

The Hamlet designation includes policies to guide both residential and non-residential land uses within the rural settlement areas of Smithfield, Codrington, Hilton and Orland.

Rural clusters along the shoreline of Lake Ontario, and low density, dispersed residential development in rural areas. Rural-based residential land use designations include the Rural, Rural Shoreline and Limited Services designations.

Rural lands are primarily associated with resource-based activities, including agricultural production, aggregates and minerals extraction and forestry as well as limited rural residential development. The land uses have been placed within the Agriculture, Rural and Aggregate Extraction designations. Institutional/Public Uses and Recreational Open Space Areas identified in a separate designation in the Official Plan.

Residential development areas within the Brighton Urban Area are designated as Low Density Residential, Medium Density Residential. Special policies recognising development affected by the Lake Ontario Wave Up-rush Area, the Butler Creek Two Zone area and an existing Mobile Home Community.

Commercial Lands have been identified by means of the Core, District Commercial and Recreation Commercial designations. Industrial lands associated with manufacturing, wholesaling and waste management have been designated as Prestige Industrial and General Industrial and Waste Disposal Industrial activities respectively. The Community Facilities designation recognises Institutional/Public Uses and Recreational Open Space Areas within the Municipality. Areas subject to natural hazards and natural heritage features and areas have been placed within the Environmental Protection designation.

4.1 AGRICULTURE

The Agriculture designation is applied to lands where the predominant land use is agriculture, and may include uses that are supportive of and compatible with agriculture such as forestry, passive recreational uses, conservation areas, and activities directly related to agriculture, requiring a location in close proximity to farm operations.

The primary purpose of the Agriculture designation is the protection of prime agricultural lands and prime agricultural areas for agricultural uses on a long-term basis, in order that a permanent, secure and available agricultural base is maintained in the Municipality.

4.1.1 Definition of Prime Agricultural Areas

Prime Agricultural Areas are areas that are considered to have a significant capability for supporting agricultural operations, and include the following:

- i) Lands that have a high capability for the production of specialty crops due to special soils or climate;
- ii) Continuous areas of land where soil Class 1, 2 and 3 predominate as defined in the Canada Land Inventory of Soil Capability for Agriculture and associated Canada Land Inventory Class 4 to 7 soils;
- iii) Additional areas where farms exhibit characteristics of ongoing viable agricultural operations; or
- iv) Additional areas where local market conditions ensure agricultural viability where it might not exist otherwise.

The Municipality shall consult with the Province with regard to the identification of Agricultural Resource Lands. It is recognized that the evaluation of the agricultural capability of an area may require detailed mapping, soil analysis and the consideration of surrounding existing land uses. Such additional information, which is of a standard acceptable to Council, may also be used in the determination of Agricultural Resource Lands.

Agricultural Resource lands described above are delineated on Schedule “A - Map 1” of this Plan in the Agriculture land use designation.

4.1.2 Permitted Uses

On lands designated as Agriculture, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards. For the purposes of this Plan, “normal farm practices” shall mean a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

4.1.2.1 Agricultural Uses

Permitted agricultural uses shall include the use of land, buildings and structures for operations conducted on a farm. Agricultural uses shall include the growing of crops, including nursery and horticultural crops, greenhouse crops and mushrooms; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; riding and boarding stables; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

4.1.2.2 Agriculture-Related Uses

Permitted agriculture-related uses shall include those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation. Such uses shall include grain drying, cold storage facilities and similar agriculture-related uses. Agriculture-related uses should avoid, wherever possible, locating on agricultural resource lands.

4.1.2.3 Agri-Businesses

Uses such as feed mills, abattoirs, livestock marketing or sales yards, seed cleaning plants, or other similar agri-businesses, which are not deemed to be “agricultural uses” or “agriculture-related uses” in accordance with Sections 4.1.2.1 and 4.1.2.2 respectively, are not permitted within the Agriculture designation.

4.1.2.4 Farm Related Residential Uses

A maximum of two farm related dwelling units may be permitted on a farm, provided that at least one dwelling unit consists of a single detached dwelling. The second dwelling may be in the form of a second single dwelling, a mobile home or a second dwelling unit in an existing single detached dwelling.

- i) Where the second dwelling on a farm is proposed to consist of a mobile home or second single detached dwelling, an amendment to the Comprehensive Zoning By-law shall be required. Council will only consider a Zoning By-law amendment where the applicant can demonstrate that the requested second dwelling house or mobile home is for full-time farm help.

- ii) Where the second dwelling unit on a farm is proposed to be located within the principal, single detached house, an amendment to the implementing Zoning By-law shall not be required provided the single detached dwelling is in conformity with the regulations of the Zoning By-law.
- iii) A bunkhouse for the temporary lodging of seasonal farm help may be permitted on a property in the Agriculture designation. The establishment of bunkhouse shall require an amendment to the Comprehensive Zoning By-law where the floor area of the bunkhouse exceeds 23 square metres (247.6 sq. ft.).

