



Farmland

1.0 Our Vision for the Farmland Place Type

1103_ Farmland in London will continue to be an area of intense production and vibrant economic activity. The landscape will be characterized by viable agricultural fields which support general farming, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry, aquaculture, and agricultural research. Agricultural production on farmland will include multiple scales, styles and systems of food, fuel, and fibre production. Farmers and the farming community, agricultural land, a healthy and vibrant rural economy, and rural quality of life will all be protected for the long-term. Agricultural uses, agricultural-related commercial and industrial uses and on-farm diversified uses will be permitted. Farms will be permitted to sell local produce and house full-time farm labour on-site to maintain the farm's vitality.

2.0 Role Within the City Structure

1104_ The Farmland Place Type is the prime agricultural area of London, and consists of prime agricultural land (*Canada Land Inventory Classes 1, 2, and 3 soils*) and associated Class 4 through 7 soils that will be protected and maintained for the long term as the base to support a healthy, productive, and innovative agricultural industry as a key component of the city's economic base and heritage.

1105_ The Farmland Place Type will promote sustainable farm practices which encourage the conservation of surface and groundwater resources, aquatic habitat, woodlands, wetlands, wildlife habitat and other natural features, where such practices do not impose undue limitations on the farming community. This Place Type will also discourage the creation of non-farm residential lots in the agricultural area. Impacts from any new non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

3.0 How will We Realize Our Vision?

1106_ Farmland in London is intended to:

1. Provide necessary agricultural goods for residents and businesses in the City of London, the region and beyond.
2. Produce food, fuel, and fibre now and into our future.
3. Allow for innovative practices that are sustainable, and support green technology and farm management.
4. Foster an agricultural sector that is diverse, profitable, and able to adapt.
5. Continue in a manner which does not have a negative impact on our Natural Heritage System.
6. Allow for on-farm diversified uses that are compatible with and do not hinder surrounding agricultural operations. Limited non-agricultural uses may be permitted only where it can be demonstrated that the proposed use is in accordance with the *Provincial Policy Statement*.

7. Allow for flexibility as farm practices and management techniques evolve.
8. Permit secondary farm businesses and home occupations, to maintain farm viability.
9. Support a pattern of agricultural land holdings that increases the viability of farm operations and avoids the fragmentation of land ownership.
10. Discourage uses which are not supportive of agriculture from locating in the Farmland Place Type.
11. Direct new non-agricultural development in the Farmland Place Type to lands that are classified as having a lower soil capability in the *Canada Land Inventory* and to areas where the potential for conflict between agriculture and the proposed non-agricultural uses will be minimized.
12. Minimize the potential for land use conflicts between residential uses and farm operations.
13. Mitigate impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands.



4.0 Permitted Uses

1107_ The following uses may be permitted within the Farmland Place Type in conformity with the policies of this Plan:

1. The predominant type of development permitted in the Farmland Place Type will take place within the farm unit. The farm unit consists of the land base and agricultural uses, the principal farm residence, secondary farm dwelling units that may be required for the farm operation, and associated on-farm buildings and structures, including such things as barns, silos, drive sheds, and manure storage facilities and other farm buildings/structures that support the farm operation.
2. Existing residential uses on existing lots of record, and a secondary farm dwelling unit.
3. Home occupation.
4. Secondary farm occupation and on-farm diversified uses.
5. Agricultural-related commercial and industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity.
6. Ancillary retail for on-farm grown and/or produced goods.
7. Green space and conservation areas.
8. Limited non-agricultural uses where it can be demonstrated that the proposed use is in accordance with the *Provincial Policy Statement*.
9. Natural resource extraction.
10. Small Wind Energy Conversion System (SWECS) consisting of one wind turbine and blades, one supporting tower and associated control or Small Wind Energy Conversion System conversion electronics.
11. Green Energy Projects.
12. Existing uses.

4.1 Normal Farm Practices

1108_ Farmland's primary role is to serve and support agricultural uses and normal farm practices.

1109_ Nothing in this Plan is intended or may be applied to restrict a normal farm practice carried on as a part of an agricultural operation on lands within the Farmland Place Type in accordance with the *Farming and Food Production Protection Act*, as amended from time to time.

