



CLEARVIEW

May 30, 2023

C00.2023

The Hon. Doug Ford, Premier of Ontario  
Legislative Building  
Queens Park  
Toronto, ON, M7A 1A4

**Re: Proposed Provincial Planning Statement 2023**

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Please be advised that Council of the Township of Clearview, at its meeting held on May 29, 2023, passed a resolution regarding the Proposed Provincial Planning Statement 2023:

Moved by Councillor Walker, Seconded by Councillor McArthur, That Report PB-031-2023 from the Director of Planning & Building regarding the Proposed Provincial Planning Statement 2023 dated May 29, 2023 be received; and,

Whereas the goal of increasing housing supply and reducing barriers in planning processes as set out in the recent legislative, regulatory and policy changes, including new provisions from Bill 23, More Homes Built Faster Act, 2022 is welcomed in balance with the protection of all other matters of Provincial Interest;

Whereas the proposed PPS would dramatically remove municipal power and renders aspects of the Township Official Plan, and other official plans throughout Ontario inoperative, terminating some local planning autonomy, and directly interfering with municipalities' ability to meet local variation and unique community needs;

Whereas the proposed PPS changes that would allow proliferation of lots outside of settlement areas only diminishes the purpose, uses, and integrity of rural and agricultural lands, thereby impairing the vitality of rural settlement areas, Ontario's food system and the agricultural economy;

Whereas the proposed PPS changes encourage sprawl and rural strip development, rather than more fiscally and environmentally sustainable practices like intensification in established settlement areas; and

Whereas the province has announced changes will be proposed to natural heritage that have yet to be published;

Therefore Be It Resolved That the Council of the Corporation of the Township of Clearview urges the province to:



## CLEARVIEW

- reconsider proposed changes to the PPS, particularly regarding natural heritage (section 4.1) and agricultural lands (sections 2.6 and 4.3),
- reinvest trust in the local planning authority of all 444 municipalities, recognizing that each Ontario municipality has unique landscapes, different housing needs and differing visions for local planning matters;

That our fellow municipalities and all ratepayers be urged to voice their concerns regarding the proposed undermining of local planning authority;

And Further That a copy of this staff report be sent to The Hon. Doug Ford, Premier of Ontario, The Hon. Steve Clark, Minister of Municipal Affairs and Housing; The Hon. Lisa Thompson, Ministry of Agriculture, Food and Rural Affairs, The Hon. David Piccini, Minister of Environment, Conservation and Parks, Simcoe-Grey MPP, Brian Saunderson, Simcoe-Grey MP, Terry Dowdall, the Association of Municipalities of Ontario, the Federation of Canadian Municipalities, the County of Simcoe, and be posted on the Environmental Registry of Ontario. Motion Carried.

As outlined in the above resolution, please find enclosed a copy of Clearview Township Staff Report PB-031-2023 - Proposed Provincial Planning Statement 2023. If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Regards,

Sasha HelmKay, B.A., Dipl. M.A., AOMC  
Clerk/Director of Legislative Services

cc: The Hon. Steve Clark, Minister of Municipal Affairs & Housing  
The Hon. Lisa Thompson, Ministry of Agriculture, Food and Rural Affairs  
The Hon. David Piccini, Minister of Environment, Conservation and Parks,  
Simcoe-Grey MPP, Brian Saunderson  
Simcoe-Grey MP, Terry Dowdall  
Association of Municipalities of Ontario  
Federation of Canadian Municipalities  
County of Simcoe

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**To:** Mayor and Council

**From:** Amy Cann, Director of Planning & Building

**Date:** May 29, 2023

**Subject:** Report PB-031-2023  
Proposed Provincial Planning Statement 2023

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## Recommendation

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## **Background & Proposal**

The first 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe' (Growth Plan) was issued in 2006 under the authority of the Places to Grow Act. The Township is located within Simcoe sub-area of the Growth Plan and is subject to the Plan's policy, including its growth distribution for employment and population to 2051. These growth targets have been implemented through the County of Simcoe Official Plan. Development within Clearview is required to conform with the Growth Plan.

The Growth Plan was borne out of a need to control sprawl and to introduce a regional Planning model with this goal in mind. The government notes that since the introduction of the Growth Plan in 2006, the region has seen a shift to more compact development patterns, a greater variety of housing options, more mixed-use development in urban growth centres and other strategic growth areas, and greater integration of transit and land use planning. The Growth Plan was last amended in 2019 through extensive agency, indigenous, and public consultation. The Ministry received 6,747 submissions regarding ERO Posting [019-1680](#) at that time.

The Provincial Policy Statement (PPS) is issued under Sec. 4 of the Planning Act and provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The present iteration of the PPS is dated 2020. The first PPS came into force in 1997, which was followed by the [2005](#) and [2014](#) versions. Each iteration of the PPS has gone through extensive public consultation resulting in clarified direction and protections for agriculture, cultural and natural heritage, employment lands, and housing all in the interest of creating healthy compact communities.

Through ERO posting [019-6813](#) the government is consulting on proposed policies for an integrated province-wide land use planning policy document. The Ministry of Municipal Affairs and Housing (MMAH) is seeking input on a proposed Provincial Planning Statement (proposed PPS) that takes policies from the Growth Plan and the PPS to support the achievement of housing objectives. The effect of the proposal is to collapse the Growth Plan and PPS into a single policy statement.

The purpose of this report is to detail and examine the proposed policies adapted from the Growth Plan and Provincial Policy Statement to form a new provincial planning policy instrument. In order to avoid diluting the critical issues, this report focuses on the changes that will have a substantial impact on the economy, infrastructure, resources, and character of the Township of Clearview.

## **Comments and Analysis**

As noted, the proposed PPS merges the Growth Plan and the existing PPS. The proposed PPS significantly alters the approach to community development that has been established over the past 25 years through public consultation, input from technical experts, and in the interest of protecting employment, infrastructure, scarce resources, and public health. The key changes that materially impact Clearview can be broken down into categories, which are outlined and examined below.

The existing PPS hinges on the creation of healthy, livable and safe communities by promoting efficient development and land use patterns. The proposed PPS re-characterizes the notion of a healthy community into a new defined term: complete community. In the proposed PPS, complete community means:

Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

The proposed PPS encourages Planning authorities to support the achievement of complete communities through 'should' language, but no longer compels it. Many of the policies written into the proposed PPS or omitted by not being carried forward from the existing policy will directly or indirectly make achieving a complete community more difficult.

As of the writing of this report, natural heritage policies and definitions are still under consideration by the government. At such time as the proposed policies are released, Planning Staff will review and report back to Council on the proposed changes. The character of the Township is defined in large part by its natural heritage, including the Niagara Escarpment geologic landform, abundant woodlands, meandering watercourses, and the internationally significant Minesing Wetland.

### **Agricultural Lot Creation**

The ability to remove lands from agricultural areas is extremely limited and is subject to stringent tests. Starting in 2005, the PPS has stated that the creation of new residential lots in prime agricultural areas is generally not permitted. In this version of the PPS, agricultural lot creation policies were strengthened through the removal of permissions

for severance of a retirement lot for a farmer. Similar to the current (2020) version of the PPS, the [2005](#) and [2014](#) PPS discouraged agricultural lot creation, except in limited circumstances including severance of a residence surplus to a farming operation.

