further intended that any polluted effluents from an industry shall not be discharged into any creek, watercourse, or lake;

f) one residential unit may be permitted in connection with a commercial or industrial use;

g) property owners are encouraged to incorporate the following design principles into the building and site plans for these areas:

i) the physical structures of commercial buildings should be in keeping with the scale and form of buildings in the rural area;

ii) buildings should be grouped on a portion of the site with varying setbacks, well-landscaped areas between the structures and the roadways, preserving other portions of the property as open space;

iii) parking should be located to the rear or side in order to screen the parking lot from the roadway and to encourage attractive landscaping along the roadway frontage;

iv) access to rural commercial nodes should be from internal secondary roads or side-streets or limited to a single access point, to avoid traffic congestion and hazards; and

v) signage and lighting should not overwhelm motorists or the surrounding countryside. All signs should reflect a Loyalist heritage motif.

<table>
<thead>
<tr>
<th>6.4.4</th>
<th>Estate Winery</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>A minimum of 8 hectares (20 acres) must be planted with a minimum of 16,000 vines on-site.</td>
</tr>
</tbody>
</table>
b) Minimum lot sizes referred to in this section of the Plan apply to existing lots and not to be creation of a new lot.

c) All Estate Wineries shall be subject to a site specific zoning by-law amendment.

d) The retail sale of wine and wine related products, and a hospitality room where food and wine is prepared and served, will be permitted when such uses are accessory to and complement the Estate Winery.

e) The maximum total floor area for retail and hospitality uses shall be 400m²/4,300ft² so as not to detract from the main use of the land and not adversely affect other uses permitted in the area.

f) Estate Wineries shall be required to locate with direct access and frontage onto an improved public roadway maintained year round with sufficient capacity to accommodate the anticipated traffic.

g) Estate Wineries shall be subject to Site Plan and Site Plan Agreement Approval by the municipality. The following matters must be addressed to the satisfaction of the municipality.

   i. Water supply and waste disposal
   ii. Best practices for drainage and outlets for storm water run-off.
   iii. Entrances and exits to roads
   iv. Off-street loading, parking spaces
   v. Outside storage
   vi. Buffering/screening, landscaping
   vii. Outdoor areas to be used by the public (eg. Patios)

6.4.5 **Farm Winery**

a) Farm Wineries shall be permitted in the implementing zoning by-law as part of the farm operation.

b) A minimum 2 hectares (5 acres) must be planted with a minimum of 4,000 vines on-site.

c) Minimum lot sizes referred to in this section of the Plan apply to existing lots and not to the creation of a new lot.
| d) | The fruit used in the annual production of wine at a Farm Winery shall consist predominately of fruit grown in the County of Prince Edward by that Farm Winery Operation. This may be reduced in any one year due to crop failure or damage resulting from causes beyond the control of the winery, such as climate and precipitation abnormalities, with the balance being from Ontario fruit. |
| e) | The retail sale of wine produced on-site shall be permitted. Provided that it does not conflict with any minimum floor area requirement for licensing approval, on-site tasting room and retail floor space shall not exceed the lesser of 75m²/800ft² or 25 percent of the total winery floor area (excluding any below ground floor area). The on-site retail floor space for non-agricultural and/or non-Prince Edward County agricultural products, shall not exceed 5% of the total retail floor space. |

### 7.0 Outdoor Recreational Land

#### 7.2 Permitted Uses

| 7.2.2 | More specifically, the permitted uses of the Outdoor Recreational Land designation shall include: |
|       | g) agriculture, forestry, fish and wildlife management and other natural resources management uses. |

#### 7.4 Planning Policies

| 7.4.1 | General |
|       | e) all uses within the Outdoor Recreational Land designation shall conform to the Agricultural Code of Practice, as amended from time to time |

### 8.0 Environmental Protection

#### 8.2 Permitted Uses

| 8.2.1 | The predominant use of land in the Environmental Protection designation shall be conservation, forestry, wildlife areas, established agricultural uses and passive recreational functions. |

| 8.4.2 | **Provincially Significant Wetlands** |
|       | c) development of lands within 40 metres of a Provincially Significant Wetland shall only be permitted in accordance with the underlying land use designation following the completion of an Environmental Impact Study (E.I.S.) prepared in accordance with established provincial guidelines. Generally, the study should demonstrate that the |
proposed use is compatible with wetland protection objectives such as no loss of wetland function, no subsequent demand for measures which will negatively impact on existing wetland functions, will not conflict with existing site specific wetland management practices and will not result in loss of contiguous wetland area. Where a proposed use has been justified by the Environmental Impact Study, development will be carried out in such a manner as to minimize impact on the affected wetland area. Agricultural activities are permitted without an E.I.S. Report.