4.2 Farm Unit

1110_ The predominant type of development permitted in the Farmland Place Type will be the farm unit.

1111_ The farm unit consists of the land base, the principal farm residence, secondary farm dwelling units that are required for the farm operation, and barns, silos, drive sheds, manure storage facilities and other farm buildings/structures that support the farm operation.

1112_ For the purposes of this Plan, only individual farm properties will be considered as farm units. Where a farmer owns two or more farm properties and where those farm properties are separate lots for *Planning Act* purposes, each of the farm properties will be considered as a separate farm unit.

1113_ Secondary farm occupation uses, home occupation uses, and on-farm diversified uses, are considered as part of the farm unit.

1114_ Woodlands which are located on farm properties will be considered as part of the farm unit unless otherwise identified on Map 4 – Natural Heritage.

4.3 Residential Uses on Existing Lots of Record

1115_ Residential dwellings may be permitted on existing lots of record subject to a zoning by-law amendment, provided it does not create conflicts with farming operations, and subject to an environmental impact study if adjacent to any natural heritage feature.

1116_ The Minimum Distance Separation (MDS I) setback will be applied at the time of a zoning by-law amendment and prior to the issuance of a building permit.

1117_ New residential units may be permitted only where an adequate supply of potable water is available or can be made available, and where the lot size and soil types are suitable to support an individual on-site waste disposal system.

1118_ A severance to create a new residential lot outside the Urban Growth Boundary in the Farmland Place Type will not be permitted, except in accordance with the Surplus Farm Dwellings policies in the Agricultural Land Severance section of this chapter.

4.4 Secondary Farm Dwelling Unit

1119_ The establishment of one additional single detached dwelling unit on the farm unit for a full-time farm employee, may be permitted by an amendment to the *Zoning By-law* subject to the following criteria:

1. The size of farm parcel and type of farm operation warrants an additional dwelling unit to provide for the close proximity of farm employees to the farm operation.
2. A factory-built or manufactured home may be permitted as an additional dwelling unit provided the home is placed on a permanent foundation and meets all requirements of the *Zoning By-law* and *Building Code*.
3. The secondary farm dwelling will be clustered with the principal farm residence and farm-related buildings and structures. Access to the secondary farm dwelling will be restricted to an existing driveway and no new driveway will be permitted.
4. A secondary farm dwelling shall not be severed from the farm unit.
5. Temporary living quarters for seasonal farm help may be permitted through a zoning by-law amendment for a temporary use.
6. Secondary farm dwelling units shall meet the required Minimum Distance Separation (MDS I) setback at the time of the zoning by-law amendment and prior to the issuance of a building permit.

4.5 Home Occupation

1120_ Home occupations not directly related to, but supportive of the primary farm operation may be permitted in the Farmland Place Type provided they are accessory to the primary use of the property, operated only by those residing on the property on which the home occupation is located, and conducted entirely within the dwelling.

1121_ The types of home occupation permitted and the standards applying to these uses will be set out in the *Zoning By-law* and may include the range of activities, floor area limits, parking, and signage requirements.

4.6 Secondary Farm Occupation and On-Farm Diversified Uses

1122_ Secondary farm occupations are to be carried on as part of the farm unit as a means of providing supplemental income to support the farm family and the viability of the primary farming operation.

1123_ A secondary farm occupation conducted within a building other than a farm residence may be permitted provided it remains secondary to the agricultural use on the farm.

1124_ Secondary farm occupations are differentiated from "home occupations" by the larger size and scale of the activity, and may be conducted outside the dwelling.

1125_ Existing secondary farm occupations will be recognized and zoned in the *Zoning By-law*.

1126_ The severance of land to separate a secondary farm occupation from a farm property will not be permitted.

1127_ A new secondary farm occupation may be permitted by an amendment to the *Zoning By-law* subject to the following criteria:

1. A secondary farm occupation may include the processing or retailing of goods produced on the farm, a welding or fabricating shop, a vehicle repair establishment, a contractor or trade shop, a personal service establishment, a crafts person's shop, a day care facility, a bed and breakfast or farm vacation establishment, a small business office, or any other occupation which is directly related to agriculture.

