

# **APPENDIX B**

## **REVIEW OF AGRICULTURE POLICIES**

**MARCH 16, 2017**



**MERIDIAN**  
PLANNING

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## B1. AGRICULTURE POLICY IN THE ROP

The table below provides a line-by-line review of each ROP policy with respect to the Agricultural System that includes the potential implication of each policy and identifies updates required in the Town OP. It is noted that directions in the ROP policy have been highlighted in yellow and specific actions for the Town have been identified in red text.

Table A: Agricultural System and Agricultural Area policies in the ROP.

Section	ROP Policy	Potential Implications for Town OP
92.	The Agricultural System, as shown on Map 1E, consists of two components: lands designated as Agricultural Area and those parts of the Region’s Natural Heritage System outside the <i>Key Features</i> or where the only <i>Key Feature</i> is a <i>significant</i> earth science area of natural and scientific interest. While the second component is subject to the relevant <i>goals, objectives</i> , permitted uses and <i>policies</i> as parts of the Region’s Natural Heritage System, <i>agricultural operations</i> are compatible uses and are <b>promoted and supported</b> within these areas as part of the Agricultural System.	<ul style="list-style-type: none"> <li>The ROP identifies the agricultural system and recognizes the importance of promoting and supporting these areas.</li> <li>The ROP distinguishes prime agricultural areas in the agricultural system.</li> <li><b>Action: The Town OP has to include policies that address the agricultural system and the prime agricultural areas. The Town OP also needs to map these areas.</b></li> </ul>
93.	Parts of the Agricultural System that are <i>Prime Agricultural Areas</i> as shown on Map 1E are subject to the <i>policies</i> of Sections 139.9, 139.9.1 and 139.9.2.	
100.	Subject to other <i>policies</i> of this Plan, applicable policies of the Greenbelt Plan and Niagara Escarpment Plan, and applicable Local Official Plan <i>policies</i> and Zoning By-laws, the following uses <b>may be permitted</b> in the Agricultural Area:	<ul style="list-style-type: none"> <li>The ROP outlines permitted uses in the agricultural area.</li> <li><b>Action: The Town OP may to permit the same uses (or less) as the ROP.</b></li> </ul>
100(1)	All types, sizes and intensities of <i>agricultural operations</i> ,	
100(1.1)	<i>normal farm practices</i> ,	
100(2)	<i>existing uses</i> ,	
100(3)	<i>single detached dwelling</i> on existing <i>lots</i> ,	
100(4)	<i>dwelling(s)</i> accessory to an <i>agricultural operation</i> , which must be mobile or portable if located within the Niagara Escarpment Plan Area,	



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<p><b>100(5)</b></p> <p><b>100(6)</b></p> <p><b>100(7)</b></p> <p><b>100(8)</b></p> <p><b>100(9)</b></p> <p><b>100(10)</b></p> <p><b>100(13)</b></p> <p><b>100(14)</b></p> <p><b>100(15)</b></p> <p><b>100(16)</b></p> <p><b>100(17)</b></p> <p><b>100(18)</b></p> <p><b>100(20)</b></p> <p><b>100(21)</b></p>	<p>non-intensive recreation uses such as nature viewing and pedestrian trail activities, only if the lands are publicly owned or are part of the Bruce Trail,</p> <p><i>forest, fisheries and wildlife management,</i></p> <p>archaeological activities,</p> <p>transportation and <i>utility</i> facilities,</p> <p><i>accessory buildings or structures,</i></p> <p><i>incidental uses,</i></p> <p>uses permitted in an approved <i>Niagara Escarpment Park and Open Space Master/Management Plan</i>, if the subject land is located within the Niagara Escarpment Plan Area,</p> <p><i>home occupations and cottage industries</i> with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,</p> <p>bed and breakfast establishments with three or fewer guest bedrooms,</p> <p><i>veterinary clinics</i>, only if located on a <i>commercial farm</i> secondary to the <i>farming</i> operation, and serving primarily the agricultural community.</p> <p><i>Animal kennels</i>, only if located on a <i>commercial farm</i>, secondary to the <i>farming</i> operation, and in conjunction with a <i>single detached dwelling</i>.</p> <p><i>Watershed management</i> and flood and erosion control projects carried out or supervised by a <i>public agency</i>,</p> <p>sanitary landfill operation and accessory uses, only on the Halton Waste Management Site shown on Map 1,</p> <p>following uses only if located on a <i>commercial farm</i> and secondary to the <i>farming</i> operation:</p> <ul style="list-style-type: none"> <li>a) <i>home industries</i> with a gross floor area not exceeding 200 sq m,</li> <li>b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,</li> <li>c) <i>agriculture-related tourism</i> uses with a</li> </ul>	





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	<p>gross floor area not exceeding 500 sq m, and</p> <p>d) small-scale businesses that provide supplementary income to the <i>farming</i> operation provided that:</p> <ul style="list-style-type: none"> <li>i. such uses are permitted by specific Local Official Plan <i>policies</i> and Local Zoning By-laws;</li> <li>ii. their scale is minor and does not change the appearance of the <i>farming</i> operation;</li> <li>iii. their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding <i>agricultural uses</i>; and</li> <li>iv. they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council;</li> </ul> <p>e) subject to site plan approval by the Local Municipality, <i>horticultural trade uses</i> provided that:</p> <ul style="list-style-type: none"> <li>i. the use meets all the criteria under Sections 100(21)d);</li> <li>ii. the farm property accommodating the use is at least 4 hectares in size ;</li> <li>iii. at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;</li> <li>iv. the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no <i>tree</i> removals;</li> <li>v. the gross floor area for the use does not exceed 500 sq m;</li> <li>vi. the outdoor storage area for the use does not exceed 1,000 sq m;</li> <li>vii. the use including buildings,</li> </ul>	