The proposed PPS alters the wording of the Agricultural Lot Creation policies to allow for the creation of two (2) new non-farm lots for residential development. Two additional residential units (ARUs) are to be permitted in association with each primary dwelling unit, resulting in up to three dwelling units per property. The proposed PPS goes on to note that local Official Plans are not permitted to be more restrictive than the PPS. Typically, local Planning authorities are permitted to establish policy that is consistent with but more restrictive than upper-tier Planning policy. This allows local policy to honor and reflect the local context, which is appropriate.

The Township has approximately 1444 properties that are assessed within the 'farm' (200) series by MPAC; 78 per cent of which are within the primary (1-3) soil class. Discounting lands that have development area potential or are primarily environmental protection this equals roughly 34,489 ha (85,224 acres), discounting further to exclude NEC lands, this equals roughly 27,756 ha (68,587 acres). Of the 1444 farm parcels in the Township, the average parcel size is 28 ha (70 acres). If each existing farm property creates two (2) new lots containing up to three dwelling units each, the impacts to the Township's agricultural area and operations will be significant.

The proposed PPS agricultural lot creation policies, together with the proposed ARU permissions would allow upwards of 12 dwellings per original agricultural lot, assuming a retirement lot has already been taken off the lot. In addition to impacts to agricultural land area loss and land use conflict, the following impacts are not merely disruptive but potentially devastating to the economy and life in rural Ontario:

- Transportation authorities will be required to address rising safety concerns respecting conflict of farm equipment and personal vehicles on rural roads. Travel on rural roads will be less efficient with frequent entrances and increased volumes, which may require that rural road cross sections be enhanced to handle new traffic patterns.
- The cost of providing waste collection, snow removal, road maintenance, and school bus transportation will rise dramatically to accommodate rural residential growth. These operational costs cannot be offset with development charges or fully accounted for through new taxation.
- Clean drinking water and well safety is at risk with provision for such density of wells, residential septic, and proximity to livestock facilities and field seepage.

The proposed PPS also includes changes to the policies respecting rural lands. The proposed policies includes new wording allowing multi-lot residential development outside of settlement areas. The requirement for development to be compatible with the rural landscape has been deleted and the conservation and redevelopment of existing housing stock is no longer encouraged. The proposed PPS no longer states that rural settlement areas shall be the focus of growth and development and that their vitality and regeneration shall be promoted. Facilitating development outside fully serviced

settlement areas will exacerbate sprawl, low efficiency land consumption, and will increase the cost hard and soft servicing provision. The proposed rewording utterly discounts the value of vibrant small towns and the importance of rural character in building a strong economy and maintaining quality of life in rural Ontario.

On December 23, 2022, the Ontario Professional Planners Institute (OPPI) released a [discussion paper](#) in response to ERO posting number 019-6177, which was designed to be precursor to the current proposal. The [original ERO proposal](#) characterized changes to the Provincial Planning system in a manner that was high-level and benign. The ERO posting was intended to foreshadow and obtain preliminary comments on the ERO posting that is presently open for comment on the registry respecting update and merger of the PPS and Growth Plan. In the discussion paper, OPPI made a clear statement respecting rural residential development:

OPPI does not support scattered rural residential development for fiscal, agricultural compatibility and environmental reasons. The majority of development should be directed to rural and urban settlement areas to achieve servicing efficiency and to reduce climate and other environmental impacts. Increasing housing supply and development in rural areas outside of rural settlement areas may increase pressure on long-term asset management and service delivery, resulting in high infrastructure costs to support these developments.

Dr. Wayne Caldwell is a professor in the Rural Planning and Development Department and one of Ontario's foremost academic advocates for farmland preservation and promoter of healthy rural communities. Dr. Caldwell has published a [suite of work](#) exploring topics and tactics important for the protection of Ontario's agricultural farmland, farm practices and food security.

In his paper entitled [Lot Creation In Ontario's Agricultural Landscapes: Trends, Impacts and Policy Implications](#) Dr. Caldwell explains the evolution and impacts of provincial policy changes to lot creation in agricultural designations. Referencing the current PPS with limits lot creation outside of settlement areas, he notes that the paper's "findings suggest that provincial-scale planning policies can effectively reduce lot creation rates. Despite decreased rates, cumulative impacts of residential lot creation continue to threaten agricultural viability." Following this logic and the study's findings, a less robust provincial planning system allowing for agricultural lot creation will contribute to the degradation of our agricultural land base and our broader food system.

In addition to the online research completed to craft this report, Staff have had the opportunity to hear Dr. Caldwell and other rural Planners speak on proposed PPS lot creation policies. The following insights merit note:

- Considering current land values the financial gain from rural residential lot creation is too great to refuse, even for landowners that would prefer to keep their lands intact. Therefore, it is likely that every opportunity for lot creation will be capitalized upon regardless of the impact.

- According to [Statistics Canada 2021](#), Ontario is currently losing 319 acres of farmland every day due to urbanization and aggregate mining. The proposed lot creation policies will increase this daily loss.
- Lot creation within rural areas exacerbates the challenges farmers already face in non-farm competition for land and land use conflict.
- The loss of acreage due to lot creation is one manner of agricultural land area loss. The impact of the land area loss is actually much greater when Minimum Distance Separation (MDS) setbacks to livestock facilities is taken into account.

### **New and Expanded Settlement Areas**

Under the proposed PPS, the establishment of new or expanded settlement area could take place at any time and with less stringent tests. One critical test is the municipal comprehensive review, a concept which is not proposed to be carried forward in the proposed PPS. The proposed PPS contains no limitation on the ability of a landowner from applying for an expansion. This is problematic for several reasons:

- Valuation and speculative use of lands in proximity to settlement areas will become skewed as proponents will compete for intensified development opportunity and inclusion in the built boundary.
- Removal of the requirement for comprehensive review also removes the application of logic and cumulative-impact analysis to settlement area expansion.
- Easing the ability to establish new and expand existing settlement areas decreases the need to develop settlement areas in a logical manner and compact form.
- Unchecked expansion of settlement areas will exacerbate further infringement into the agricultural land base.
- The ability to efficiently service new and expanded settlement areas will be costly for municipalities and is concerning from a public health perspective if sub-par servicing solutions are employed.
- Ad-hoc landowner driven settlement area expansion may present serious competition and issues for local Staff and Councils responsible to make equitable decisions on land use planning matters. This is especially true given the proposed deletion of the municipal comprehensive review exercise.

There may be some circumstances where Planning Authorities should have more agency to initiate a municipal-led exercise to adjust settlement area boundaries based on need and appropriateness of lands slated for expansion. It is Staff's position that this should still be required to be done on the basis of evidence garnered through a comprehensive review and land needs assessment. This ensures fairness and verifies the need for the added lands.

The Growth Plan contained development restrictions relative to the existing built boundary of a settlement area, a concept which is not carried forward in the proposed PPS. In the Clearview context, Staff have no objection to this change. The removal of the built boundary limitation simply means that a settlement area is defined by its



boundary as defined by the relevant policy (e.g., Official Plan) and not by the current built out portions of a settlement area.

### **Intensification & Minimum Density Targets**

The Township is currently subject to growth caps and settlement area density targets through the existing PPS, Growth Plan and the County Official Plan. The proposed PPS removes mandatory intensification and density targets for all municipalities. The proposed PPS generally supports intensification but no longer requires that intensification and redevelopment be used to ensure that residential growth for the 15 year time horizon is achieved. Together with the other proposed policy changes, the lack of required intensification will have the following impacts:

- The cost of municipal servicing per user will increase due to less compact development (i.e., sprawl) and generally fewer connections. Coupled with the proposed rural lot creation policies, this impact has potentially devastating impacts to the vitality of small rural settlement areas in need of infrastructure improvement like Stayner and Creemore.
- Doing away with intensification will unnecessarily increase land consumption, will drive up the cost of land as a non-renewable resource, and will impact the natural environment.
- Sprawling development patterns solidifies our reliance on cars and fails to build social wellness and healthy communities.

