

Appendix B

Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

1.4 Principles of Permitted Uses		
The intent of the PPS and these guidelines is to allow uses in prime agricultural areas that ensure settlement areas remain the focus of growth and development and:		
a) agriculture remains the principal use in prime agricultural areas	✓	Yes. Approximately 92.2% of the lands will be used for production crop lands (including protection of streams and water). The other 7.8% is intended for the existing residential dwelling and amenity area and services subject of this application.
b) prime agricultural areas are protected for future generations	✓	Yes. Through the zoning amendment and site plan control process, limits will be set to ensure agricultural lands are protected.
c) land taken out of agricultural production, if any, is minimal	✓	A small portion of land approximately 0.24 hectares in area is required to establish a proposed farm service and repair establishment and stock pile area. This area will be added to the existing disturbed area, is limited in size and is located between environmental features to ensure the preservation of the agricultural function of the lands.
d) regard is given to the long-term (multi-generational) impact on prime agricultural areas	✓	Yes. The nature of the proposed multifaceted business supports agricultural by providing services to farm vehicles and transportation of farm products, farm supporting products, nutrients and nursery stock to and from local farm businesses.
e) normal farm practices are able to continue unhindered	✓	Yes. Approximately 92% of the lands will remain active production crop lands.
f) agricultural and rural character and heritage are maintained as much as possible	✓	Yes. Berming and landscaping will be installed to minimize the appears of the business in the area. The proposed zoning amendment will include the protection of natural environmental features including their buffer areas.
g) they make a positive contribution to the agricultural industry, either directly or indirectly	✓	Yes. The services proposed directly support the agricultural industry.
h) servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context")	✓	The proposed uses do not require urban type services. The lands have nearby access to the Regional Road network.

Table 1. Criteria for permitted uses in prime agricultural areas		
Agriculture-Related		
<p>a) Farm-related commercial and farm-related industrial uses</p> <p>Examples of uses:</p> <ul style="list-style-type: none"> • Commercial farm equipment repair shops • Industrial operations that process farm commodities from the area such as fertilizer storage and distribution facilities. 	✓	<p>Yes. JCT Services will provide commercial farm equipment repair and maintenance services to the local area. Farm equipment will be transported to the property for service and returned to the client when completed.</p> <p>The business provides storage and distribution services to the local area including:</p> <ul style="list-style-type: none"> • Grain which comes from local area fields and are shipped to drying and storage facilities; • Soils, manure and aggregate lime to spread as nutrients over production lands and/or used for the rehabilitation of farm land; • Nursery stock, trees, soil and flowers in support Niagara Region and Hamilton wholesale growers; • Aggregates which are hauled to local area farmers for construction purposes including the establishment of laneways, pads and passages between fields. A small inventory of products is to be kept on site for a local convenience for when there is an urgent issue to get into local fields or to do repairs; and • Water delivery services for livestock is not a primary focus of the business, however, are intended to diversify the overall business activities to serve the farming community.
<p>b) Shall be compatible with and shall not hinder surrounding agricultural operations.</p> <p>a. Ensure surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience. (The use is limited in size and away from agricultural activities on the property.)</p>	✓	<p>Yes.</p> <p>The business:</p> <ol style="list-style-type: none"> Does not impair surrounding agricultural operations and is limited in size; Does not require public services required in settlement areas,

<ul style="list-style-type: none"> b. Uses should be appropriate to available rural services (e.g., do not require the level of road access, water and wastewater servicing, utilities, fire protection and other public services typically found in settlement areas). Rural roads only, no need for settlement area services. c. Maintain the agricultural/rural character of the area (in keeping with the principles of these guidelines and PPS Policy 1.1.4). Buffering and landscaping proposed to minimize presence of use. d. Meet all applicable provincial air emission, noise, water and wastewater standards and receive all relevant environmental approvals. e. The cumulative impact of multiple uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area. 		<ul style="list-style-type: none"> c. Maintains the character of the area (enhancement through site plan control) Berming and landscaping enhancements are proposed to minimize the presence of the use. The scale of the development is to remain small and is proposed in an area away from the primary agricultural activities occurring on site. d. will obtain relevant environmental approvals if applicable; and, e. The uses permitted by the zoning by-law "AR" zone permit a list of uses that do not compromise the intent of this policy. The proposed uses are limited in scale and enhance the agricultural nature of the area by providing services required in agricultural practices.
c) Directly related to farm operations in the area	✓	Yes. See 1 above. The surrounding areas are primarily agricultural production lands where crops and farm vehicles predominate. A new building is proposed for the purpose of storing and maintaining trucks and community farm equipment. The primary uses of the business serve the agricultural area. Secondary services such as water delivery for livestock are also intended to serve the agricultural area.
d) Supports agriculture	✓	Yes. The nature of the proposed multifaceted business supports agriculture by providing services to farm vehicles and transportation of farm products, farm supporting products, nutrients and nursery stock to and from local farm businesses.
e) Provides direct products and/or services to farm operations as a primary activity	✓	Yes. See 1 and 3 above. Provides services to move agricultural products, nutrients, farm equipment, forms of aggregate and vehicle repair to the agricultural community.
f) Benefits from being in close proximity to farm operations	✓	Yes. The lands are located in an area surrounded by agricultural lands for approximately 15-20 kilometres. While the business services the greater Niagara area and some portion of Hamilton, the proposed use becomes less viable if travelling costs rise. Maintaining and servicing farm vehicles becomes less viable if it is not in a convenient location to farm operations. Greater distances increase costs charged to farm operations and does not benefit the local farming community.