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	<p>outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public <i>highways</i>; and</p> <p>viii. the use can be accommodated by the private water supply and waste water treatment systems located on the property.</p>	
<p><b>100(22)</b></p>	<p>following site-specific uses, <b>recognized</b> through individual amendments to this Plan:</p> <ol style="list-style-type: none"> <li>a. a horse racetrack and accessory uses on the part of Lot 7 north of Highway 401, Lot 8 and Lot 9, Concession III, former Township of Nassagaweya, in the Town of Milton,</li> <li>b. industrial and ancillary uses on private services located generally on the west half of Lot 6, Concession III, in the Town of Halton Hills,</li> <li>c. a seasonal special event commercial/recreational attraction and accessory uses located on part of Lots 7 and 8, Concession VIII, New Survey, in the Town of Milton, former Township of Trafalgar,</li> <li>d. a driving range and accessory uses on the north half of the west half of Lot 18, Concession XI, former Township of Esquesing, in the Town of Halton Hills,</li> <li>e. office, manufacturing and warehousing uses with a total gross floor area not exceeding 16,300 square metres and a total site area not exceeding 10.3 hectares on Part of Lots 32 and 33, Concession I, N.D.S., Town of Oakville. The uses may be developed on private services as a demonstration project; however, it is intended that this area will be serviced with <i>urban services</i> in the future. Prior to <i>development</i> occurring on this site, the landowner must:</li> </ol>	<ul style="list-style-type: none"> <li>• The ROP identifies site-specific permitted uses that have been the subject of an amendment to the ROP.</li> <li>• <b>Action: These uses will have to remain as site-specific permitted uses in the Town's OP. Specifically, these include: 100(22) b, d, f, g, h, l, k, m, n, p, r, r, s.</b></li> </ul>





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	<ul style="list-style-type: none"> <li>i. [i] enter into an agreement with the <i>Region</i> to pay the Development Charges applicable for the uses at the time when <i>urban services</i> are required;</li> <li>ii. [ii] obtain the necessary approvals from the Ministry of the Environment and the <i>Region</i> for any on-site private servicing systems; and</li> <li>iii. [iii] satisfy the <i>Region</i> in terms of transportation access to the site,</li> <li>f) a church and existing private, non-commercial cultural and outdoor recreational uses, connected to the Region of Peel's water service, on an aggregate land area not exceeding 29 hectares on the east half of Lot 6, Concession XI, former Township of Esquesing, in the Town of Halton Hills,</li> <li>g) a golf course and accessory uses on the west half of Lot 7, Concession II, former Township of Esquesing, in the Town of Halton Hills,</li> <li>h) a golf course and accessory uses on the east half of Lot 10, Concession X, former Township of Esquesing,, in the Town of Halton Hills,</li> <li>i) a new 9.3-hectare golf driving range and a new or expanded 929-square-metre day use education facility on lands in the east half of Lot 6, Concession II, former Township of Esquesing, in the Town of Halton Hills, to be further described by an amendment to the Town of Halton Hills Zoning By-law 74-51 to be prepared in consultation with the Region of Halton,</li> <li>j) residential use on private services on two land parcels identified in the Halton Land Registry Office by</li> </ul>	





Section	ROP Policy	Potential Implications for Town OP
	<p>property identification numbers 07196-0146 and 07196-0147 as of April 13, 2000 and located in Lot 17, Concession I, N.D.S., in the City of Burlington,</p> <ul style="list-style-type: none"> <li>k) a painting and sandblasting operation and accessory office use located on a 2.7-hectare parcel of land generally on the west half of Lot 1, Concession IX, former Township of Esquesing, in the Town of Halton Hills,</li> <li>l) a golf course, practice range, clubhouse and accessory uses on the east half of Lots 7 and 8, Concession VII, former Township of Trafalgar, in the Town of Milton, and on the basis of private services notwithstanding Section 101(1.3) of this Plan, provided that the landowner obtains the necessary approval from the Ministry of the Environment, Conservation Halton and the <i>Region</i> for any water takings and treatment systems, from the Ministry of the Environment, Conservation Halton and Town of Milton for water takings, wastewater disposal systems and water reservoirs. Accommodation shall be limited to the <i>single detached dwelling</i> as of November 28, 2005,</li> <li>m) a municipal sports facility, associated parking, cemetery, expanded municipal works yard and related uses on part of Lot 18, Concession VII, former Township of Esquesing, in the Town of Halton Hills,</li> <li>n) a golf course and accessory uses on the west half of Lot 9, Concession III, former Township of Esquesing, in the Town of Halton Hills,</li> <li>o) a golf course, club house and accessory uses on part of Lots 4 and 5, Concession VIII, of the former Township of Trafalgar, in the Town of</li> </ul>	







Section	ROP Policy	Potential Implications for Town OP
	<p>Milton. Notwithstanding Section 101(1.3) of this Official Plan, such uses may be permitted on the basis of private services provided that the landowner obtains the necessary approvals</p> <ul style="list-style-type: none"><li>p) a golf course and accessory uses on the west half of Lot 10, Concession III, former Township of Esquesing, in the Town of Halton Hills,</li><li>q) a church of no more than 1,250 sq m gross floor area and associated parking occupying no more than 8 per cent of the total property area in the southeast corner of the property on lands described as Part of East Half of Lot 7, Concession II, former Township of Esquesing, in the Town of Halton Hills,</li><li>r) a cemetery and related ancillary uses, excluding a crematorium, on Part Lot 18, Concession VII (Esquesing) in the Town of Halton Hills, and</li><li>s) a joint use facility combining a private elementary school and day care with an equestrian centre on lands described as Part of the East Half of Lot 30, Concession VIII, former Township of Esquesing, in the Town of Halton Hills, provided that:<ul style="list-style-type: none"><li>i. the maximum gross floor area of the private elementary school and day care shall not exceed 929 sq m with the total height not to exceed 10.67 m;</li><li>ii. there shall be no facilities for overnight accommodation of students and/or staff within the school facility or on site; and</li><li>iii. there shall be no use of the horse barn and riding arena, and the hay and equipment storage barn for human habitation, or for industrial or</li></ul></li></ul>	