2. One permanent secondary farm occupation will be permitted per farm lot in addition to seasonal or intermittent uses permitted in conjunction with the primary farm operation.
3. Existing buildings or structures may be used for a secondary farm occupation. New buildings or structures, or additions to buildings or structures may be constructed for the purposes of the secondary farm occupation as part of the farm cluster but will be of comparatively small-scale relative to the farm operation, as established through the *Zoning By-law*.
4. A secondary farm occupation will be operated directly by the resident farmer and immediate family members and a maximum of two additional employees.
5. A secondary farm occupation will be conducted in conjunction with the existing farm unit including any new buildings or facilities constructed for the secondary use. Access to secondary farm occupations will be restricted to an existing driveway and no new driveway access will be permitted.
6. Adequate on-site sewage and water systems can be provided to accommodate the secondary farm occupation.

4.7 Agricultural-Related Commercial and Industrial Uses

1128_ Agricultural-related commercial and industrial uses are uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. Such uses may include grain drying, handling and storage facilities, and farm market uses.

1129_ Legally existing agricultural-related commercial and industrial uses will be recognized in the *Zoning By-law*.

1130_ New agricultural-related commercial and industrial uses may be permitted by an amendment to the *Zoning By-law* to apply the appropriate agricultural commercial or agricultural industrial zone, subject to the following policies, and in accordance with provincial guidelines:

1. The amount of land devoted to the activity is only the minimum necessary to support the activity and its servicing requirements.
2. It can be demonstrated that the use is supportive of farm operations in the area and requires a location in close proximity to the farm operation to function successfully, and the use provides direct products and/or services to farm operations in the area as a primary activity.
3. The location of the facility should not impose any operating constraints or result in a reduction of the efficiency of existing farms in the vicinity. Agricultural-related commercial and industrial uses should be directed to sites having the lowest soil capability, drainage, topographic, site size or configuration limitations for agriculture.
4. The facility does not require municipal water or sewage disposal services and can meet all requirements for the provision of individual on-site services.

5. Access will be available from a public street. The access must not create a potential traffic hazard due to poor sight lines or proximity to an intersection, steep grade or curve. An agricultural-related commercial or industrial use will be located on a street capable of accommodating, on a year-round basis, the volume and type of traffic, including truck traffic, that the proposed use is likely to generate.
6. Adequate drainage and suitable outlets for stormwater runoff can be provided.
7. The use complies with provincial environmental approvals and regulations respecting the release of pollutants into the air, onto land or into water, or for the storage, transportation or disposal of waste that is produced by the operation of the use.

4.8 Green Space and Conservation Areas

1131_ Green Space uses may include public or private outdoor recreational activities, golf courses and conservation areas, as well as associated ancillary facilities, subject to the Green Space Place Type policies of this Plan, and the following:

1. Green space and conservation uses will support the retention, enhancement, and conservation of natural heritage features and areas and their ecological functions.
2. Green space and conservation uses will be supportive of, or neutral to agriculture and free from buildings or structures except those necessary for a permitted recreational activity. In areas that have significant natural features and areas or functions, recreational activities will be limited to those of an educational or instructive nature which involve minimal impact on the natural heritage feature or area or on their ecological function.
3. Proposed active recreational uses may be permitted in the Green Space Place Type to support a rural neighbourhood, city or regional recreation need.

4.9 New Institutional and Recreational Uses

1132_ New institutional and recreational uses are encouraged to locate within the Urban Growth Boundary of the city.

1133_ New or expanding institutional and recreational uses will be permitted only where the ability of the adjacent farmland area to function is maintained by retaining the soil viability and open space character. Sensitive uses which would preclude future livestock operations in the area will not be permitted.

4.10 Natural Resource Extraction

1134_ Oil, gas, and aggregate resource extraction will be subject to the Natural Resources policies of this Plan.

4.11 Small Wind Energy Conversion System (SWECS)

1135_ The *Zoning By-law* will ensure that appropriate setback requirements are implemented for compatibility with the principal farm residence and the surrounding land uses.

4.12 Green Energy Projects

1136_ New Green Energy projects, including wind farms and solar fields may be permitted subject to the provisions of the *Green Energy Act*. New facilities shall be located on agricultural lands that have the lowest agricultural land capability. New facilities and installations shall minimize impacts on the soil and existing topography, and are to be constructed in such a way as to permit the conversion of the site to agricultural purposes when the facility is no longer required.