The impacts of sprawl have been examined and understood through urban planning analysis over decades. The Organisation for Economic Co-operation and Development (OECD) has published a short paper on the topic of sprawl, which is extremely relevant to the changes embodied in the proposed PPS: [Rethinking Urban Sprawl: Moving Towards Sustainable Cities](#)'.

### **Protection of Employment Lands**

The proposed PPS continues to support employment (i.e., industrial) uses and areas. The scope of the uses to be permitted within employment areas is proposed to be scoped through the removal of commercial and institutional uses from the definition of 'employment' uses. By narrowing this definition the types of commercial and institutional uses that may have historically co-located naturally with industrial uses are no longer permitted.

The requirement to separate employment uses from more sensitive or incompatible uses is proposed to be softened. The proposed PPS also eases the tests to allow lands to be removed from employment areas. The redesignation of employment lands can now be done without municipal comprehensive review. The cumulative impact of the proposed changes narrow the scope of what is considered employment and diminishes the protection of employment lands within the province. Reducing the protections afforded to employment lands will impact this economic pillar and will impair the creation of complete communities.

## Resources:

- [Lot Creation In Ontario's Agricultural Landscapes: Trends, Impacts and Policy Implications](#) by Dr. Wayne Caldwell dated November 2011
- [Agriculture Matters – a Guide for Municipal Councillors and Staff](#) by the Ontario Federation of Agriculture updated August 19, 2022
- [Farmland Loss](#) by the Ontario Farmland Trust
- [Environmental Registry of Ontario Posting 019-6813](#)
- [“Re-writing Ontario’s planning policies – proposed Provincial Planning Statement 2023 and Bill 97”](#) by BLG (Borden Ladner Gervais) dated April 11, 2023.
- [“Ontario Makes a Statement: An Overview of the Proposed Provincial Planning Statement, 2023”](#) by Aird Berlis dated April 14, 2023.
- [“Policy refresh – Ontario government proposes key changes to provincial planning policy”](#) and Blackline by Osler dated April 10, 2023
  - [2023 PPS – Comparison and concordance](#)

## Clearview’s Strategic Plan

The above initiative supports the following strategic pillars:

- Economic Activity
- Quality of Life
- Governance

## Financial Implications

The proposed PPS will have the following financial impact on the Township:

- Increase to the cost of municipal servicing through decreased density and fewer cumulative connections to servicing infrastructure.
- A decrease in the Township’s Agricultural land base will impact the primary employment sector of the Township and decrease overall yields. Rising land prices make farming less viable.
- Land and housing prices will remain static or increase with continued large lot, low density, rural development.
- The cost of providing waste collection, snow removal, road maintenance, and school bus transportation will rise dramatically to accommodate rural residential growth.

## Report Appendices

Appendix A – Presentation from Wayne Caldwell

**Approvals**

**Submitted by:** Amy Cann, Director of Planning & Building

**Financial Implications  
Reviewed by:** Kelly McDonald, Treasurer

**Approved by:** John Ferguson, CAO



# Lot Creation Policies and the Future of Agriculture in Ontario

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County Planning Directors Discussion

Wednesday April 19, 2023

Dr. Wayne Caldwell

Dr. Pam Duesling



# Current vs Proposed Lot Creation Policies

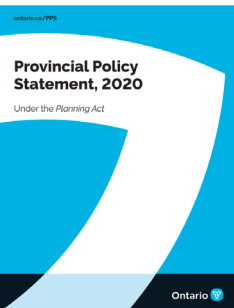
## 2.3.4 Lot Creation and Lot Adjustments

- 2.3.4.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:
- agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
  - 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 new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
    - the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
  - 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*.
- 2.3.4.3 The creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with policy 2.3.4.1(c).
- ## 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 expansions of or identification of *settlement areas* in accordance with policy 1.1.3.8.
- ## 2.3.6 Non-Agricultural Uses in Prime Agricultural Areas
- 2.3.6.1 Planning authorities may only permit non-agricultural uses in *prime agricultural areas* for:
- extraction of *minerals, petroleum resources* and *mineral aggregate resources*; or
  - limited non-residential uses, provided that all of the following are demonstrated:

## 4.3.3 ~~2.3.4~~ Lot Creation and Lot Adjustments

- ~~2.3.4.1~~ Lot Residential lot creation in *prime agricultural areas* is ~~discouraged and may only be permitted~~ in accordance with provincial guidance for:
  - new residential lots created from a lot or parcel of land that existed on January 1, 2023, provided that:
    - agriculture is the principal use of the existing lot or parcel of land;
    - the total number of lots created from a lot or parcel of land as it existed on January 1, 2023 does not exceed three;
    - any residential use is compatible with, and would not hinder, surrounding agricultural operations; and
    - any new lot:
      - is located outside of a *specialty crop area*;
      - complies with the *minimum distance separation formulae*;
      - will be limited to ~~at~~ the minimum size needed to accommodate the use ~~and~~ while still ensuring appropriate *sewage and water services*;<sup>47</sup>
      - has existing access on a public road, with appropriate frontage for ingress and egress; and
      - is adjacent to existing non-agricultural land uses or consists primarily of lower-priority agricultural lands.
  - ~~e) a residence surplus to a farming~~ a residence surplus to a farming *an agricultural operation* as a result of farm consolidation, provided that:
    - the new lot will be limited to a minimum size needed to accommodate the use ~~and~~ while still ensuring appropriate *sewage and water services*; and
    - the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.
- Official plans and zoning by-laws shall not contain provisions that are more restrictive than policy 4.3.3.1 (a) except to address public health or safety concerns.
- Non-residential lot creation in *prime agricultural areas* is discouraged and may only be permitted, in accordance with provincial guidance, for:

<sup>47</sup> 2.3.4.1 c) 1.



# Current vs Proposed Lot Creation Policies



## 4.3.2 ~~2.3.3~~ Permitted Uses

1. ~~2.3.3.1~~ In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on ~~guidelines developed by the Province~~ provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2. ~~2.3.3.2~~ 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.
3. ~~2.3.3.3~~ New land uses in *prime agricultural areas*, including the creation of lots and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.
4. A principal dwelling associated with an agricultural operation may be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1 b).
5. Subordinate to the principal dwelling, up to two additional residential units may be permitted in prime agricultural areas, provided that:
  - a) any additional residential units are within, attached to, or in close proximity to

<sup>46</sup> Highlighted language was in policy 2.3.2



This is an unofficial comparison prepared by Osler, Hoskin & Harcourt LLP the principal dwelling;

- b) any additional residential unit complies with the *minimum distance separation formulae*;
- c) any additional residential unit is compatible with, and would not hinder, surrounding agricultural operations; and
- d) appropriate sewage and water services will be provided.

