

ATTACHMENT C

Draft Policies for the Rural Designation
City of Kingston

March, 2007

GENERAL PRINCIPLES

It is the policy of this Plan to maintain a permanent and viable agricultural industry throughout the rural portion of the City. Agriculture is recognized as an important component of the economic base, a source of employment and the basis of a rural way of life.

Therefore, it is the intent of this Plan to protect land suitable for agricultural production from scattered development and land uses which are unrelated to agriculture.

The Rural areas represent soils primarily within Classes 5, 6 and 7 Soils of the Canada Land Inventory of Soil Capability for Agriculture, and organic soils; Class 4 soils which are adjacent to the Classes listed above and form part of a large and contiguous block of poorer agricultural land; and, areas where previous non-farm development has effectively limited the future of intensive farm activity. The are small areas of good quality farm land in the Rural designation. Where practical, these lands should be protected for long-term agricultural use (as shown in Figure 7).

PERMITTED USES

The predominant use of land within the Rural designation may include all agricultural uses outlined in Section ?? of this Plan, forestry, renewable energy systems, alternative energy systems, reforestation, conservation, community facilities, home occupations and home offices in residences and accessory buildings, outdoor recreational facilities such as hiking and cross-country ski trails which require a large land area, bed and breakfast establishments and similar, small-scale accommodation which caters to tourists and travellers and is compatible with the rural character of the area. Single dwelling houses on existing lots of record or lots created by a consent to a land severance are permitted provided they are compatible with adjacent land uses.

POLICIES

- a) It shall be the policy of this Plan to discourage the development of non-farm related uses within the Rural designation and to prevent scattered development leading to the unnecessary fragmentation of rural lands.
- b) Although the large extensive areas of good farm land are designated Agricultural, the smaller areas of good farm land and existing farming operations in the Rural designation may be zoned in a separate zone to identify and protect these lands and operations. [Figures 3 and 7 may be used as reference]

- c) Any non-farm related development, such as residential, commercial, or industrial uses, must be shown to be compatible with adjacent agricultural operations.

Applications for the erection, extension or enlargement of non-farm uses and other sensitive uses shall comply with the provisions of the Minimum Distance Separation Formulae, in order to protect farm operations from encroachment and to allow for the future flexibility and expansion of existing farm operations.

New livestock and poultry operations and the extension, enlargement or renovation of existing structures shall be established adjacent to existing residences in accordance with the Minimum Distance Separation Formulae.

- d) The municipality may pass by-laws to define and regulate the establishment and expansion of intensive livestock operations. In this regard the municipality may pass by-laws to require Nutrient Management Plans. Such development may be subject to Site Plan Control in accordance with Section 41 of *The Planning Act, R.S.O. 1990*.
- e) A farmer may be permitted to establish a second dwelling house on a farm, provided that such dwelling unit is to be occupied by persons engaged on a full time basis on such farm and who significantly assist in the day to day operation of the farm. It shall further be the policy of this Plan that no land severance will be granted for such farm related dwelling.
- f) Notwithstanding any other provision of this Plan to the contrary, within the Rural designation, limited agricultural service and supply industries such as a farm implement dealer, a feed mill or seed cleaning plant, an agricultural produce warehouse, an abattoir or other similar agri-business may be permitted without an amendment to this Plan.

Such uses shall generally be encouraged to consolidate into groups within or adjacent to existing communities or in areas of marginal agricultural value. Regard shall be had to the following matters in reviewing applications for the development of such uses:

- i. the compatibility of the proposed use with surrounding land uses;
- ii. the siting and design of the proposal so as to ensure the provision of adequate off-street parking and loading facilities, appropriate setbacks, landscaping and buffering and that any lighting or signs are arranged so as to blend in with the character of adjacent uses; and
- iii. such development shall comply with the provisions of the Minimum Distance Separation Formulae.

It shall further be the policy of this Plan that such uses will only be permitted conditional upon approval of an amendment to a separate zoning classification in the implementing Zoning By-law where appropriate provisions and regulations are established to govern the use of such lands.

- g) Existing lots of a size too small to be viable agricultural units shall be encouraged to consolidate with adjacent farm properties.
- h) If utility and transportation corridors intrude on Rural areas, Council shall attempt, wherever possible, to ensure the continuation of the existing networks while minimizing the disruption of farm units and households, and ensuring the continuity of the agricultural community as a whole.
- i) The establishment of new non-farm related development will be permitted in the Rural designation. Lots created by a consent to a land severance including Non-Farm Residential Severances may be permitted by the Approval Authority in accordance with the policies contained in **Section _____**.
- j) Existing non-farm residential development may be appropriately zoned in the implementing Zoning By-law where a node or cluster of such uses exists. Where such development has been zoned, infilling of residential uses may be permitted in accordance with the policies of Section ?? hereof. The expansion of the nodes or clusters of non-farm residential development shall generally be discouraged.
- k) Secondary Farm Occupations are permitted within this designation in accordance with the policies of **Section _____** (Agricultural designation).
- l) Notwithstanding any other provision of this Plan to the contrary, the Rural designation shall not serve to preclude the issuance of building permits on existing legal lots of record for residential purposes provided such lot complies with the provisions of the implementing Zoning By-law and can achieve the Minimum Distance Separation Formulae.
- m) Where lands are designated as Rural on Schedule “A”, landowners shall be encouraged to recognize the forest resource as an integral part of their total agricultural operation, both as a source of income from various forest products, and as an important agent in providing essential soil and water conservation benefits. In this respect landowners will be encouraged to:
 - i. manage forest resources in accordance with proper forest management practices, in consultation with the Ministry of Natural Resources and the Conservation Authority;
 - ii. retain existing tree cover, insofar as it is practical;

- iii. as appropriate, maintain and establish tree and shrub cover on low agriculture capability soils, and in hazardous areas such as steep slopes, major drainage swales, and flood prone areas, in order to reduce runoff rates and minimize soil erosion;
 - iv. encourage the retention and establishment of windbreaks to reduce wind erosion; and,
 - v. encourage reforestation on non-productive farmland.
- n) Development in areas with close proximity to lands designated Aggregate, must comply with the requirements of Section ?? of this Plan.
 - o) The implementing Zoning By-law shall establish an appropriate Zone(s) with standards and controls to implement the policies established for the Rural designation.
 - p) Established agricultural operations may be zoned in a separate Agricultural zone in the implementing zoning by-law to recognize and protect the long term viability of these operations.

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