9.0 Aggregate

9.4 Planning Policies

9.4.1 General

| g) pit and quarry operations, including waysides, proposed on land designated as Prime Agricultural land and comprised of Class 1 to 3 soils as defined under the Canada Land Inventory of soil capability for agriculture, shall be rehabilitated to substantially the same acreage and average soil capability for agriculture. |

10.0 Industrial

10.1 Rational/Strategy for Development

10.1.3 An official plan amendment to the Industrial designation will be required for the establishment of any new industrial sites in the County which are more extensive in nature than those uses permitted in the Prime Agricultural and Rural designations of this Plan. This requirement will provide the County, interested government agencies and the adjacent landowners an opportunity to assess the suitability of the site for the proposed use(s) and the potential impacts on the environment, adjacent land uses, the road system and the local economy.

10.4 Planning Policies

10.4.1 General

| g) all industrial uses shall meet the minimum distance separation formulae of the Agricultural Code of Practice, as amended from time to time. |

11.0 Waste Disposal

11.3 Pattern of Development

11.3.1
Wherever possible, new waste disposal uses will generally be located on sites that are currently designated Rural. Consideration of sites within the Prime Agricultural area may occur if no reasonable alternative locations are available.

V The Division of Land

1.3 Consents

1.3.1 General Strategies

a) consents shall only be granted when it is clearly not necessary in the public interest that a Plan of Subdivision be registered

b) in order to avoid creating a subdivision by the consent process, the County will not allow a land holding to be fragmented over time. In this respect, except as may be permitted by Part V, Section 1.1.3, a maximum of three lots (including the retained lot) may be created by consent from any land holding. A land holding is defined as any property as it existed as of January 23, 1998, the day the Ministry approved the Official Plan;

c) notwithstanding Part V, Section 1.3.1 b) of this Plan to the contrary, consents for the purpose of severing large farm and rural holdings of generally 36 hectares or larger, both severed and retained, shall not be subject to any limitation on the number of consents permitted;

d) where a land holding contained more than one detached dwelling at the time of adoption of this Plan, the severance of a parcel of land including the additional dwelling may be permitted subject to all other policies of this Plan;

e) the size of any parcel of land created by consent shall be appropriate for the uses proposed. No parcel of land created as a result of a consent shall be less than that prescribed in the respective land use designations in Part IV of this Plan, except for parcels created as lot additions or for technical reasons;

f) the configuration of both the severed and retained parcels shall be appropriate for the existing and proposed uses and will avoid the creation of parcels that are long and narrow or parcels that have a
<p>| | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>small amount of frontage resulting in development occurring behind existing houses;</td>
<td>g) the area and frontage of any parcel of land created by consent will be compatible with the pattern of surrounding parcels;</td>
</tr>
<tr>
<td>h) the strategies and policies of Part III and Part IV shall be followed when assessing consent applications in order to ensure compatibility of land usage, an appropriate level of water and sewage services and general compliance to this Plan;</td>
<td>i) adequate on-site services for sewage disposal and water supply for all uses must be provided to the satisfaction of the County, the Ministry of the Environment and Energy and/or the local Health Unit;</td>
</tr>
<tr>
<td>j) no consent shall be given where residential development on the severed lot will take place in such a manner as to contravene the Minimum Distance Separation Formula as amended from time to time;</td>
<td>k) residential lots created by consent shall be set back from all rail lines at a distance that is acceptable to the appropriate rail authority, in order to ensure public health and safety and the efficiency of rail transport across the County;</td>
</tr>
<tr>
<td>l) no consent shall be given for a parcel of land, which is subject to flooding or erosion, or other physical hazard, when the use of the parcel requires that a building be erected. The advice of the local Conservation Authority and/or the Ministry of Natural Resources will be sought in this regard;</td>
<td>m) for applications for consents on lands adjacent to Aggregate, Aggregate Reserve and Outdoor Recreational Land designations, the advice of the Approval Authority will be sought;</td>
</tr>
<tr>
<td>n) no consent shall be given where a use, by reason of its type or location, would be detrimental to the preservation of scenic areas within the community.</td>
<td>o) Minimum Distance Separation (MDS1) Formulae will not be applied to the creation of a new lot around an existing dwelling located on a lot separate from the livestock facility.</td>
</tr>
</tbody>
</table>
1.3.3 Access