Section	ROP Policy	Potential Implications for Town OP
	commercial use	
<p>101.</p> <p>101(1)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p><b>Require</b> Local Official Plans to <b>recognize</b> the Agricultural System as identified in this Plan and Local Zoning By-laws to <b>permit</b> <i>agricultural operations</i> within the Agricultural System in accordance with <i>policies</i> of this Plan.</p>	<ul style="list-style-type: none"> <li>The ROP directs local municipalities to recognize the agricultural system in their OP and Zoning By-law to permit agricultural operations in the agricultural system.</li> <li><b>Action: The Town OP will have to recognize the Agricultural System in the OP and Local Zoning by-laws to permit agricultural operations in the agricultural system in accordance with the policies of the ROP.</b></li> </ul>
<p>101.</p> <p>101(1.1)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p><b>Adopt and update</b> from time to time, and incorporate by amendment to this Plan appropriate recommendations of an Aquifer Management Plan that will, among other things:</p> <ol style="list-style-type: none"> <li><b>determine</b> whether the groundwater resources can <b>support</b> in the long term activities and land uses within the Agricultural Area and the Region's Natural Heritage System and in those parts of the Urban Area that rely on well water supply;</li> <li><b>identify</b> those areas which are susceptible to water quantity and quality problems;</li> <li><b>identify</b> those areas where good quality water is generally available to sustain additional rural settlement;</li> <li><b>examine</b> the impact of private, individual wastewater disposal systems on the quality of groundwater; and</li> </ol>	<ul style="list-style-type: none"> <li>The ROP recognizes that aquifer management plans are subject to change and reserves the right to update the ROP by an amendment to recognize such changes.</li> <li><b>Action: No direct action required.</b></li> </ul>





Section	ROP Policy	Potential Implications for Town OP
	<p>e) propose procedures for the on-going monitoring and protection of the aquifers.</p>	
<p>101. 101(1.2)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>101(1.2) Prohibit the creation of new <i>lots</i> for residential purposes except in <i>Hamlets</i> or <i>Rural Clusters</i>.</p>	<ul style="list-style-type: none"> <li>The ROP restricts new lot creation for residential purposes to Hamlets or Rural Clusters.</li> <li>Action: The Town OP will have to restrict new lot creation for residential purposes to Hamlets or Rural Clusters.</li> </ul>
<p>101. 101(1.3)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Require that all <i>development</i> in the Agricultural System be only on the basis of private, individual well water supply and private, individual waste water treatment system that conform to Regional By-laws and standards, and to Provincial legislation, regulations and standards, with the following exception:</p> <p>a) connections to a private communal water system may be permitted subject to confirmation through any applicable Environmental Assessment Act approval and all necessary authorizations being obtained, for the following buildings, structures or vacant lots of record located on No. 1 Sideroad and Tremaine Road in the City of Burlington, Town of Milton and Town of Oakville and legally described as follows:</p> <ol style="list-style-type: none"> <li>i. dwelling on the property with property identification number 24927-0022,</li> <li>ii. dwelling on the property with property identification number 07201-0064,</li> <li>iii. dwelling on the property with</li> </ol>	<ul style="list-style-type: none"> <li>The ROP requires all development in the Agricultural system to occur privately on well water supply and individual wastewater treatment system. These systems must conform to the Regional By-laws and standards and Provincial legislation, regulations and standards.</li> <li>Action: The Town OP will have to require all development in the Agricultural System to be on private services. None of the exceptions outlined in policy 101(1.3)a apply to the Town of Halton Hills.</li> </ul>





Section	ROP Policy	Potential Implications for Town OP
	<p>property identification number 07201-0063,</p> <p>iv. dwelling on the property with property identification number 24927-0110,</p> <p>v. dwelling on the property with property identification number 07201-0049,</p> <p>vi. dwelling on the property with property identification number 07201-0048,</p> <p>vii. dwelling on the property with property identification number 07201-0062,</p> <p>viii. main house, farm house, cottage and barn well on the property with property identification number 07201-0018,</p> <p>ix. existing vacant lot of record as of May 2, 2007 on Tremaine Road with property identification number 07201-0066,</p> <p>x. existing vacant lot of record as of May 2, 2007 on Tremaine Road with property identification number 24927-0109,</p> <p>xi. existing vacant lot of record as of May 2, 2007 on Tremaine Road with property identification number 07201-0011,</p> <p>xii. existing vacant lot of record as of May 2, 2007 on No. 1 Sideroad with property identification number 07201-0104,</p> <p>xiii. existing vacant lot of record as of May 2, 2007 on No. 1 Sideroad with property identification number 07201-0097, and</p> <p>xiv. existing vacant lot of record as of May 2, 2007 on No. 1 Sideroad with property</p>	





Section	ROP Policy	Potential Implications for Town OP
	identification number 07201-0105.	
<p><b>101.</b></p> <p><b>101(4)</b></p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p><b>Adopt</b>, after consultation with the Ministry of the Environment and other affected parties, Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection that <b>contain</b>, among other things, design standards for private services, minimum <i>lot</i> sizes <b>taking into account</b> infiltrative capacity of the soils and hydrogeological information, guidelines for undertaking hydrogeological studies, procedures for processing <i>development</i> applications on private services, and criteria by which the Medical Officer of Health determines a water supply to be inadequate or the impact of a private wastewater treatment system to be <b>unacceptable</b>.</p>	<ul style="list-style-type: none"> <li>• The ROP recognizes the need for guidelines for hydrogeological studies and best management practices for ground water protection for development in the Agricultural Area.</li> <li>• The Town OP could acknowledge that development in the Agricultural Areas will have to consider these guidelines.</li> <li>• <b>Action: No direct action required.</b></li> </ul>
<p><b>101.</b></p> <p><b>101(1.5)</b></p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p><b>Consider</b> recreation uses including golf courses and driving ranges in the Agricultural Area only by site-specific amendment to this Plan <b>unless</b> permitted by specific <i>policies</i> and <b>provided that</b>:</p> <ol style="list-style-type: none"> <li>a) the proposed use meets the requirements of Section 139.9.2(3) where applicable,</li> <li>b) the proposed use be subject to the following conditions: <ol style="list-style-type: none"> <li>i. any changes to the natural topography are kept to a minimum;</li> <li>ii. buildings and structures are minor in scale and are located in a manner that will secure an open-space character of the area;</li> <li>iii. there is no overnight accommodation for users or guests of the facility;</li> <li>iv. landscaping and berms are</li> </ol> </li> </ol>	<ul style="list-style-type: none"> <li>• The ROP indicates that recreation uses including golf courses and driving ranges in the Agricultural Area will be considered on a site-specific amendment, subject to permitted specific policies and other exceptions.</li> <li>• <b>Action: The Town OP will also have to consider the above recreation uses on a site-specific basis, unless permitted by specific policies or the exceptions of the ROP.</b></li> </ul>