1137_ New facilities will be located to minimize their impacts on existing agricultural operations, and may be subject to a zoning by-law amendment to permit structures and ancillary facilities. Site plan approval shall be required.

4.13 Existing Uses

1138_ Uses not listed in the range of permitted uses, but which legally exist on the date of Council adoption of this policy, may be regarded as permitted uses. These uses include facilities such as schools, churches, group homes, and specialized care facilities; recreational facilities such as golf courses, campgrounds, trailer parks and recreational vehicle facilities; non-farm residential uses; and cemeteries and aggregate resource uses.



5.0 Intensity

1139_ Farmland uses will be dynamic and vibrant; however some activities within the Farmland Place Type may need to be limited as follows:

1. The capacity of new or expanding livestock operations will be limited through the application of Minimum Distance Separation (MDS II) requirements.
2. Non-agricultural uses will be grouped.
3. To prevent estate lots, residential uses will be limited to existing lots of record and encouraged to locate in the urban portion of the city or within the Rural Neighbourhood Place Type.

1140_ Retail uses will be limited to the sale of on-site produce and will be temporary in nature.

5.1 Existing Farmland Lots

1141_ It is the intent of this Plan, as set out in the Agricultural Land Consent policies of this chapter and the Minimum Distance Separation policies in the Our Tools part of this Plan, to:

1. Encourage the retention or consolidation of farm parcels so that farms are of sufficient size to promote efficient operations and responsible environmental management, and to maintain long-term agricultural viability and flexibility.
2. A minimum farm parcel size of 40 hectares will be established in the *Zoning By-law* in keeping with this intent.
3. Recognize existing land holdings in the Farmland Place Type that do not meet the minimum 40 hectare farm parcel size and that are under separate ownership from abutting parcels of land at the date of adoption of this Plan, may be used for agricultural purposes, including one single detached dwelling, subject to Minimum Distance Separation (MDS I) setback(s).



6.0 Form

1142_ Development in the Farmland Place Type will be efficient and directed so as to:

- Minimize noxious impacts on residential buildings.
- Locate development toward the street to minimize the impact on the amount of land that is agriculturally viable for production.
- Be grouped to minimize points of access to the street which would create transportation conflict.
- In all instances maximize the quality and amount of possible land area for agricultural production.
- Be located on the least valuable soil within the farm parcel.

6.1 Greenhouses

1143_ Greenhouses should be considered where they produce agricultural products. They will be located such that:

1. They are on the least valuable soil within the farm unit parcel.
2. They are oriented to maximize the use of solar energy.
3. They are designed to recycle water.
4. They are designed such that their demolition would not preclude a return to field-based agricultural production.
5. They are designed to minimize impacts on neighbouring farm operations.

6.2 Agricultural-Related Commercial and Industrial Uses

1144_ Agricultural-related commercial and industrial uses are subject to site plan control. The site plan and development agreement will address the following:

1. Dimensions of the lot.
2. Building areas and location on the lot including surrounding land uses and buildings.
3. Ingress and egress to and from the site, including parking facilities.

4. The location of outdoor storage facilities.
5. Servicing provisions.
6. Site grading and fencing.
7. On-site stormwater management facilities.

6.3 Small Wind Energy Conversion System (SWECS)

1145_ One SWECS may be erected on a lot subject to the following provisions:

1. An application for a SWECS will be subject to site plan control. A site plan drawing will be submitted illustrating the location of the SWECS, as well as the locations of all existing buildings and structures on the subject property and the locations of all existing buildings and structures on adjacent properties.
2. Setbacks from street allowances, lot lines, and structures, as well as maximum height provisions will be established in the *Zoning By-law*.
3. The SWECS, including the mast and the blades, as well as any accessory buildings will be finished externally in a colour acceptable to the City. Required cables and/or transformers associated with the SWECS will be located within each turbine tower structure and/or will be located underground beside the tower. Adverse impacts associated with shadow flicker and overshadowing on neighbouring buildings and land uses will be avoided.
4. Where a SWECS is constructed within 5,000 metres of London International Airport, written approval from Transport Canada will be required to provide assurance that there will be no adverse effect on the safe operation of the Airport.