a) applications for consent, which would result in landlocking a parcel, will be denied. All new lots shall front onto and gain direct access from an existing public road, which reflects a reasonable standard of pavement or gravel construction and is maintained year round by the County or Province. New building lots shall not be permitted where their access is proposed from an unopened or seasonally maintained municipal road allowance or from an existing or new private right-of-way, save and except for infill lots along an existing private right-of-way in the Shore Land designation;

b) no consent shall be given for a parcel of land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades;

c) consents should not contribute to ribbon or strip residential development and should not preclude the comprehensive planned development of an area. Notwithstanding this, consents to permit infill lots may be permitted in accordance with the policies of this Plan;

d) direct access from Provincial Highways and County Roads will be discouraged, especially where access can be obtained off of a Municipal Road. Attention should be given to the function of the road in Part III, Section 2.2 of the Plan;

e) no consent shall be given which is contrary to established County policy regulating access onto County Roads;

f) mutual driveways will be permitted provided they meet all requirements of the appropriate road authority.

1.3.5 Prime Agricultural, Rural and Shoreland Areas

a) scattered, isolated residential development throughout the rural areas of the County shall be discouraged;

b) consents for residential uses may only be granted within the Prime Agricultural designation if the criteria of Part IV, Section 5.4.2 and the appropriate conditions set out in Part V, Section 1.3.7 of this Plan are met;
c) consents may only be granted if it has been established by the local Health Unit or appropriate agency that soil and drainage conditions are suitable for subsurface sewage disposal treatment as per Part III, Section 2.7 of this Plan;

d) farm dwellings, buildings and structures should not be severed from a farm designated Prime Agricultural if it is likely to result in reducing the agricultural viability of the farm.

1.3.7 Conditions of Consent Approval

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>a)</td>
<td>Council may approve a severance application subject to proof of potable water for domestic purposes. In order to fulfil the condition of severance approval, the information required under Part III, Section 2.8 shall be submitted to the County prior to endorsement of the property deed;</td>
</tr>
<tr>
<td>b)</td>
<td>where a municipal piped water or sewage system is proposed to be utilized to provide water or sewage treatment for a new lot, the County may approve a severance application subject to one or more of the following;</td>
</tr>
<tr>
<td></td>
<td>• the extension of a municipal water or sewer main to the satisfaction of the County;</td>
</tr>
<tr>
<td></td>
<td>• requiring the development to connect to municipal services at the developer’s expense;</td>
</tr>
<tr>
<td></td>
<td>• written approval from the County or the Ministry of the Environment that the municipal treatment plant(s) and distribution system(s) have sufficient capacity to service the proposed development (both severed and retained); and</td>
</tr>
<tr>
<td></td>
<td>• written confirmation from the County that the lot (severed or retained) is hooked up to the municipal water or sewer service.</td>
</tr>
<tr>
<td>c)</td>
<td>the County may require that an agreement be entered into to cover such matters as the upgrading of roads, servicing and other matters normally covered in a subdivision agreement;</td>
</tr>
<tr>
<td>d)</td>
<td>prior to the granting of a consent the land (both severed and retained) shall be appropriately zoned</td>
</tr>
</tbody>
</table>
or as a condition of consent being granted the land (both severed and retained) shall be rezoned or a minor variance obtained;

e) for a lot that is being severed from a farm that is designated Prime Agricultural on the premise that the lot is for a full-time farm employee (Part IV, Section 5.4.2 a) (i), Council may establish a condition of requiring a sworn Affidavit from the applicant stating whom the lot is for and confirming that he or she is a full-time farm employee of the applicants;