Section	ROP Policy	Potential Implications for Town OP
	<p>provided where necessary to secure an open-space character of the area;</p> <ul style="list-style-type: none"> <li>v. the impact on adjacent <i>agricultural operations</i> is kept to a minimum, through the preparation by the proponent of an Agricultural Impact Assessment to the satisfaction of the <i>Region</i>;</li> <li>vi. if the use involves significant taking of ground or surface water, the proponent must demonstrate, through a detailed study and to the satisfaction of the <i>Region</i>, that the water resource in the general area will not be adversely affected;</li> <li>vii. in addition to meeting the requirements of Sections 118(3) and 139.3.7(4), there should be a net gain, or at the minimum no net loss, of overall <i>natural features and areas</i> or their <i>ecological functions</i> as a result of the <i>development</i>, through appropriate studies, site designs and mitigative measures, to the satisfaction of the <i>Region</i>; and</li> <li>viii. the design and construction of the use are in keeping with the Golf Course and Recreational Facilities Best Management Guidelines adopted by Regional Council.</li> </ul> <p>c) Within the Greenbelt Plan Protected Countryside Area of the Greenbelt Plan, the following additional requirements will apply:</p> <ul style="list-style-type: none"> <li>i. the use is not located in a <i>Prime Agricultural Area</i>; and</li> <li>ii. the major recreational use policies of the Greenbelt Plan have been satisfied.</li> </ul>	





Section	ROP Policy	Potential Implications for Town OP
<p><b>101</b></p> <p><b>101(1.6)</b></p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p><b>Recognize and protect</b> lands within the Agricultural System as an important natural resource to the economic viability of <i>agriculture</i> and to this end:</p> <ul style="list-style-type: none"> <li>a) <b>Direct</b> non-farm uses to the Urban Area, <i>Hamlets</i> and <i>Rural Clusters</i> unless specifically permitted by <i>policies</i> of this Plan.</li> <li>b) <b>Promote</b> the maintenance or establishment of <i>woodlands</i> and <i>treescapes</i> on farms.</li> <li>c) <b>Encourage</b> farmers to adopt farm practices that will sustain the long term productivity of the land and <b>minimize</b> adverse impact to the <i>natural environment</i>.</li> </ul>	<ul style="list-style-type: none"> <li>• The ROP recognizes the importance of and requires the protection of the Agricultural System as an important natural resource to the economic viability of agriculture.</li> <li>• <b>Action: The Town OP will have to include policies that recognize and protect lands within the Agricultural System in accordance with the ROP policies.</b></li> </ul>
<p><b>101.</b></p> <p><b>101(1.7)</b></p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p><b>Require</b> that new land uses, including the creation of <i>lots</i>, and new or expanding livestock facilities within the Agricultural System <b>comply</b> with the provincially developed <i>Minimum Distance Separation formulae</i>.</p>	<ul style="list-style-type: none"> <li>• The ROP requires compliance with MDS for new land uses within the Agricultural System.</li> <li>• <b>Action: The Town OP will have to include policies that require MDS compliance for new land uses within the Agricultural System.</b></li> </ul>
<p><b>101.</b></p> <p><b>101(1.8)</b></p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p><b>Require</b> an Environmental Impact Assessment for new <i>development</i> in accordance with Sections 118(3), 118(3.1) and 139.3.7(4).</p>	<ul style="list-style-type: none"> <li>• The ROP requires new development to complete an Environmental Impact Assessment in accordance with policies in Sections 118(3), 118(3.1) and 139.3.7(4)</li> <li>• <b>Action: The Town OP will have to include policies that acknowledge the Region’s requirement for the completion of an Environmental Impact Assessment for new development in</b></li> </ul>





Section	ROP Policy	Potential Implications for Town OP
		<p>accordance with Sections 118(3), 118(3.1) and 139.3.7(4) of the ROP.</p>
<p>101. 101(1.9)</p>	<p>It is the policy of the Region to:</p> <p><b>Ensure</b> that <i>Key Features</i>, identified in Section 115.3 that may exist outside the Regional Natural Heritage System are <b>protected</b> in accordance with Section 139.12.</p>	<ul style="list-style-type: none"> <li>The ROP identifies the components that comprise Key Features in Section 115.3 and requires the protection of such features even when they are present outside of the Regional Natural Heritage System.</li> <li><b>Action: The Town OP will have to identify the components of Key Features and include policies to ensure protection of such features.</b></li> </ul>
<p>101. 101(2)</p>	<p>It is the policy of the Region to:</p> <p><b>Recognize, encourage and protect</b> agriculture as an important industry in <i>Halton</i> and as the primary long-term activity and land use throughout the Agricultural System, and to this end:</p> <ol style="list-style-type: none"> <li><b>Support</b> and develop plans and programs that <b>promote</b> and <b>sustain</b> agriculture.</li> <li><b>Monitor, investigate</b> and periodically <b>report</b> on its conditions, problems, trends and means to <b>maintain</b> its competitiveness.</li> <li><b>Adopt</b> a set of Livestock Facility Guidelines to support and provide flexibility to livestock operations and to <b>promote</b> best management practices in improving their compatibility with non-farm uses. These guidelines shall be developed in accordance with Provincial Plans and policies, including but not limited to <i>Minimum Distance Separation</i></li> </ol>	<ul style="list-style-type: none"> <li>The ROP recognizes the importance of agriculture as an industry and as a long-term activity and land use in the Agricultural System.</li> <li>The ROP also provides direction on how it intends to achieve protection of agriculture in the Agricultural System.</li> <li><b>Action #1: The Town OP will have to include policies in the Official Plan that reinforces the ROPs policy to recognize, encourage, and protect agriculture.</b></li> <li><b>Action #2: The Town is required to apply MDS formulae in their Zoning By-law.</b></li> </ul>







