



STAFF REPORT TO COMMITTEE OF THE WHOLE

Report No: BP-2021-02

DATE: January 20, 2021

From: Kasia Olszewska, Planner

RE: Hobby Farms Zoning By-law Amendment

Recommended Motion: That the Council of the Township of North Glengarry receive Staff Report BP-2021-02 and provide Staff with direction to proceed with the proposed housekeeping Zoning By-law Amendment.

Background: As a result of increasing public interest regarding the desire to permit hobby farm uses on undersized agricultural lots and rural lots, Staff researched best practices and consulted OMAFRA.

Currently, the Township of North Glengarry Zoning By-law permits hobby farms only on rural zoned lots with an area of a minimum of 7.4 ac or 3 hectares, and agricultural zoned lots do not permit any hobby farm use regardless of size. Agricultural uses are permitted on agricultural zoned lots if the area is 74 ac or 30 hectares, or larger, therefore a hobby farm is currently only permitted on agricultural lands with an area of 74 ac or greater.

The proposed housekeeping zoning by-law amendment would be subject to zoning restrictions. It was determined that it would be desirable to amend the current Hobby Farm provisions to make it more accessible for residents.

Policy Implications: There are no restrictions in the SDG Counties Official Plan relating to these matters.

Staff consulted OMAFRA for a professional opinion on the matter. OMAFRA staff is supportive of permitting hobby farm uses on existing undersized agricultural lots.

Based on Township Staff's experience with the current Hobby Farm provisions and their association with the Nutrient Management Act, it was determined that a new and reduced provision to allow for a limited number livestock units would be appropriate to permit hobby farms on undersized agricultural and rural lots.

The permissions would be dependent on the size of the existing lot.

The following provisions are proposed for existing lots which are zoned Rural (RU) or General Agriculture (AG):

5.0 ac (2.0 ha) and larger	A maximum of five (5) nutrient units, as defined by the Minimum Distance Separation Formulae I and II, are permitted provided that such animal(s) is/are housed in a building or structure specifically designed for such purposes.
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For six (6) or more nutrient units, a Hobby Farm is subject to an MDS II calculation and a Nutrient Management Strategy, required by the Ontario Ministry of Agriculture, Food and Rural Affairs. A Minor Variance would also be required to permit more than 5 nutrient units on lots with an area between 5 ac and 74 ac. Full details of the proposed housekeeping zoning by-law amendment follow.

Discussion:

The purpose of the Housekeeping Zoning By-Law Amendment is to:

- Add a Definition (Section 2.581) as follows:
Hobby Farm shall mean a small-scale farm operated for personal enjoyment or supplemental income rather than for primary income, in accordance with General Provisions (Section 3.34).
- Add Section 3.34 to General Provisions as follows:

Hobby Farms

Hobby Farms shall comply with the following provisions:

- a) A maximum of five (5) nutrient units is permitted on lots with a minimum area of 5.0 ac (2.0 ha) and a minimum required lot frontage of 75m.
 - b) The animal(s) is/are housed in a building or structure specifically designed for such purposes.
 - c) Any building that houses livestock or poultry shall comply with the required setbacks for an agricultural use, as defined within Section 11.2 General Agriculture (AG) zone and shall have a maximum height of 5m.
 - d) All animal or livestock housing and enclosures shall be located a minimum of 15m from any well or septic system.
- Amend the provisions of Section 11.2, General Agriculture (AG) Zone by adding hobby farm, subject to General Provisions” as a permitted use.
 - Amend the provision of Section 12.1(1), Rural (RU) by adding “hobby farm, subject to General Provisions” as a permitted use.
 - Amend the provisions of Section 12.2(c), Rural (RU) Zone by deleting the following wording:

(c) Hobby Farms

Hobby farms shall be permitted in accordance with the following requirements:

Lot Area (minimum)	3 ha
Lot Frontage (minimum)	75 m

Any building that houses livestock or poultry shall be set back a minimum of 30 m from all lot lines and shall have a maximum height of 5.5 m. The maximum floor area for a building accommodating livestock or poultry shall be 150 m² per ha of land. The maximum number of livestock per ha of land shall be 5 and the maximum number of poultry per hectare of land shall be 20.

Alternatives: No alternatives.

Financial Implications: No financial implications to the Township.

Attachments & Relevant Legislation:
None.

Reviewed by
Sarah Huskinson – CAO/Clerk