f) for a lot that is being severed from a farm that is designated Prime Agricultural on the premise that the lot is for a retiring farmer (Part IV, Section 5.4.2 a) (ii), Council may establish a condition of requiring a proof of sale of the balance of the farm (the retained holding);

g) in accordance with Part III, Section 2.2 and in particular Section 2.2.8, Council may impose a condition that a road widening be conveyed to the satisfaction of the County or Province;

h) Council may impose a condition that the applicant obtain any necessary entrance or building permits from the Ministry of Transportation and the County of Prince Edward;

i) Council may require the removal or relocation of any building(s) which is either dilapidated and in disrepair or is too close or on a new or proposed lot line or roadway;

j) for an addition to holding, Council shall impose a condition that the part of the holding being severed will be consolidated through title registration with the lot to be expanded;

k) Council may establish other conditions than those listed above which in the opinion of Council are in the interest of good planning and in keeping with the intent of the Planning Act and this Plan;

l) Council shall allow one year from the date of Council’s approval during which the applicant must satisfy all of Council’s conditions.

**IV Implementation**
### 1.2 General Implementation and Comprehensive Zoning By-laws

#### 1.2.5
A rural or agricultural zone or a Holding zone may be placed on certain areas until they are appropriate for development, since it is not intended that all areas designated for a particular land use be zoned immediately for such use.

#### 1.2.8
The County will not apply the Minimum Distance (MDS) 1 or 11 formulae to the reconstruction of a building or structure (including livestock and/or manure storage facility) if destroyed in whole or part by a catastrophe providing the new or reconstructed building or structure is built no closer than before the catastrophe to any land use, building or structure described in the MDS Implementation Guidelines, and does not result in an increase in Factor A (Odour Potential), B (Nutrient Units), and/or C (Manure or Material Form in a Storage Facility) as described in the MDS Implementation Guidelines, as amended from time to time.

#### 1.2.9
For the purposes of implementing Guideline No. 12, the MDS 1 Formula will not apply to new lot creation when there are four or more lots zoned for non-farm uses located in immediate proximity between and closer to the livestock facility than the proposed development.

#### 1.2.10
For the purposes of implementing Guideline No. 7 (Existing Lots of Record), it is the policy of the Plan that MDS 1 will not preclude building construction on the existing lots of record. To provide the greatest possible distance separation from active livestock barns, the following tiered setback requirement for non-livestock related building construction will be implemented in the Comprehensive Zoning By-law for lands designated in this Plan as Prime Agricultural, Rural and Shoreland in the following order of priority:

a) Locate the non-livestock related building at a distance that is not less than the minimum distance required for the new building or structure under the Minimum Distance Separation 1 (MDS 1) Formulae and Implementation Guidelines, 2006;

b) If the setback required by a) above can not be met, locate the non-livestock related building at a distance that is not less than the minimum distance required for the new building or structure under the Minimum Distance Separation 1 (MDS 1) Formulae and Implementation Guidelines, 1995;

c) If the setback required by b) above can not be met, locate the non-livestock related building at a distance that is not less than the minimum distance required to double the existing capacity of...
existing active livestock barn(s) with the same type of livestock and manure storage, under the Minimum Distance Separation 11 (MDS 11) Formulae and Implementation Guidelines, 2006. For the purpose of calculating this setback requirement, any existing liquid manure storage facility will be deemed to be a vertical straight walled storage facility;

c) If the setback required by c) above can not be met, locate the new building as far as possible from the existing active livestock barns;

d) For the purposes of calculating the foregoing setback requirements, an existing active livestock barn includes any building or structure in which livestock are kept or housed at the time the foregoing setbacks are calculated or have been kept or housed within the preceding one hundred and twenty (120 months); and

e) All other applicable zoning requirements shall apply.