4.1.2.5 Non-Farm Related Residential Uses on Existing Lots of Record

Non-farm related residential development in the form of one single detached dwelling on a lot may be permitted on any vacant lot in existence or granted consent prior to the approval of the Official Plan. The Comprehensive Zoning By-law shall set out the specific provisions and regulations that apply.

4.1.2.6 Secondary Farm Uses

Secondary farm uses are intended to provide the farm family with a secondary or supplementary means of income, and include uses such as home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property. The uses permitted are to be small scale in nature and they must be clearly secondary to the principal agricultural use of the farm property. Before permitting a secondary farm use other than a use that produces value-added agricultural products from the farm operation on the property, it must satisfy the following criteria:

- i) A secondary farm use shall be conducted only by persons who reside on the farm property, or persons who are employed by the owner/resident of the farm property, and are involved in conducting the farm operation.

The types of uses permitted as secondary farm uses shall be limited to:

- i) Those involved in the manufacture or fabrication of goods related to farming and agriculture (i.e. farm gates, hay bale elevators, animal feeders);
- ii) Uses considered to be trade occupations (i.e. electrician, plumber, carpenter, welder); and

- iii) Those occupations which are primarily and directly related to agriculture and farming.

The use must be clearly secondary and incidental to the principal use of farming on the subject property. There must be no loss of good and/or productive farmland. The use cannot occupy building area that is necessary for or essential to the ongoing farm operation; and, it must in no way impede or interfere with the ability of the farmer to conduct his/her farming operation.

All secondary farm uses shall be conducted inside of buildings and/or structures. The combined floor area of all buildings or structures, or parts thereof that are used for the secondary farm use shall generally not exceed 186 square metres (2002 sq. ft.).

All buildings and structures used in connection with a secondary farm use must be designed in such a manner that they can be converted/reverted to a farming use that is appropriate for the farm property in question at such time that the secondary farm use ceases to exist. Further, all buildings or structures used in connection with the secondary farm use must be located in proximity to the principal farm buildings (i.e. farm dwelling and barn).

A secondary farm use must be operated as part of the farm unit and must cease if the farm operation is discontinued. Secondary farm uses shall not be permitted as separate or independent uses from the farm operation. Any proposal to separate or sever a secondary farm use shall not be permitted.

The use must be such that it does not generate vehicular traffic beyond that which is normally associated with a farming activity on a farm unit. Vehicular access to the use will be by a driveway that serves the farm unit. A separate access driveway serving a secondary farm use shall not be permitted.

Secondary farm uses shall not be placed in a separate zone category in the Comprehensive Zoning By-law, but rather shall be considered as a permitted use in the Agriculture Zones established in the Zoning By-law. The Zoning By-law will establish provisions for secondary farm uses that are consistent with the criteria contained in this section.

Bed and Breakfast Establishments will be permitted uses within farm dwelling houses, in accordance with the policies of Section 3.17.1 of this Plan.

4.1.3 Minimum Distance Separation Formulae

New or expanding livestock operations shall only be established in compliance with the Minimum Distance Separation II (MDS II) formulae, as amended from time to time. Permitted non-farm uses such as residential, commercial and industrial shall only be established in compliance with the Minimum Distance Separation I (MDS I) formulae, as amended from time to time.

4.1.4 Applications for Severances Permitted by Consent

The policies with regard to the subdivision of land by consent to sever within the Agricultural land use designation are set out in Section 5 of this Plan.

4.1.5 Re-designation of Agricultural Lands

In evaluating an amendment to the Official Plan to change the designation from Agriculture to another designation, Council shall be satisfied that there is a demonstrated need for the proposed use for which the amendment is sought, and that it cannot be reasonably located on lands outside the Agricultural designation or on lands within the Agricultural designation with a lower agricultural capability. In the case of adjusting the Hamlet boundaries upon lands designated as Agriculture, the policies of Section 2.4.4 and 3.1.3 of this Plan shall apply.

4.2 RURAL

The Rural designation is applied to lands outside of settlement areas and prime agricultural lands and is typically comprised of those lands where soil classes 4 to 7 as defined by the Canada Land Inventory of Soil Capability for Agriculture predominate. Within the Rural designation, agricultural activities are present but tend to be fragmented by other uses, such as rural residential and rural estate developments, aggregate resource areas and environmental protection areas. It is the intent of this Plan to recognise existing development throughout the Rural designation in a manner which reflects the rural character of the Municipality while ensuring there are no demands placed on the Municipality for additional services which are expensive or difficult to provide.

The Rural designation is intended to maintain the natural and scenic qualities of the Municipality by preserving the rural character and lifestyle. The predominant use of the land shall be for