

Chapter

13

AGRICULTURAL AREAS

MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

13. AGRICULTURAL AREAS

13.1 GOAL

- 13.1.1 To encourage and support the agricultural industry as an important part of the Municipality's economic base.

13.2 OBJECTIVES

- 13.2.1 To preserve high quality agricultural lands for farming purposes.
- 13.2.2 To promote stewardship of agricultural lands for future generations.
- 13.2.3 To direct non-farm uses to settlement areas.

13.3 POLICIES

- 13.3.1 Prime Agricultural Areas and General Agricultural Areas are designated on Map A. Unless otherwise stated, the policies within Chapter 4 are applicable on lands designated Prime Agricultural Area and General Agricultural Area located within the limits of the Oak Ridges Moraine as shown on Map A.
- 13.3.2 Prime Agricultural Areas shall be used only for farm and farm-related uses including the use of land, buildings and structures for nurseries, the growing of crops and the raising of livestock. *Home-based occupations* in accordance with Section 9.3.6 of this Plan and limited *home industry* uses are permitted. Seasonal farm produce stands may be permitted provided the produce is grown locally.
- 13.3.3 General Agricultural Areas shall be predominantly used for farm and farm-related uses in accordance with Section 13.3.2. In addition, lands so designated may also be used for farm-related industrial/commercial uses in accordance with Section 13.3.6, *home-based occupations* in accordance with Section 9.3.6 of this Plan, limited *home industry* uses, riding and boarding stables, dog kennels, fur farms, sod farms, *farm produce outlets* and other similar uses provided that such uses:
- a) are compatible with the *existing* and/or designated land uses in the surrounding areas and do not generate excessive amounts of odour, traffic and other nuisances;
 - b) do not conflict with any surrounding agricultural operations;
 - c) are not located on Class 1 or Class 2 soil as defined by the Canada Land Inventory of Soil Capability for Agriculture;

- d) conform with the *Minimum Distance Separation Formulae*;
and
- e) do not abut any designated rural settlement areas.

13.3.4 Except within the Oak Ridges Moraine, golf courses may be permitted in Agricultural Areas by amendment to Section 18.6 of this Plan provided that:

- a) there is a demonstrated need for such a facility in an agricultural designation and there are no alternative *sites* in the Green Space or Waterfront Greenway designations;
- b) it is not located on *high capability agricultural lands*;
- c) it conforms with the *Minimum Distance Separation Formulae*;
- d) it does not adversely impact the ability of surrounding agricultural operations to carry on normal agricultural practices;
- e) it does not impact *significant* natural features and minimizes impacts on watercourses, groundwater resources or other environmentally sensitive features;
- f) it does not use quantities of ground or surface water for irrigation purposes that exceed the standards of the Ministry of the Environment, Ministry of Natural Resources and the Conservation Authority; and
- g) it is individually serviced with a private sewage disposal system and private drilled well which complies with the standards of the Ministry of the Environment and the Region.

13.3.5 Notwithstanding Section 13.3.3, a place of worship is permitted at the northeast corner of Bloor Street and Hancock Road.

13.3.6 Farm-related industrial/commercial uses include grain drying, bulk storage and the sorting of produce, farm co-operatives, livestock sale barns, abattoirs, animal husbandry services, and farm machinery sales and repair.

13.3.7 Within any Agricultural designation, a bona-fide farm operation may be permitted to establish a second dwelling or mobile dwelling in order to provide living accommodation for persons employed seasonally or full-time on the farm, provided the farm has a minimum *lot* area of 20 hectares. Within the limits of the Oak Ridges Moraine a second dwelling shall be temporary, mobile or a portable unit. It shall be demonstrated that the second dwelling will not *adversely affect* the *ecological integrity* of the Oak Ridges Moraine in accordance with Chapter 4 of this Plan. The severance of such an accessory dwelling shall not be permitted.

- 13.3.8 The Municipality encourages the consolidation of farms wherever possible. Dwellings which are rendered surplus as a result of the consolidation of abutting farms may be severed provided:
- the farms are merged into a single parcel;
 - the dwelling to be severed is not required for farm employees; and
 - the surplus dwelling *lot* is generally less than 0.6 hectares.