1.9.4 When considering an application for a minor variance to the Minimum Distance Separation 1 (MDS) 1 formulae on existing lots of record, the Committee of Adjustment will consider whether:

a) the request for variance meets all considerations outlined in Section 1.9.1, Part VI of this Plan;

b) there are any reasonable alternative locations available on the subject lands that comply with the MDS 1 formulae;

c) there are any reason alternative variances available that could be considered in place of a variance from the MDS 11 formulae (including side or rear yard setbacks);

d) the intent, if not precise distances of the MDS 1 formulae, are met;

e) the requested variance will mitigate environmental impacts (including water quality, flood plain issues, adjacent nature heritage features) or health, and safety concerns;

f) the proposed location is further away from neighbouring livestock uses than existing non-agricultural land uses;
g) the requested variance will impact the type, size or intensity of agriculture in the area, or the flexibility for future agricultural operations and if so, to what degree or extent.
<table>
<thead>
<tr>
<th>Total farms</th>
<th>Prince Edward</th>
<th>Central Ontario</th>
<th>Ontario</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 10 acres</td>
<td>26</td>
<td>432</td>
<td>3,163</td>
</tr>
<tr>
<td>10 to 69 acres</td>
<td>114</td>
<td>2,163</td>
<td>13,690</td>
</tr>
<tr>
<td>70 to 129 acres</td>
<td>93</td>
<td>2,103</td>
<td>12,857</td>
</tr>
<tr>
<td>130 to 179 acres</td>
<td>56</td>
<td>793</td>
<td>5,622</td>
</tr>
<tr>
<td>180 to 239 acres</td>
<td>52</td>
<td>850</td>
<td>5,472</td>
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<tr>
<td>240 to 399 acres</td>
<td>73</td>
<td>1,134</td>
<td>7,554</td>
</tr>
<tr>
<td>400 to 559 acres</td>
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<td>549</td>
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<td>560 to 759 acres</td>
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<td>760 to 1,119 acres</td>
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<td>1,600 to 2,239 acres</td>
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<td>38</td>
<td>361</td>
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<td>2,240 to 2,879 acres</td>
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<td>2,880 to 3,519 acres</td>
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<td>66</td>
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<tr>
<td>3,520 acres and over</td>
<td>4</td>
<td>16</td>
<td>94</td>
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Source: Statistics Canada, 2006, Agriculture Community Profiles, Catalogue no. 95-631-XWE.

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<thead>
<tr>
<th></th>
<th>Prince Edward</th>
<th>Central Ontario</th>
<th>Ontario</th>
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<tbody>
<tr>
<td>Total operators</td>
<td>770</td>
<td>12,520</td>
<td>82,410</td>
</tr>
<tr>
<td>Sex</td>
<td></td>
<td></td>
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<tr>
<td>Male</td>
<td>545</td>
<td>8,875</td>
<td>58,875</td>
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<tr>
<td>Female</td>
<td>225</td>
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<td>23,530</td>
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<tr>
<td>Age</td>
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<tr>
<td>Under 35 years</td>
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<td>780</td>
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<tr>
<td>35 to 54 years</td>
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<td>5,875</td>
<td>40,280</td>
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<td>55 years and over</td>
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<tr>
<td>Average age of operators</td>
<td>52.9</td>
<td>54.1</td>
<td>52</td>
</tr>
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TABLE 3
New Home Building Permits by Ward
Prince Edward County
2004 to 2010

<table>
<thead>
<tr>
<th></th>
<th>Picton</th>
<th>Bloomfield</th>
<th>Wellington</th>
<th>Ameliasburgh</th>
<th>Athol</th>
<th>Hallowell</th>
<th>Hillier</th>
<th>Nnorth</th>
<th>Marysburgh</th>
<th>South</th>
<th>Marysburgh</th>
<th>Sophiasburgh</th>
<th>TOTAL No.</th>
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</thead>
<tbody>
<tr>
<td>2004</td>
<td>6</td>
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<td>22</td>
<td>36</td>
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<td>19</td>
<td>20</td>
<td>4</td>
<td>14</td>
<td>154</td>
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<td>3</td>
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<td>14</td>
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<td>12</td>
<td>10</td>
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<tr>
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<td>11</td>
<td>5</td>
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<tr>
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<td>15</td>
<td>3</td>
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</tr>
<tr>
<td>No.</td>
<td>57</td>
<td>2</td>
<td>139</td>
<td>163</td>
<td>73</td>
<td>106</td>
<td>67</td>
<td>80</td>
<td>32</td>
<td>84</td>
<td>881</td>
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</tr>
<tr>
<td>%</td>
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<td>0.2</td>
<td>17.3</td>
<td>20.3</td>
<td>9.1</td>
<td>13.2</td>
<td>8.3</td>
<td>10.0</td>
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<td>10.5</td>
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Source: Planning and Buildings Department, Prince Edward County
Table 4
Consent by Ward
Prince Edward County

