

 <p>Agricultural Land Commission</p>	<p>DEVELOPMENT OF FARM STRUCTURES FOR FARM-RELATED COMMERCIAL AND FARM- RELATED INDUSTRIAL USES IN THE ALR</p>	<p>POLICY L-24</p> <p>October 2019</p>
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This policy provides general guidelines for Commission decision-making when considering the placement of fill, removal of soil, and applications for non-farm use pertaining to the development of farm structures for *farm-related commercial and farm-related industrial uses*, as applicable.

These guidelines aim to ensure that:

- agriculture remains the principal use of land in the ALR;
- land taken out of agricultural production to accommodate farm-related commercial and farm-related industrial uses, if any, is minimized;
- regard is given to the long-term cumulative impact of structures on the ALR;
- proposed farm-related commercial and farm-related industrial uses are of a size and scale appropriate for the size of the farm operation; and,
- servicing requirements (e.g. water and wastewater, road access, parking, fire services, etc.) are appropriate and fit with the agricultural context.

GENERAL GUIDELINES:

Infrastructure

Farm-related commercial and farm-related industrial uses should be appropriate for the available rural services and not require the level of road access, water and wastewater servicing, utilities, fire protection, and other public services typically found in urban areas.

High water use/effluent generating operations should be, whenever possible, located in urban areas where municipal services are available.

Farm-related commercial and farm-related industrial uses should be consistent with the Ministry of Agriculture's Guide for Bylaw Development in Farming Area's (the Minister's Bylaw Standard):

- Parking and loading areas should be permeable in nature, whenever possible, to reduce impervious cover and minimize the impacts of stormwater discharge on surrounding agricultural land; and,
- Stormwater and agricultural liquid waste management plans should be required where the total impervious area of buildings and structures exceeds 3,700 m² (approximately 40,000 ft²).

Recommended limits for *farm-related commercial and farm-related industrial uses*

The amount of land taken out of agricultural production for *farm-related commercial and farm-related industrial uses*, if any, should be minimized to ensure balance between farmland protection and the economic opportunities provided for farmers in the ALR Use Regulation.

The key concept in this regard is total lot coverage (referred to as the **lot coverage limit**) described below.

Lot coverage limit is the ratio of the total area occupied by the *farm-related commercial and farm-related industrial uses* on a lot (parcel) divided by the size of the lot (parcel), expressed as a percentage.

The calculation of lot coverage should account for all aspects related to the *farm-related commercial and farm-related industrial uses*, including buildings, outdoor storage, landscaped areas, parking and loading areas, and new access roads. The lot coverage limit should be calculated based on the size of the individual lot (parcel) of land where the *farm-related commercial and farm-related industrial uses* are located, not the total area of a farm operation which may include several lots (parcels) – see *Exception Notes* below.

The recommended lot coverage limit is:

For parcels greater than 4 hectares (10 acres):

- Lot coverage limit is 5% of the lot (parcel)

For parcels 4 hectares (10 acres) or less:

- Lot coverage limit is 0.2 hectares (0.5 acres)

Recognizing the restriction a continually decreasing lot coverage limit could have on lots (parcels) less than 4 hectares, it is recommended that the lot coverage limit for lots less than 4 hectares remain equal to the lot coverage limit recommended for a 4 hectare lot (parcel) calculated at 0.2 hectares (0.5 acres).

If more than one *farm-related commercial and farm-related industrial use* is proposed for a farm, they should be consolidated on a single lot (parcel) and the combined area of all farm-related commercial and farm-related industrial uses should be clustered in a contiguous area within the recommended lot coverage limit.

Exception Notes:

- (1) *The Commission may consider increasing the lot coverage limit on a single parcel where the farm operation is made up of several lots (parcels) that are actively being farmed as a single operation provided there are restrictions placed on the development of similar uses on the remaining parcels making up the farm operation.*
- (2) *The lot coverage limits above should not be applied to residential uses or farm buildings used for the growing and raising of plants, truffles, mushrooms, or animals.*

DEFINITIONS:

Agriculture means the growing and raising of plants, truffles, mushrooms, or animals, including aquaculture.

Farm-related commercial and farm related industrial uses means:

- Farm product processing facilities under section 11(2) of the ALR Use Regulation;
- Farm product retail sales buildings under section 11(3) of the ALR Use Regulation;
- Alcohol production facilities and their ancillary uses under section 13 of the ALR Use Regulation;
- Pet breeding and boarding facilities under section 23 of the ALR Use Regulation;
- Class A compost facilities under section 27(2) of the ALR Use Regulation;
- Permanent infrastructure to support agri-tourism activities if approved through application by the Commission under section 25 of the ALC Act; and,
- Permanent infrastructure to support gathering for events if approved through application by the Commission under section 25 of the ALC Act.

LOT COVERAGE LIMIT CALCULATION EXAMPLES:

Parcel Area	5% Lot Coverage Limit		
40 ha (~100 acres)	2 ha	(~5.0 acres)	(~20,000 square metres)
20 ha (~50 acres)	1 ha	(~2.5 acres)	(~10,000 square metres)
10 ha (~25 acres)	0.5 ha	(~1.25 acres)	(~5,000 square metres)
8 ha (~17 acres)	0.4 ha	(~1.0 acres)	(~4,000 square metres)
4 ha (~10 acres)	0.2 ha	(~0.5 acres)	(~2,000 square metres)
2 ha (~5 acres)	0.2 ha	(~0.5 acres)	(~2,000 square metres)
0.8 ha (~2 acres)	0.2 ha	(~0.5 acres)	(~2,000 square metres)
0.4 ha (~1 acre)	0.2 ha	(~0.5 acres)	(~2,000 square metres)