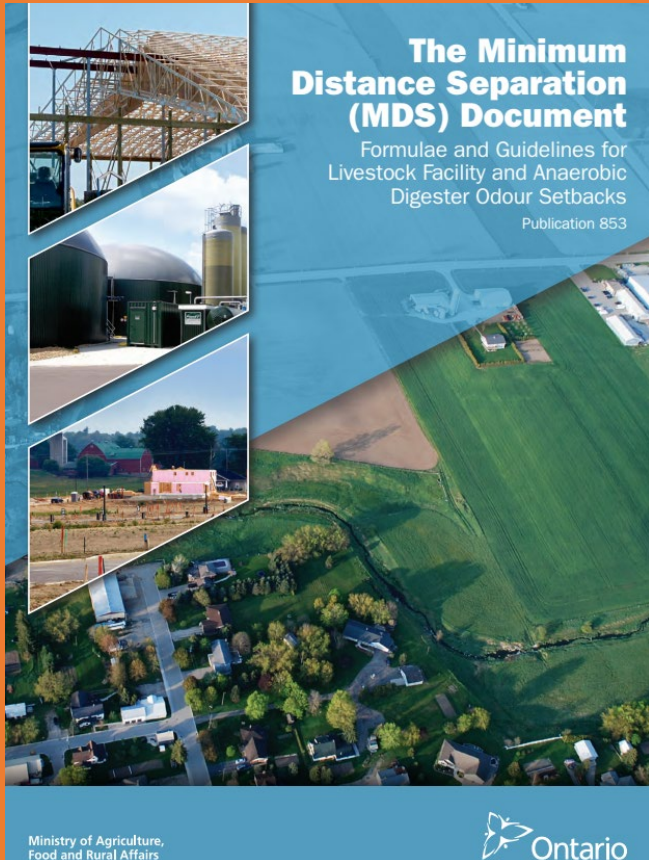
The additional residential units may only be severed from the lot containing the principal dwelling in accordance with policy 4.3.3.1.

## 4.3.3 ~~2.3.4~~ Lot Creation and Lot Adjustments

# Putting this into land use context in Ontario

- Stats Canada (2022) reported 48,346 farms in Ontario in 2021
- 48,346 x 3 acres = 145,038 acres taken out of agricultural production
  - This does not include all those non-farm agricultural parcels (2+ acre lots)
- Stats Canada (2022) reported 11,766,071 acres of farmland in Ontario in 2021
- This policy could remove approximately 1.25% of Ontario's farmland
  - This does not include all those non-farm agricultural parcels (2+ acre lots)
- Less than 5% of Ontario's land base is prime agricultural lands (OMAFRA, 2016)
- According to Ontario Farmland Trust, Ontario is already losing 319 acres of farmland every day (farmland transitioned to other uses)

- Ontario has some of the largest percentage of livestock farms in Canada at present



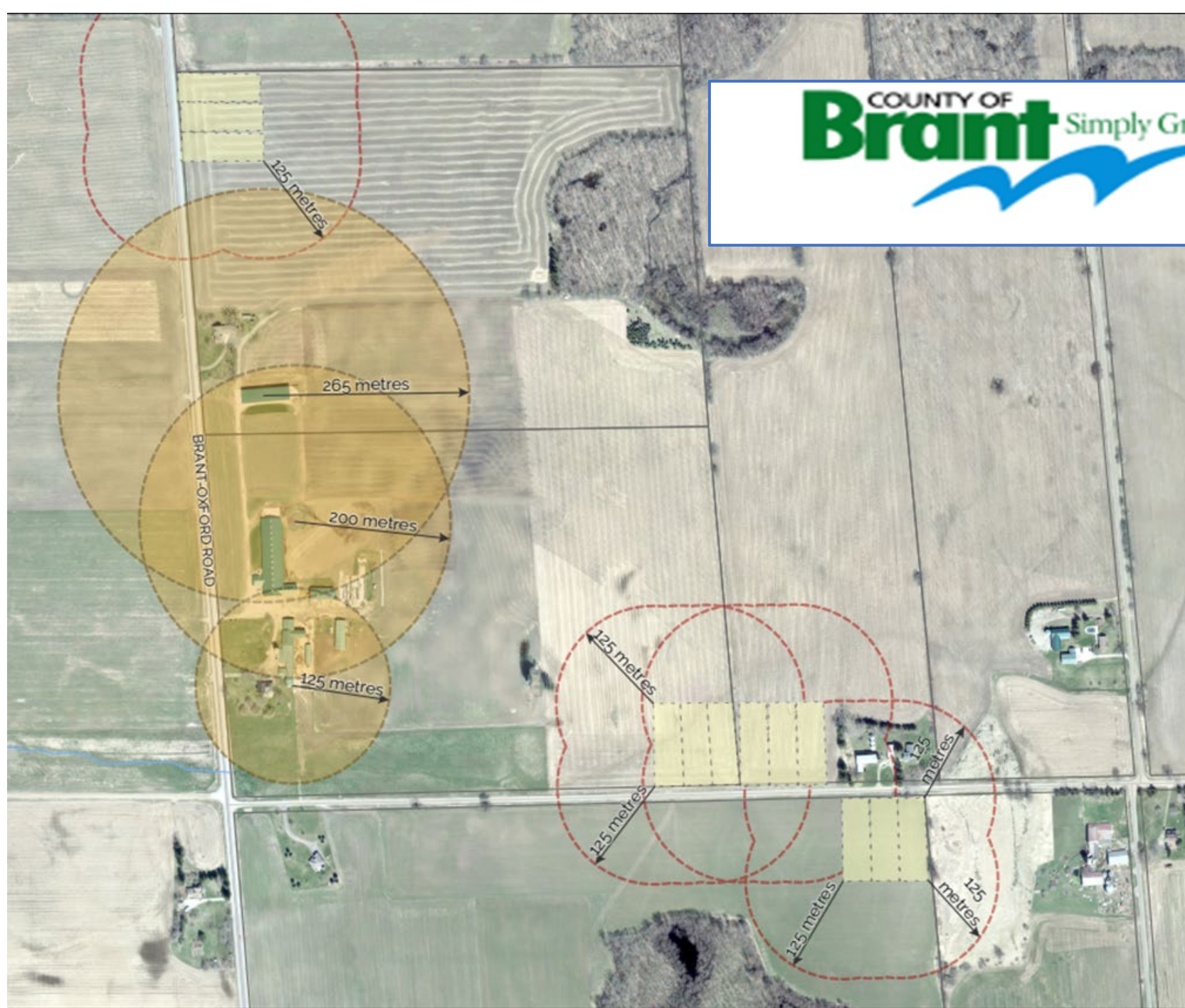
**Table 1**  
 Number of farms by farm type, Ontario and Canada, 2021

	Ontario	Canada	percent
Dairy and milk production	3,188	9,403	33.9
Beef farming and feedlots	7,986	39,633	20.2
Hog and pig farming	1,189	3,016	39.4
Poultry and egg production	2,061	5,296	38.9
Sheep and goat farming	1,309	3,575	36.6
Other animal production	4,556	15,873	28.7
Oilseed and grain farming	18,194	65,135	27.9
Vegetable and melon farming	1,562	5,076	30.8
Fruit and tree nut farming	1,211	7,101	17.1
Greenhouse, nursery and floriculture production	1,672	5,256	31.8
Other crop farming	5,418	30,510	17.8
<b>Total</b>	<b>48,346</b>	<b>189,874</b>	<b>25.5</b>

**Source:** Statistics Canada, Census of Agriculture, 2021 (3438).

- This new lot creation policy will ultimately reduce opportunities to create and expand livestock in Ontario.









## 4 Tweets...

**Wayne Caldwell** @waynecaldwell · Apr 16 ...  
On a typical concession block the proposed new PPS will allow at least 30 new residential lots. With MDS there will be virtually no space for growth in the livestock sector. Indeed, we should ask the question: Is this the beginning of the end for animal agriculture in Ontario?