Section	ROP Policy	Potential Implications for Town OP
	<p><i>formulae</i> and the Right to Farm legislation.</p> <p>d) <b>Require</b> Local Municipalities to apply provincially developed <i>Minimum Distance Separation formulae</i> in their Zoning By-laws.</p> <p>e) <b>Require</b> the proponent of any non-farm land use that is <b>permitted</b> by specific <i>policies</i> of this Plan but has a potential impact on adjacent <i>agricultural operations</i> to carry out an Agricultural Impact Assessment (AIA), based on guidelines <b>adopted</b> by Regional Council. <i>Approved 2013-10-21</i></p> <p>f) <b>Support</b> programs to reduce trespassing on <i>agricultural operations</i> and <b>discourage</b> the location of public trails near <i>agricultural operations</i>.</p> <p>g) <b>Preserve</b> the agricultural land base by <b>protecting</b> <i>Prime Agricultural Areas</i> as identified on Map 1E.</p>	
<p><b>100.</b></p> <p><b>101(3)</b></p>	<p>It is the policy of the Region to:</p> <p><b>Recognize, encourage and support</b> secondary industries essential to <i>Halton's agricultural industry</i> and as a major contributor to its economic base and to this end:</p> <p>a) <b>Promote</b> the location of major secondary agricultural processing, manufacturing, wholesaling and retailing operations within the Urban Area.</p> <p>b) <b>Promote</b> <i>life science industries</i> in <i>Halton</i> that <b>complement</b> and <b>support</b> <i>agriculture</i>, where appropriate.</p> <p>c) <b>Promote</b> the location of farm support operations within the Urban Area and within <i>Hamlets</i>.</p> <p>d) <b>Ensure</b> that Local Official Plans <b>provide</b> opportunities and directions for the <i>development</i> of these industries.</p>	<ul style="list-style-type: none"> <li>• As above, the ROP recognizes the importance of agriculture as an industry and as a long-term activity and land use in the Agricultural System.</li> <li>• <b>Action #1: The Town OP will have to include policies in the Official Plan that reinforces the ROPs policy to recognize, encourage, and protect agriculture.</b></li> <li>• <b>Action #2: The Town will have to include policies that provide opportunities and directions for development of industries in accordance with the ROP policy 101(3).</b></li> </ul>





Section	ROP Policy	Potential Implications for Town OP
<p>101.</p> <p>101(4)</p>	<p>It is the policy of the Region to:</p> <p><b>Recognize, encourage, protect and support Halton's farmers and agricultural operations</b> and to this end:</p> <ul style="list-style-type: none"> <li>a) <b>Consult</b> with and support <i>Halton's</i> farm organizations.</li> <li>b) <b>Maintain</b> a broad-based Agricultural Advisory Committee to advise Council on <i>agriculture</i>-related matters and review and comment on AIAs provided under this Plan.</li> <li>c) <b>Provide</b> sewage sludge suitable for fertilizer, subject to Regional and Provincial environmental protection guidelines.</li> <li>d) <b>Ensure</b>, in cooperation with the Local Municipalities, enforcement of Weed Control By-laws.</li> <li>e) [Section number not in use.]</li> <li>f) <b>Promote</b> diverse and innovative <i>farming</i> that caters to local and regional specialty markets.</li> <li>g) <b>Introduce</b> programs that will <b>encourage</b> visitors to experience and understand <i>agricultural operations</i> in <i>Halton</i>.</li> <li>h) <b>Support</b> a farm-fresh produce network that <b>promotes</b> direct sales of farm produce and related products to residents, local businesses and visitors.</li> <li>i) <b>Support</b> provincial and federal programs to attract farmers to <i>Halton</i>.</li> <li>j) <b>Encourage</b> the Local Municipalities to:             <ul style="list-style-type: none"> <li>i. <b>permit</b>, without creating a new <i>lot</i>, one second dwelling within the existing farm building cluster of an active farm for accommodating full-time farm help. Such permission shall be <b>restricted</b> to only portable or mobile dwellings for farm help within the Niagara Escarpment</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• As above, the ROP recognizes the importance of agriculture as an industry and as a long-term activity and land use in the Agricultural System.</li> <li>• <b>Action #1: The Town OP will have to include policies in the Official Plan that reinforces the ROPs policy to recognize, encourage, protect and support Halton's farmers and agricultural operations.</b></li> <li>• <b>Action #2: The Town OP will have to include policies for coordination with the Region on enforcement of Weed Control By-laws.</b></li> <li>• The ROP specifically encourages local municipalities to support farmers and agricultural operations as set out in ROP policy 101(4) j).</li> <li>• <b>Action #3: The Town OP should include policies that support farmers and farm operations as set out in ROP policy 101(4) j).</b></li> </ul>





Section	ROP Policy	Potential Implications for Town OP
	<p>Plan Area.</p> <p>ii. <b>adopt</b> Zoning By-laws that will <b>allow</b> <i>home occupations, cottage industries, home industries on commercial farms, on-farm businesses and agriculture-related tourism</i> in accordance with <i>policies</i> of this Plan.</p> <p>iii. <b>permit</b> or <b>provide</b> permanent or temporary facilities for farmers' markets in the Urban Area or <i>Hamlets</i>.</p> <p>iv. <b>enact</b> municipal by-laws and conduct by-law enforcement in a manner that is <b>sensitive</b> to and <b>does not present</b> barriers to <i>normal farm practices</i>.</p> <p>j.1) <b>Encourage</b> <i>Conservation Authorities</i> to <b>recognize</b> <i>normal farm practices</i> including the importance of keeping agricultural drainage systems in good repair;</p> <p>k) <b>Encourage</b> the Provincial government to:</p> <p>i. lease to farmers Provincially owned lands on a long-term basis for <i>agricultural use</i>.</p> <p>ii. <b>maintain</b> a property tax system that encourages <i>farming</i> and reflects the true farm, i.e. productive, value of lands.</p> <p>l) <b>Encourage</b> the Federal Government to pursue a national <i>agricultural policy</i> that <b>provides</b> incentives to farmers and <i>agricultural operations</i> and <b>supports</b> the <i>agricultural industry</i> in the global markets.</p>	
<p>100.</p> <p>101(5)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>101(5) <b>Develop and implement</b> programs and plans to <b>support</b> and <b>sustain</b> <i>agriculture</i> in <i>Halton</i>, which may include, among others, the following:</p>	<ul style="list-style-type: none"> <li>• The ROP identifies the need to develop and implement programs and plans to support agriculture.</li> <li>• The Town OP could</li> </ul>