- 13.3.9 Notwithstanding Section 13.3.8, the removal by severance of a dwelling which is rendered surplus as a result of the acquisition of non-abutting farms may be permitted by amendment to this Plan provided:
- a retirement or intra-family *lot* was not previously severed since January 1, 1974;
 - the farm to be acquired is a minimum of 40 hectares;
 - the dwelling to be severed is not required for farm employees;
 - the surplus dwelling *lot* is generally less than 0.6 hectares; and
 - it is registered on title that once a surplus dwelling *lot* is severed, no further severance is permitted from the parcel for retirement purposes.

- 13.3.10 The following surplus dwelling *lots* have been approved by amendment to this Plan:

Exception No.	Assessment No.	Legal Description	Area of Surplus Dwelling Lot (ha)	Area of Remainder of Land (ha)
1	030-020-03600-0000 (1998)	Pt. Lot 16, Conc. 1, former Twp. of Clarke	0.6	26.9
2	010-160-14300-0000 (1998)	Pt. Lot 25, Conc. 7, former Twp. of Darlington	0.6	40.65
3	030-030-30100-0000 (1999)	Pt. Lot 18, Conc. 4, former Twp. of Clarke	0.8	77.3
4	010-080-083-50 (2000)	Pt. Lot 9, Conc. 4, former Twp. of Darlington	0.41	45.2
5	030-050-21500-0000	Pt. Lot 35, Conc. 5, former Twp. of Clarke	0.42	56.4
6 ⁷	010-160-12700-0000 (2007)	Part Lot 34, Concession 6, former Twp. of Darlington	0.89	30.81

⁷ *The severance is conditional upon the owner providing a 0.3 metre reserve along the road frontage of the properties and rezoning the properties to prohibit residential uses. This is applicable to both parcels 1817-010-160-13300 and 1817-010-12700 that were considered for this amendment.*

Table 13-1				
Surplus Farm Dwelling Lot Exceptions				
Exception No.	Assessment No.	Legal Description	Area of Surplus Dwelling Lot (ha)	Area of Remainder of Land (ha)
7	010-130-03800 (2010)	Pat Lot 24, Concession 4, former Twp. of Darlington	0.5	34.74

- 13.3.11 Council shall encourage retiring farmers to reside in a nearby hamlet or an urban area. However, a retiring farmer may be granted at the time of retirement, one retirement *lot* from the farmer's total farm holdings provided:
- a) a retirement or intra-family *lot* has not been previously severed since January 1, 1974;
 - b) the parcel from which the retirement *lot* is to be created shall generally be a minimum of 40 hectares and shall have been in the retiring farmer's ownership for a minimum of 10 years;
 - c) the proposed retirement *lot* shall be in a location which complies with the *Minimum Distance Separation Formulae* and which minimizes its impact upon the remaining agricultural operation;
 - d) the proposed retirement *lot* shall be serviced with a private drilled well and a private sewage disposal system, both of which shall meet the requirements and standards of the Ministry of the Environment and the Region of Durham;
 - e) the retirement *lot* is generally less than 0.6 hectares; and
 - f) it is registered on title that once a retirement *lot* has been granted, the land or the farmer is not entitled to any other severance for retirement purposes.
- 13.3.12 New land uses, including the creation of *lots*, and new or expanding livestock facilities, shall comply with the *Minimum Distance Separation Formulae*.
- 13.3.13 New agricultural *lots* will be permitted only where the severed and retained *lots* are intended for agricultural use, are sufficiently large to maintain flexibility for future changes in type or size of agricultural operation and are a minimum of 40 hectares in size.
- 13.3.14 Notwithstanding Section 13.3.3 a golf driving range, mini-putt, associated storage facility and clubhouse, in addition to the *existing* residential dwelling, are permitted at the northeast corner of Holt and Taunton Roads, known as 5075 Holt Road, Assessment No. 181701013017700 within the Municipality of Clarington.