12 36 49 18.2K

**Wayne Caldwell** @waynecaldwell · Apr 15 ...  
While Greenbelt changes caused much concern, the province's proposed new PPS agricultural severance policy is in many ways much worse. It would allow hundreds of thousands of new lots and many more residences scattered amongst farms. How will agriculture cope in this new reality?

**Wayne Caldwell** @waynecaldwell · Apr 14 ...  
In the 1970's Ontario released Countryside Planning/Foodland Guidelines [waynecaldwell.ca/publications/h...](http://waynecaldwell.ca/publications/h...) Both championed agriculture over residential sprawl. Variations of this guided planning for 50 years. The new PPS introduces much uncertainty for the future of Ontario agriculture.

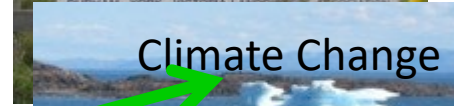
21 27 1,788

**Wayne Caldwell** @waynecaldwell · Apr 13 ...  
The proposed new Provincial Policy Statement (PPS) will force municipalities to allow up to 3 new residential lots per farm parcel and 2 accessory residential unit's on each of these new parcels. This is a radical shift in 50 years of planning for agricultural lands in Ontario.

13 22 40 18.4K



# Thinking about the Future of Agriculture



**I would never have thought that our Provincial Land Use Policy could be such a threat to the Future of Agriculture in Ontario**

**Past**

**Present**

**Future**

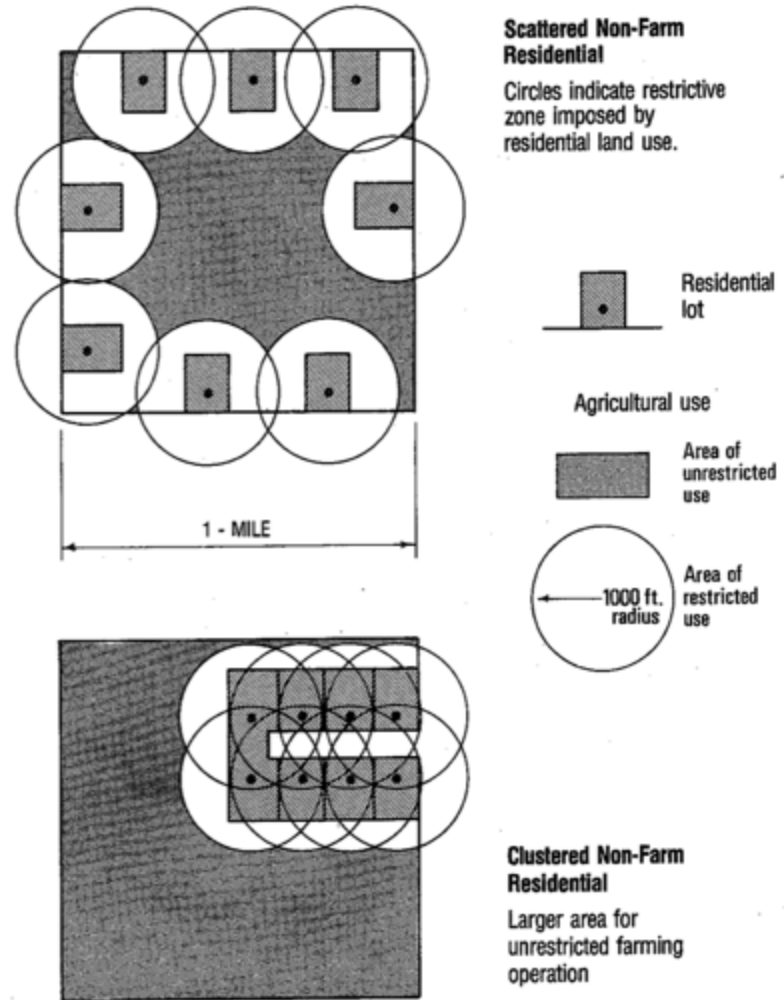
This may  
seem funny ,  
but this voice  
is at risk...

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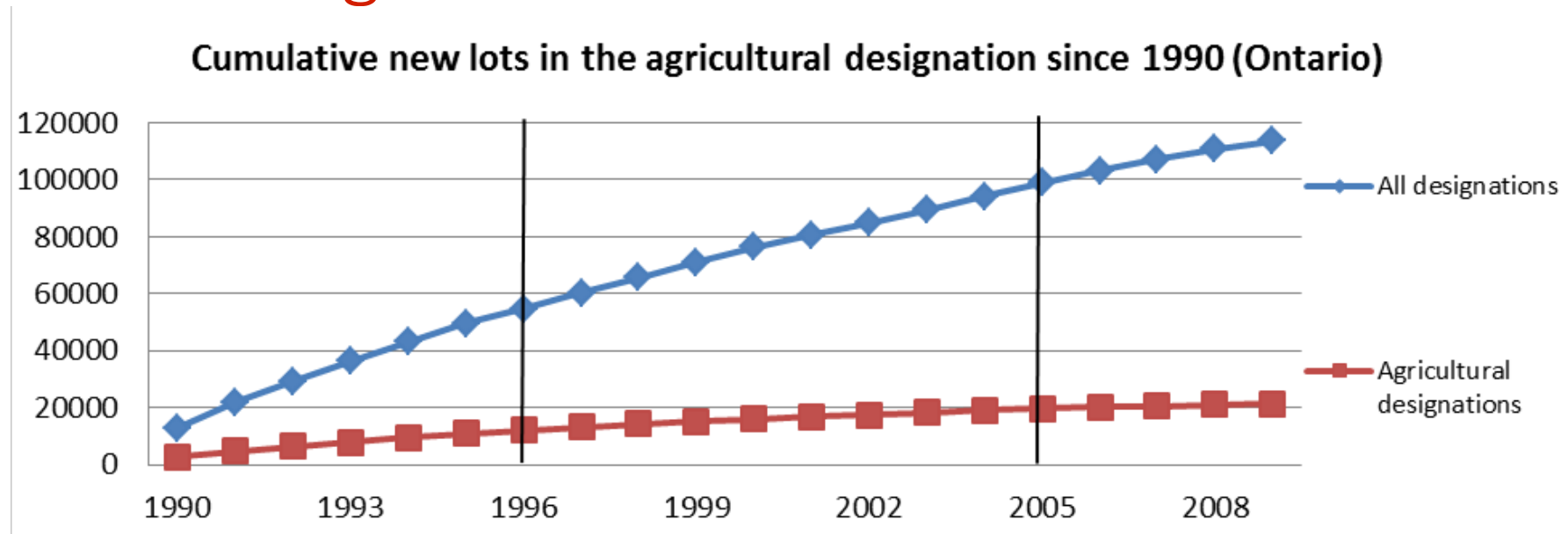
An image  
from 1976  
(Countryside  
Planning)