<table>
<thead>
<tr>
<th>Ward</th>
<th>Consent Percentage</th>
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<tr>
<td>Picton</td>
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<td>Bloomfield</td>
<td>8%</td>
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<td>Wellington</td>
<td>16%</td>
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<tr>
<td>Ameliasburgh</td>
<td>12%</td>
</tr>
<tr>
<td>Athol</td>
<td>18%</td>
</tr>
<tr>
<td>Hallowell</td>
<td>11%</td>
</tr>
<tr>
<td>Hillier</td>
<td>11%</td>
</tr>
<tr>
<td>N. Marysburgh</td>
<td>7%</td>
</tr>
<tr>
<td>S. Marysburgh</td>
<td>5%</td>
</tr>
<tr>
<td>Sophiasburgh</td>
<td>3%</td>
</tr>
<tr>
<td>Overall</td>
<td>100%</td>
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APPENDIX H: PRESERVATION DEVELOPMENT

Preservation Development at Bundoran Farm

Preservation Development is a method of protecting the productive use of land in perpetuity by using limited residential development to realize a significant financial return from the property beyond its ongoing agricultural use. It is distinguished from conventional urban or suburban development, which generally seeks to convert land from a previous productive use to a different one. Preservation Development is also distinct from restorative development which undertakes the remediation of land that has been damaged through industrial or other use. It is also significantly different from the conventional understanding of preservation (conservation) in that development does decidedly take place, and the land that is not built on is actively managed and used, rather than left fallow.

A paramount goal of Preservation Development is to “immunize” productive agricultural properties from conversion to conventional suburban developments. In turn, families attracted to living in harmony with productive land create a community committed to the active application of environmentally responsible principles by farmers and homeowners alike—a community that helps to ensures the long-term viability of the farmland.

Working the land is at the heart of the Preservation Development concept at Bundoran Farm. Bundoran Farm is a working business, a “factory” whose “factory floor” is the topsoil. This is not a case of living alongside a golf course or beside a national park. The land has been and will continue to be manipulated, worked and managed. The farmland will remain earthy, beautiful and a contributing part of civilization—a living example of the true definition of sustainability.

Analogous to the principles of sustainability, Preservation Development enables a viable blend of nature, agriculture and neighborliness that can remain that way, even as conditions change. Homeowners together with farmers contribute to the economic viability of the concept. Farmers together with environmental scientists are capable of developing land-use strategies that have the capability not only of preserving the viability of the ecosystem but of being better for the soil and more profitable in both the short and long term. Homeowners together with environmental scientists are able to expand sustainability beyond farming and beyond the borders of the farm into the choices and actions of everyday home life.

Preservation Development presents a practical, economically viable way to enable people to protect precious productive land from the sprawl of conventional suburban development while at the same time to reclaim, one homestead at a time, humanity’s ancient bond with fruitful nature. Bundoran Farm is the “proof of concept” of an approach that seeks to use development to help rescue traditional farmlands before those lands lose the ability to feed us.

For more information about Preservation Development and how it is being implemented at Bundoran Farm visit www.bundoranfarm.com or call 434-295-3700.
### Appendix I - Prince Edward County natural gas well data

<table>
<thead>
<tr>
<th>Licence</th>
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<th>County</th>
<th>Township</th>
<th>Lot</th>
<th>Conc</th>
<th>Cur Status</th>
<th>Latitude</th>
<th>Longitude</th>
<th>Date</th>
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Source: Ontario Oil, Gas and Salt Library
ENDNOTES


iii Prince Edward County GIS.


viii Prince Edward County GIS.


xiv Ibid.


xvi Agricultural Marketing Resource Centre – USDA Value-added Ag Definition. Available online at http://www.agmrc.org/business_development/getting_prepared/valueadded_agriculture/articles/usda_valueadded_ag_definition.cfm#


xix Ibid