Section	ROP Policy	Potential Implications for Town OP
	<ul style="list-style-type: none"> <li>d) an agricultural facilitator acting as a direct and on-going liaison between the agricultural community and Regional Council,</li> <li>d) development of an economic development and investment strategy for <i>agriculture in Halton</i>,</li> <li>d) marketing and <b>promotion</b> of local agricultural products to <i>Halton</i> communities,</li> <li>d) farm succession planning including <b>attracting</b> new, young and immigrant farmers to <i>Halton</i>,</li> <li>d) financial <b>support to promote</b> environmental stewardship including the <b>preparation</b> of <i>Environmental Farm Plans</i> and Environmental Impact Assessments for agricultural buildings, and preservation and enhancement of natural areas and functions,</li> <li>d) fiscal tools including innovative tax policies, reduced development charges, and venture capitals for <b>innovative agriculture</b>,</li> <li>d) development and implementation of education programs to <b>promote</b> public awareness and support for the <i>agricultural industry</i>,</li> <li>d) programs for <b>securing</b> agricultural lands from non-<i>farming</i> landowners for long term <i>agricultural uses</i> by farmers, and</li> <li>d) use of Community Improvement Plans under the Planning Act to <b>promote</b> and support <i>agriculture</i>.</li> </ul>	<p>acknowledge these programs in their OP.</p> <ul style="list-style-type: none"> <li>• <b>Action: No direct action required.</b></li> </ul>

## B2. CONSTRAINTS TO DEVELOPMENT IN THE AGRICULTURAL AREA

In addition to the above, Section 139.3 of the ROP establishes policies that address constraints to development. Section 139.3(1) identifies the Prime Agricultural Area as a designation where there are additional conditions or constraints for development. The applicable policies for the Prime Agricultural Area are reviewed in the table below. It is



noted that directions in the ROP policy have been highlighted in yellow and specific actions for the Town have been identified in red text.

Table B: Prime Agricultural Area policies in the ROP.

Section	ROP Policy	Potential Implications for Town OP
139.9	The purpose of the <i>Prime Agricultural Areas</i> , as shown on Map 1E, is to <b>assist</b> in interpreting <i>policies</i> of this Plan and to assist the City of Burlington and the Towns of Milton and Halton Hills in <b>developing</b> detailed implementation <i>policies</i> for their respective Official Plans.	<ul style="list-style-type: none"> <li>The ROP states that the purpose of the Prime Agricultural Areas (Map 1E) is to assist in interpreting ROP policies and for developing detailed implementation policies at the local level.</li> </ul>
139.9.1	The <i>Prime Agricultural Areas</i> shown on Map 1E include lands in the Agricultural Area and Regional Natural Heritage System designations. Together these lands <b>support and advance</b> the goal to <b>maintain</b> a permanently secure, economically viable <i>agricultural industry</i> and to <b>preserve</b> the open space character and landscape of <i>Halton's</i> non-urbanized area.	<ul style="list-style-type: none"> <li>The ROP maps Prime Agricultural Areas on Map 1E and describes the goals of this designation.</li> <li>The ROP directs the lower-tier municipalities to designate Prime Agricultural Areas as on Map 1E and provide for supporting policies to implement the goals.</li> </ul>
139.9.2	It is the <i>policy</i> of the Region to:	
139.9.2(1)	<b>Require</b> Local Municipalities to designate <i>Prime Agricultural Areas</i> in accordance with Map 1E, within their Official Plans and include detailed supporting <i>policies</i> which <b>implement</b> the related <i>goals, objectives</i> and <i>policies</i> of this Plan.	<ul style="list-style-type: none"> <li>The ROP prohibits the redesignation of Prime Agricultural Areas within the Greenbelt Plan Area, except where the Greenbelt Plan allows it to be redesignated.</li> </ul>
139.9.2(2)	Within the Greenbelt Plan Area, <b>prohibit</b> the redesignation of land within <i>Prime Agricultural Areas</i> to permit non-agricultural uses, except where permitted by the Greenbelt Plan.	<ul style="list-style-type: none"> <li>The ROP permits the removal of land from the Prime Agricultural Area outside of the Greenbelt Area subject to demonstrating, through studies, that certain criteria are met.</li> </ul>
139.9.2(3)	Outside the Greenbelt Plan Area, permit the removal of land from <i>Prime Agricultural Areas</i> only where the following have been <b>demonstrated</b> through appropriate studies to the	<ul style="list-style-type: none"> <li><b>Action #1: The Town OP will have to include the same goals and supportive policies.</b></li> <li><b>Action #2: The Town OP will have to designate and map Prime Agricultural Areas as the ROP does.</b></li> <li><b>Action #3: The Town OP will have to prohibit redesignation of Prime Agricultural Areas in</b></li> </ul>



Section	ROP Policy	Potential Implications for Town OP
	<p>satisfaction of the Region:</p> <ul style="list-style-type: none"> <li>a) necessity for such uses within the planning horizon for additional land to be designated to accommodate the proposed uses;</li> <li>b) amount of land area needed for such uses;</li> <li>c) reasons for the choice of location;</li> <li>d) justification that there are no reasonable alternate locations of lower capability agricultural lands;</li> <li>e) no negative impact to adjacent <i>agricultural operations</i> and the <i>natural environment</i>;</li> <li>f) there are no reasonable alternatives that avoid <i>Prime Agricultural Areas</i> as shown on Map 1E, and</li> <li>g) the land does not comprise a <i>specialty crop area</i>.</li> </ul> <p>Extraction of <i>mineral aggregate resources</i> is <b>permitted</b> in <i>Prime Agricultural Areas</i> in accordance with Section 110(6.1).</p>	<p>the Greenbelt Plan unless the Greenbelt Plan policies permit redesignation.</p> <ul style="list-style-type: none"> <li>• Action #4: The Town OP will have to permit the removal of lands from the Prime Agricultural Areas outside of the Greenbelt Plan Area, subject to the list of criteria and studies that are required to satisfy the Region.</li> </ul>

### B3. PERMITTED USES IN THE AGRICULTURAL AREA

Section 100 of the ROP establishes the permitted uses in the Agricultural Area. The Town OP will have to permit the same uses in the agricultural area as outlined in the ROP. A complete list of these permitted uses are identified in the table below.