**Diagram 3. Scattered vs Clustered Non-farm Residential Development.**



## Some prior research results: Severances

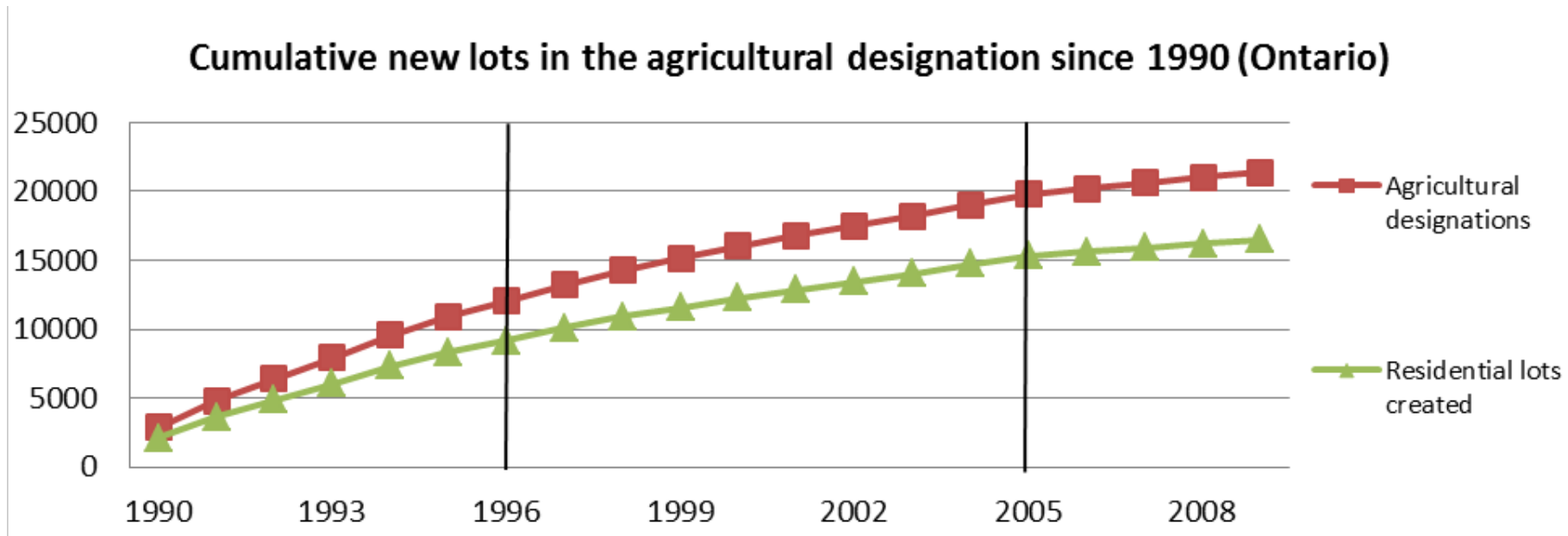
### Cumulative New Lots in **All Designations** vs the **Agricultural Designation**



- 21,375 new lots created in agricultural designations
- 113,695 applications in all designations (except urban)

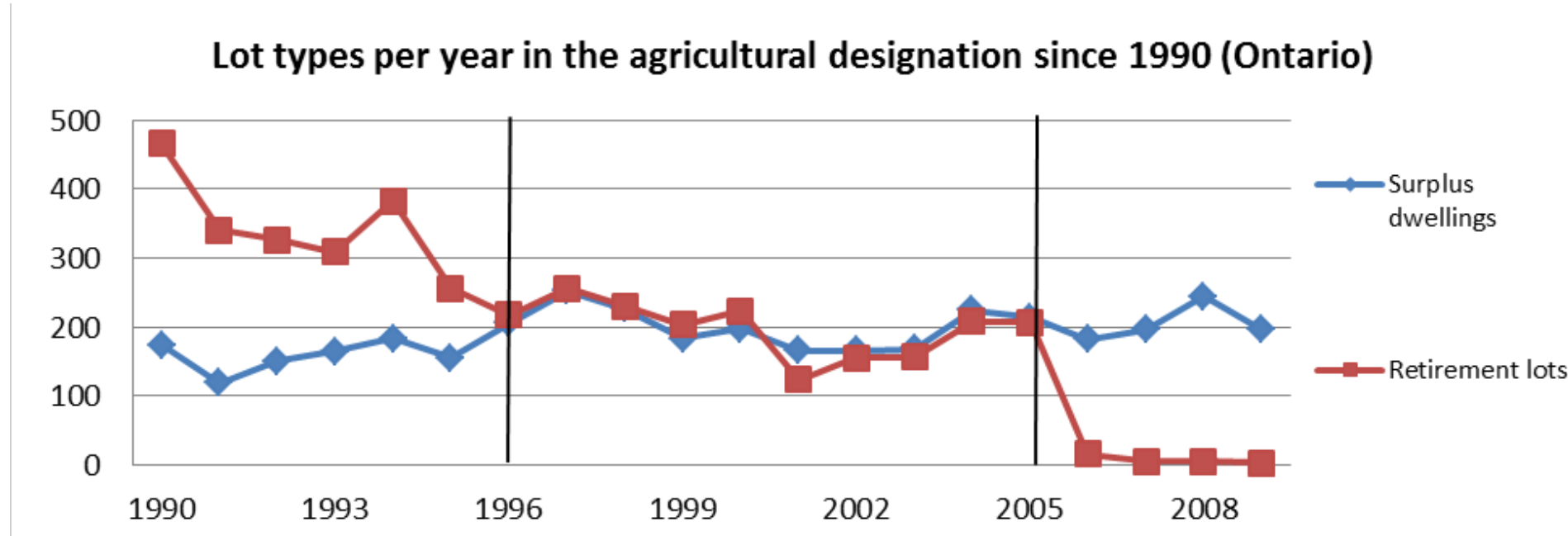


# Residential Lots Created within the Agricultural Designation

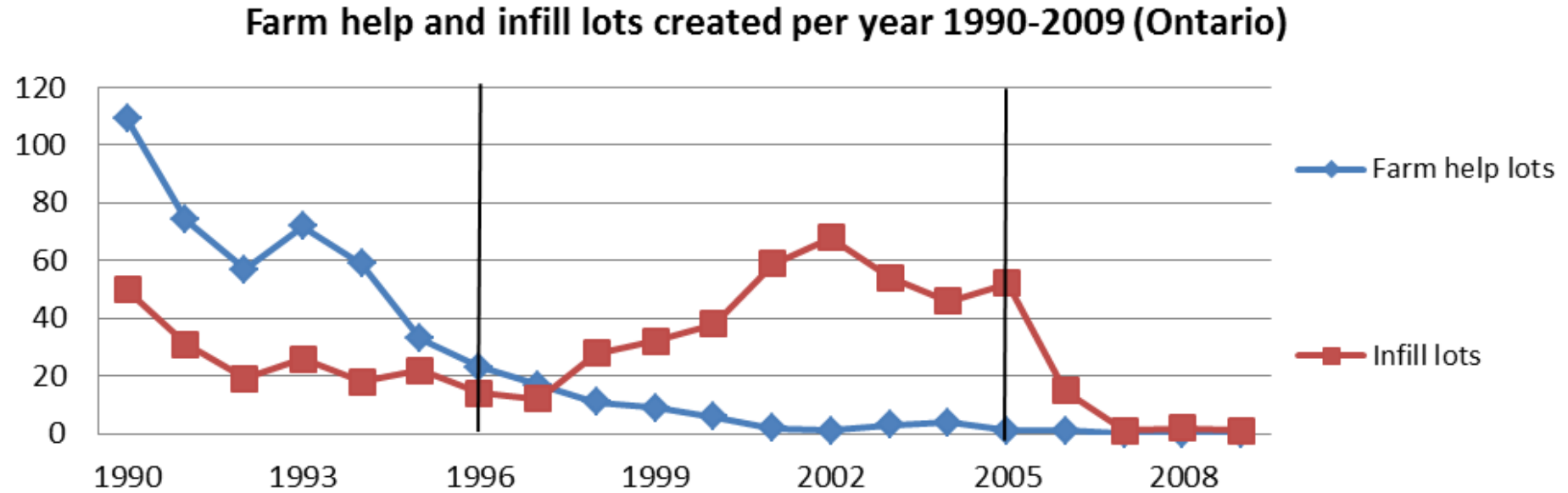


- 21,375 new lots created in agricultural designations
- 16,475 of these new lots were residential

# Surplus and Retirement Lot Trends

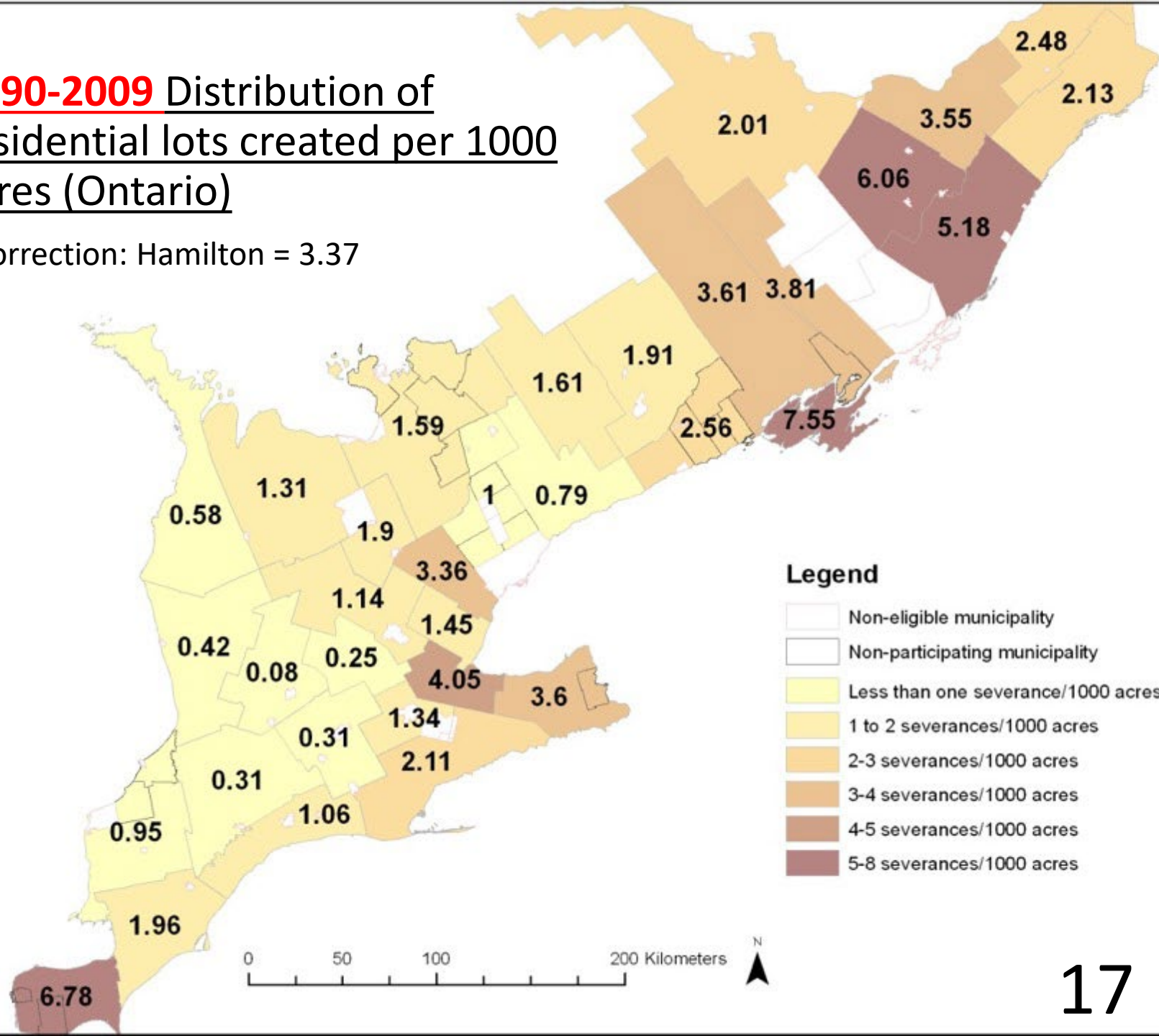


# Farm Help and Infill Lots

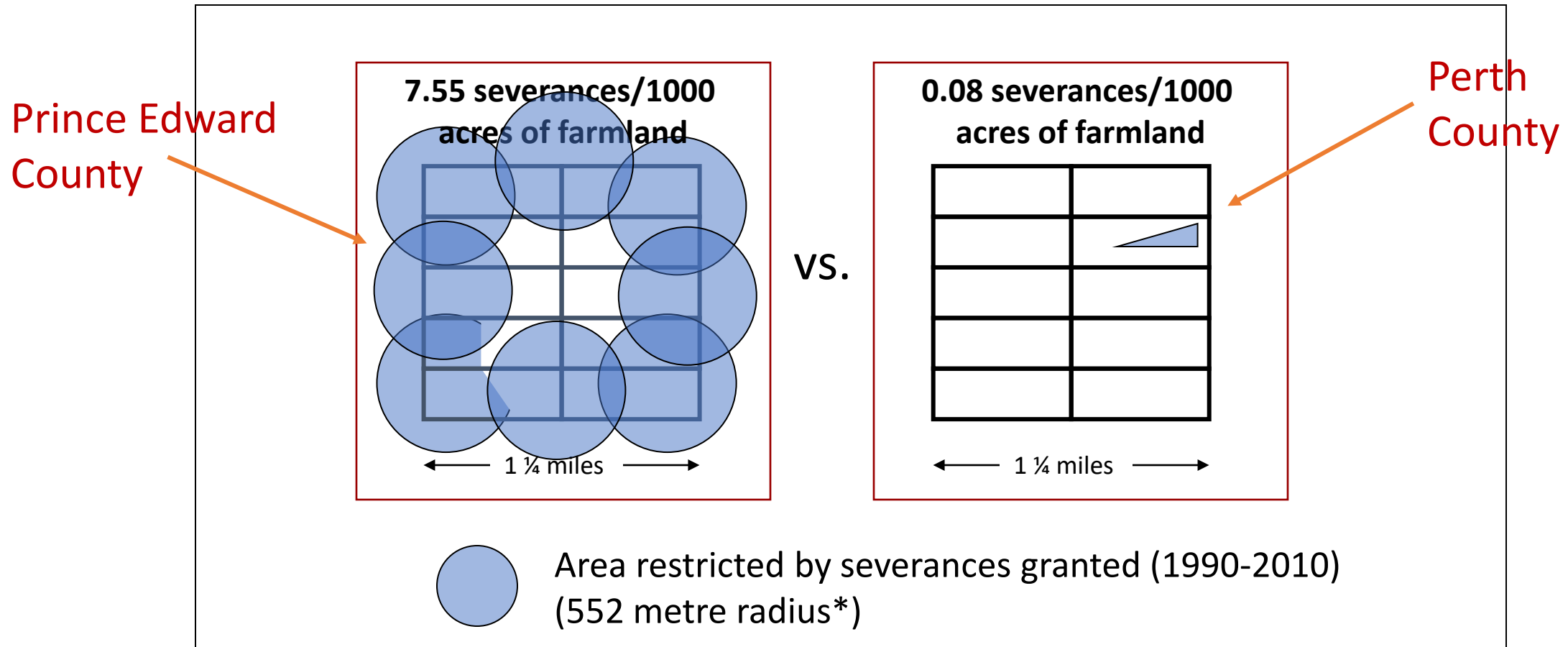


**1990-2009 Distribution of residential lots created per 1000 acres (Ontario)**

\*Correction: Hamilton = 3.37

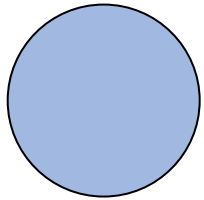


# Agricultural Land Restricted by the Creation of Non-farm Residential Lots (1990- 2010)



\* The area identified as restricted is based on the application of Minimum Distance Separation for a proposed 2000 feeder hog operation on liquid manure (7.55 vs. .08 represents the county/region with the highest number of lots approved vs. the lowest)