Table C: Agricultural area permitted uses in the ROP and potential implications for the Town OP.

Permitted Uses Identified in the ROP	Potential Implications for Town OP
<i>All types, sizes and intensities of agricultural operations,</i>	<p>Town OP does not explicitly list this as a permitted use.</p> <p>Action: Town OP will have to be modified to include '<i>all types, sizes and intensities of agricultural operations</i>'.</p>
<i>normal farm practices,</i>	Town OP does not explicitly list ROP use



	<p>as a permitted use.</p> <p><i>Action: Town OP will have to be modified to include 'normal farm practices'.</i></p>
<i>existing uses,</i>	<p>Town OP permits 'existing public uses'.</p> <p><i>Action: Town OP will have to be modified by removing above existing use and replacing with 'existing uses'.</i></p>
<i>single detached dwelling on existing lots,</i>	Permitted in current Town OP.
<i>dwelling(s) accessory to an agricultural operation, which must be mobile or portable if located within the Niagara Escarpment Plan Area,</i>	Permitted in current Town OP.
<i>non-intensive recreation uses such as nature viewing and pedestrian trail activities, only if the lands are publicly owned or are part of the Bruce Trail,</i>	<p>Town OP permits 'passive non-motorized recreational uses, such as nature viewing and pedestrian trail activities, only on publicly owned lands or on the Bruce Trail'.</p> <p><i>Action: Town OP will have to be modified by removing above existing use and replacing with 'non-intensive recreation uses such as nature viewing and pedestrian trail activities, only if the lands are publicly owned or are part of the Bruce Trail'.</i></p>
<i>forest, fisheries and wildlife management,</i>	Permitted in current Town OP.
<i>archaeological activities,</i>	Permitted in current Town OP.
<i>transportation and utility facilities,</i>	Permitted in current Town OP.
<i>accessory buildings or structures,</i>	Permitted in current Town OP.
<i>incidental uses,</i>	<p>Not identified as permitted use in current Town OP.</p> <p><i>Action: Town OP will have to be modified to include 'incidental uses' as a permitted use.</i></p>
<i>uses permitted in an approved Niagara Escarpment Park and Open Space Master/Management Plan, if the subject land is located within the Niagara Escarpment Plan Area,</i>	<p>Not identified as permitted use in current Town OP.</p> <p><i>Action: Town OP will have to be modified to include 'uses permitted in an approved Niagara Escarpment Park and Open Space Master/Management Plan, if the subject land is located within the Niagara Escarpment Plan Area' as a permitted use.</i></p>
<i>home occupations and cottage industries</i>	Permitted in current Town OP, but the



<p>with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,</p>	<p>permitted use does not indicate “whichever is lesser” with respect to the gross floor area.</p> <p><b>Action: The Town OP will have to be modified to update this permitted use to include ‘home occupations and cottage industries with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser’ as a permitted use.</b></p>
<p>bed and breakfast establishments with three or fewer guest bedrooms,</p>	<p>Permitted in current Town OP.</p>
<p><i>veterinary clinics</i>, only if located on a <i>commercial farm</i> secondary to the <i>farming</i> operation, and serving primarily the agricultural community,</p>	<p>Not identified as permitted use in current Town OP.</p> <p><b>Action: Town OP will have to be modified to include ‘veterinary clinics, only if located on a commercial farm secondary to the farming operation, and serving primarily the agricultural community’ as a permitted use.</b></p>
<p><i>animal kennels</i>, only if located on a <i>commercial farm</i>, secondary to the <i>farming</i> operation, and in conjunction with a <i>single detached dwelling</i>,</p>	<p>Not identified as permitted use in current Town OP.</p> <p><b>Action: Town OP will have to be modified to include ‘animal kennels, only if located on a commercial farm, secondary to the farming operation, and in conjunction with a single detached dwelling’ as a permitted use.</b></p>
<p><i>watershed management</i> and flood and erosion control projects carried out or supervised by a <i>public agency</i>,</p>	<p>Permitted in current Town OP.</p>
<p>sanitary landfill operation and accessory uses, only on the Halton Waste Management Site, and</p>	<p>Not identified as permitted use in current Town OP, however the Halton Waste Management Site is located in Milton and therefore does not need to be permitted as a use in the Town OP</p> <p><b>Action: No change required.</b></p>
<p>the following uses only if located on a commercial farm secondary to a farming operation: a) <i>home industries</i> with a gross floor area not exceeding 200 sq m,</p>	<p>Permitted in current Town OP, but the uses are described in a few sections that also include general policies for home industries, commercial uses on farm properties and farm related tourism</p>