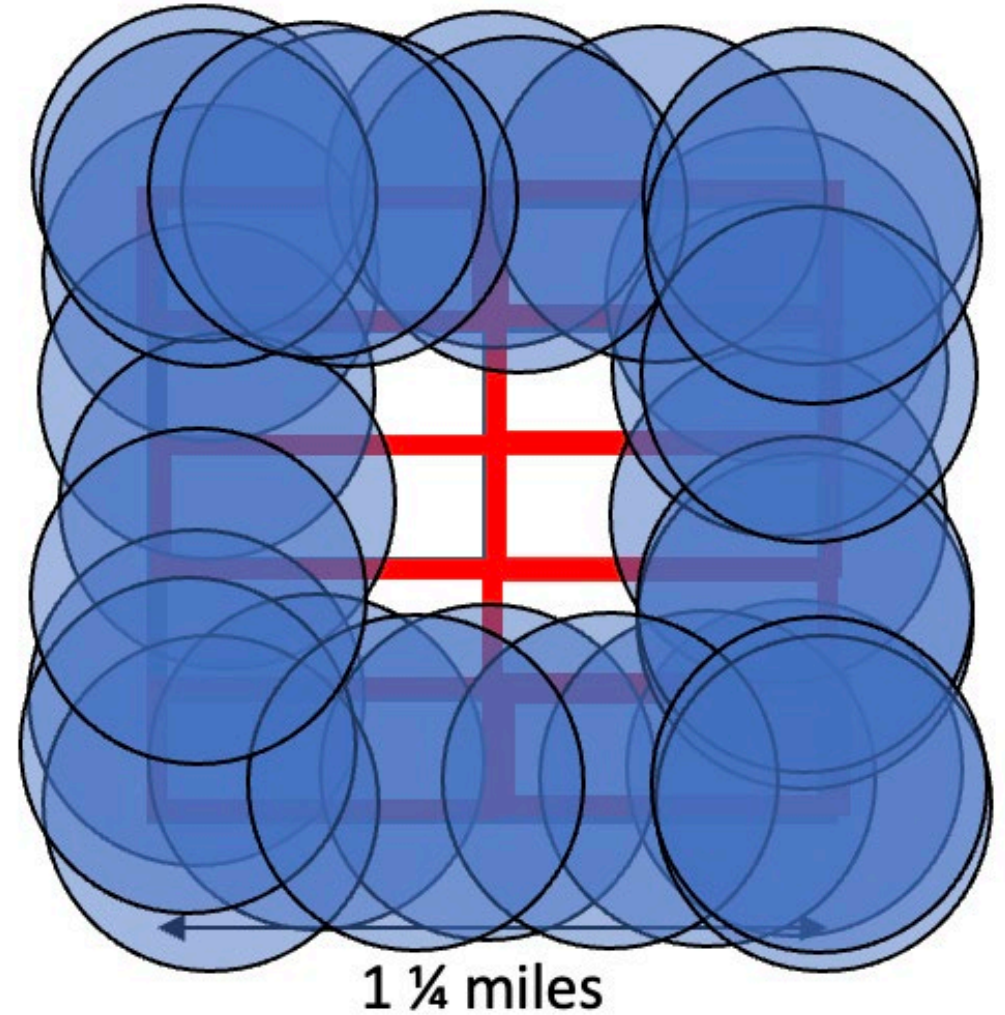
# What the future could look like: Additional MDS Restrictions from 30 new severances on a typical concession block (one side of the road only)....



- **The area identified as restricted is based on the application of Minimum Distance Separation for a proposed 2000 feeder hog operation on liquid manure**

(note: for a 4000 feeder hog barn the distance would be even greater – radius of 700 metres)

Area restricted by severances granted (552 metre radius\*)

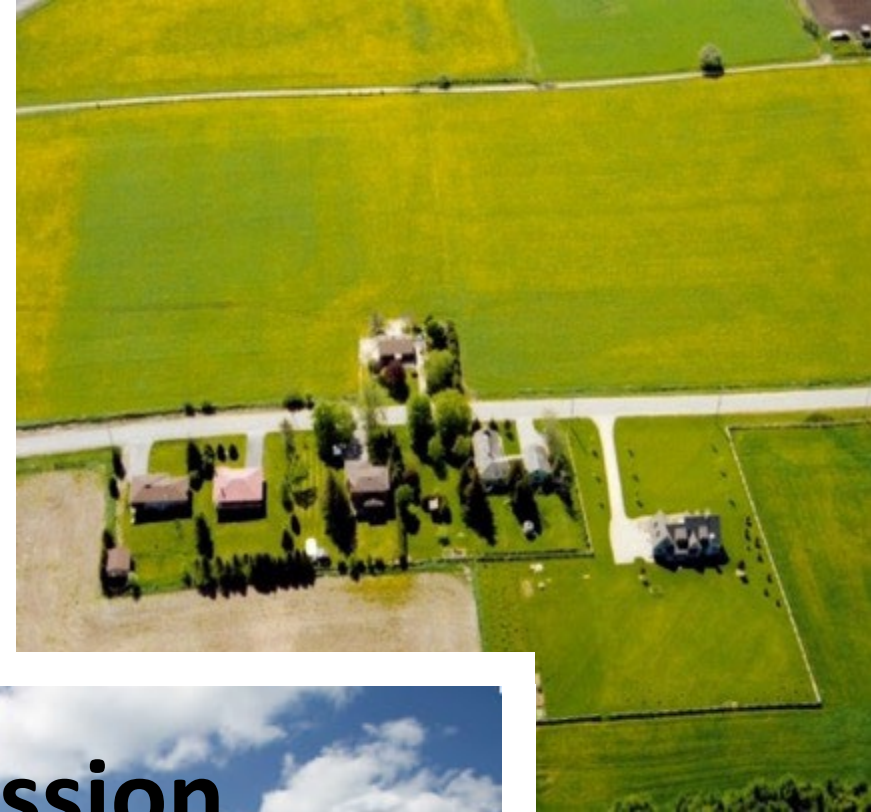




## Also...

Let's not forget the implications for:

- Aggregate extraction
- Water availability and safety
- Natural Heritage
- Small Towns and Villages (devoid of development)
- School Boards
- Servicing
- Etc... Etc....





# Questions to Ponder?

- What will agriculture look like in Ontario as a result of this policy change?
- Will there be enough ground water to supply 145,038 + new homes? What about nitrates and the severance of ARU's?
- Will this be the demise of livestock farming in Ontario?
- How will this new policy affect aggregates in Ontario?
- Will this really help the affordable housing need in Ontario? Will agricultural lots be reduced in price? Will most farmers take the opportunities quickly to sever and then sit on these lots for their children or for a rainy day?
- What land use conflicts will be created from this policy?