<p>b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,</p> <p>c) <i>agriculture</i>-related tourism uses with a gross floor area not exceeding 500 sq m, and</p> <p>d) small-scale businesses that provide supplementary income to the <i>farming</i> operation provided that:</p> <ul style="list-style-type: none"><li>i. such uses are permitted by specific Local Official Plan <i>policies</i> and Local Zoning By-laws;</li><li>ii. their scale is minor and does not change the appearance of the <i>farming</i> operation;</li><li>iii. their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding <i>agricultural uses</i>; and</li><li>iv. they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council;</li></ul>	<p>establishments.</p> <p>The key change in the permitted uses on a commercial farm secondary to a farming operation is with respect to agriculture-related tourism uses. The ROP establishes a gross floor area not exceeding 500 square metres, but the current Town OP only provides for a maximum gross floor area of 250 square metres.</p> <p><b>Actions #1: The Town OP will have to be updated to provide for an increase in the maximum gross floor area of farm-related tourism from 250 square metres to 500 square metres, when located on a commercial farm secondary to a farming operation. The Town OP could also implement a more restrictive gross floor area.</b></p> <p><b>Action #2: The Town OP could consider updating its permitted uses to read the same as the ROP instead of discussing in several sections.</b></p>
<p>subject to site plan approval by the Local Municipality, <i>horticultural trade uses</i> provided that:</p> <ul style="list-style-type: none"><li>i. the use meets all the criteria under Sections 100(21)d);</li><li>ii. the farm property accommodating the use is at least 4 hectares in size ;</li><li>iii. at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;</li><li>iv. the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no <i>tree</i> removals;</li><li>v. the gross floor area for the use does not exceed 500 sq m;</li><li>vi. the outdoor storage area for the use</li></ul>	<p>Identified in definition for 'Agricultural Use or Agricultural Operation', but the Town OP does not include site plan approval or criteria.</p> <p><b>Action: The Town OP will have to be updated to require site plan approval for horticultural trade uses and identify the same criteria as the ROP.</b></p>



<p>vii. does not exceed 1,000 sq m; the use including buildings, outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public <i>highways</i>; and</p> <p>viii. the use can be accommodated by the private water supply and waste water treatment systems located on the property.</p>	
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On the basis of the above, there are some key terms that have a different definition in the ROP from the current Town OP. Where updates to the current Town OP definitions may be required, these have been in **Appendix A** and below.

#### B4. UPDATING AGRICULTURE DEFINITIONS

The table below identifies all definitions that are related to permitted uses as well as all other policy in the Agriculture section of the ROP policy. The table lists the term and definition that are currently provided in the ROP, with implications on the Town OP in the far right column. The red text signifies the change that is required to the current Town OP definitions section.

It is noted that in some cases the ROP definition is different from the 2014 PPS. Such differences are identified by the underlined text in the ‘Potential Implications on the Town OP’ column. In these cases the 2014 PPS definition is also provided directly below the applicable ROP definition. Where there is a different definition in the 2014 PPS In this regard, the implication on the current Town OP would be to update its definitions to be consistent with the 2014 PPS definition.

It is also noted that some terms may also be used in the other sections of this review that address the Natural Heritage System and Mineral Resources. In this case, the term is not repeated below but may be included in **Appendix A** (Natural Heritage System).

Table D: Key terms and definitions for Agriculture policies from the ROP and potential implications for the Town OP.

ROP Key Term	ROP Definition	Potential Implications for Town OP
Accessory Buildings or Structures	means a detached building or structure that is not used for human habitation, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the	Same definition in current Town OP.  Action: No change required.





ROP Key Term	ROP Definition	Potential Implications for Town OP
	same <i>lot</i> .	
Commercial Farm	means a farm which is deemed to be a viable farm operation and which normally produces sufficient income to support a farm family.	Same definition in current Town OP.  Action: No change required.
Environmental Farm Plan	means a voluntary, confidential, agricultural producer driven planning exercise that uses specifically designed resource material and technical assistance to develop a farm plan that identifies on farm environmental risks and establishes a priority sequence of action items to reduce those risks.	No definition in the current Town OP.  Action: Town OP could include a new definition for Environmental Farm Plan.
Horticultural Trade Uses	means a non-farm business associated with the sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plants and products used in landscaping, but does not include uses associated with the principal <i>agricultural operation</i> .	No definition in the current Town OP.  Action: Town OP will have to include a new definition for Horticultural Trade Uses.
Incidental Uses	means a use (e.g., swimming pool) normally accessory to but not an essential part of an <i>existing use</i> .	No definition in the current Town OP.  Action: Town OP will have to include a new definition for Incidental Uses.
Life Science Industries	means new, neo-traditional products or services using renewable resources and developed from the advanced understanding of the biology and chemistry of organisms. Examples are personalized genetic medicine, plastics made from corn, and fuel from farm products and waste.	No definition in the current Town OP.  Action: Town OP will have to include a new definition for Life Science Industries.
Prime Agricultural Lands	means specialty crop lands and those lands of agricultural soils classes 1, 2 and 3 (and combination equivalents thereof), as defined in the Canada Land Inventory of Soil Capability for Agriculture, in this order of priority for protection.	Different definition in the current Town OP <b>BUT</b> the current Town OP definition is the same as the 2014 PPS.  Action: No change required.





ROP Key Term	ROP Definition	Potential Implications for Town OP
Specialty Crop Area	<p>means an area 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:</p> <ul style="list-style-type: none"> <li>• soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or</li> <li>• 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.</li> </ul>	<p>No definition in the current Town OP. <u>ROP definition is also different from the 2014 PPS.</u></p> <p><b>Action: Town OP will have to include a new definition for Specialty Crop Area in accordance with the updated definition in the 2014 PPS.</b></p>
Specialty Crop Area (2014 PPS definition)	<p>means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:</p> <ol style="list-style-type: none"> <li>a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;</li> <li>b) farmers skilled in the production of specialty crops; and</li> <li>c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.</li> </ol>	
Treescapes	<p>means a grouping of <i>trees</i> usually found along roads and stream courses, and between fields.</p>	<p>No definition in the current Town OP.</p> <p><b>Action: Town OP will have to include a new definition for Treescapes.</b></p>





ROP Key Term	ROP Definition	Potential Implications for Town OP
On-Farm Diversified Use  ( <u>2014 PPS definition</u> )	Means uses that are secondary to the principal agricultural use of the property, and are limited in area. <i>On-farm diversified uses</i> include, but are not limited to, home occupations, home industries, <i>agri-tourism uses</i> , and uses that produce value-added agricultural products.	No definition in the current Town OP or in the ROP. <u>On-farm diversified uses are a new term introduced by the 2014 PPS.</u>  <b>Action: Town OP Will have to include a new definition for On-Farm Diversified Uses in accordance with the updated definition in the 2014 PPS.</b>

