

LOT CREATION IN ONTARIO'S AGRICULTURAL LANDSCAPE: TRENDS, IMPACTS, POLICY IMPLICATIONS

Report 2: Profiles and Data Summaries



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Overview

This report is the second in a series of three reports on the topic of lot creation in Ontario's agricultural designations. This second report presents data collected in each of the 35 participating upper and single tier municipalities in Ontario. Results are profiled and summarised for the province as a whole, four regions in the study area, and each individual municipality.

The other three reports in this series are entitled:

1. Report 1: Literature Review
2. Report 2: Profiles and Summaries
3. Report 3: Impacts and Analysis

All three reports are products of a research project entitled "Rural Non-Farm Development – Revisiting Rural Severance Policy in Ontario". The reports are based on the first iteration of this study, conducted from 2001-2003. The reports from this study and the previous study are available online at www.waynecaldwell.ca.

1.0 Introduction

1.1 Problem Statement

Ontario's planning policies regarding lot creation in prime agricultural areas are a modern expression of the age-old battle to balance competing land uses. In the interest of remaining competitive in the global market and meeting new social challenges, many agricultural operators are choosing to expand their operations, whether large or small scale, through intensification. Concurrently, rural non-farm lots are segmenting Ontario's rural landscape. While these changes to the rural landscape can complement one another, they can also be the source of considerable tension. Numerous conflicts between scattered rural development and an increasingly industrial farm sector have been documented (Caldwell and Williams, 2002).

New non-farm lots not only remove land from agricultural production, but can also restrict surrounding agricultural land and potentially threaten future agricultural viability. Non-farm residential lots can introduce to rural areas, urban dwellers who may have limited understanding of the agricultural landscape. Conflicts surrounding noise, dust, water pollution, livestock and manure odours, chemical applications, and sharing of the road with slow-moving farm machinery can arise. Even residential severances that were initially related to the agricultural operation can create conflict later as the lots are sold and resold to individuals without an agricultural connection.

In an effort to address these issues, the 2005 Provincial Policy Statement (PPS) placed more emphasis on the protection of agricultural land and thus restricted residential severances. The changes permitted surplus dwellings as the only residential severance in the agricultural designation. This research generates a count of rural non-farm severances from 2000-2009 in 35 counties/regions with Official Plans containing agricultural designations. This data, combined with the previous study of this

nature conducted in 2001-2002 using data from 1990-1999 by Caldwell and Weir, gives a large data set to identify trends for a 20 year period. Data will be presented for the Province of Ontario; four regions of the Province including Eastern, Central, Western, and Southern; and each upper and single tier municipality. This research project has been completed by researchers at the School of Environmental Design and Rural Development, University of Guelph.

1.2 Purpose of Research

Prior to 1990, municipalities were required to circulate farm related severance applications to the then-Ontario Ministry of Agricultural and Food (OMAF). This provided OMAF the opportunity to review and monitor the creation of new lots on agricultural land to help inform policy. The Planning Act, introduced in 1990, did not require municipalities to circulate severance applications to the ministry. As a result, there is no single source, accurate record of severance activity in the agricultural areas of Ontario. This research fills the knowledge gap by building on previous research examining severances from 1990-1999 and contributing new data for the period 2000-2009. The 20-year data set covers two key policy changes in 1996 and 2005. An examination of the changes in severance activity pre- and post-policy change can help gauge the effectiveness of policy and identify strengths and areas for improvement. Policy changes in 1996 and 2005 both further restricted rural development with the 2005 policy permitting surplus dwelling severances as the only residential severance in agricultural designations. This document will provide the count and type of severances in agricultural designations in 35 counties/regions across Ontario.

Four objectives were set out in the original research proposal. They were as follows:

1. Document the numbers and purpose of lots created within rural and agricultural Ontario.
2. Identify the local land use policy that was in effect when these lots were created.
3. Determine the relationship between current provincial policy and the creation of rural non-farm lots. Identify the impact these lots are having on the agricultural industry and review the impact on the viability and sustainability of agriculture in rural communities.
4. Provide quality information to assist with upcoming reviews of the Greenbelt Act and the Provincial Policy Statement. Maintain the data gathered on a publically accessible web site.

This research will be of broad interest to those working in agriculture, rural communities, and sustainable development. Results will be of particular interest to provincial planning staff, most specifically, the Ontario Ministry of Agriculture, Food and Rural Affairs and the Ministry of Municipal Affairs and Housing. Upper, lower, and single tier municipal councillors and staff will also draw upon this resource to assist in their understanding of complex trends in their municipalities. Results are especially relevant to ongoing reviews of the Provincial Policy Statement, the Greenbelt Plan, and Places to Grow. Other indirectly informed acts include the *Green Energy Act*, *Nutrient Management Act*, and the *Farming and Food Production Protection Act*.

Further discussion and analysis of this data can be found in *Lot Creation in Ontario's Agricultural Landscapes: Trends, Impacts, and Policy Implications Report 3: Impacts and Analysis*.

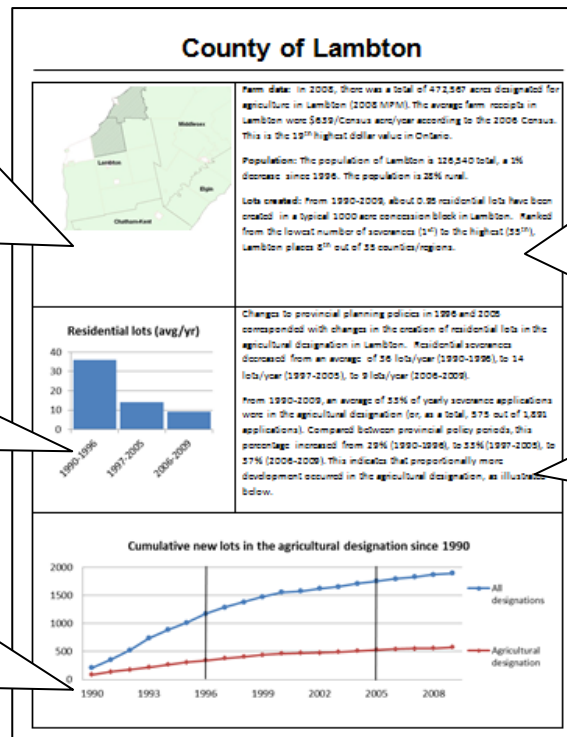
1.3 Profiles: How to Use

Map shows location of municipality, the surrounding municipalities, and participation status. Light Grey indicates participating municipalities; Dark grey indicates eligible but non-participating municipalities; White indicates non-eligible.

Graph depicts the average number of severances per year in each of the three policy periods.

Graph depicts the number of new lots created in the agricultural designation in comparison to the number of new lots created in all designations.

Graph depicts the number of residential severances in the agricultural designation colour-coded by 5 residential sub-categories. Estimates are not included in graph.



Provides Census and Municipal Performance Measurement data for each municipality including: agricultural land size, population, and farm sales per acre.

Also indicates fragmentation ranking relative to other municipalities (based on the number of new lots created per 1,000 acres of land in the agricultural designation over the 20-year time period).

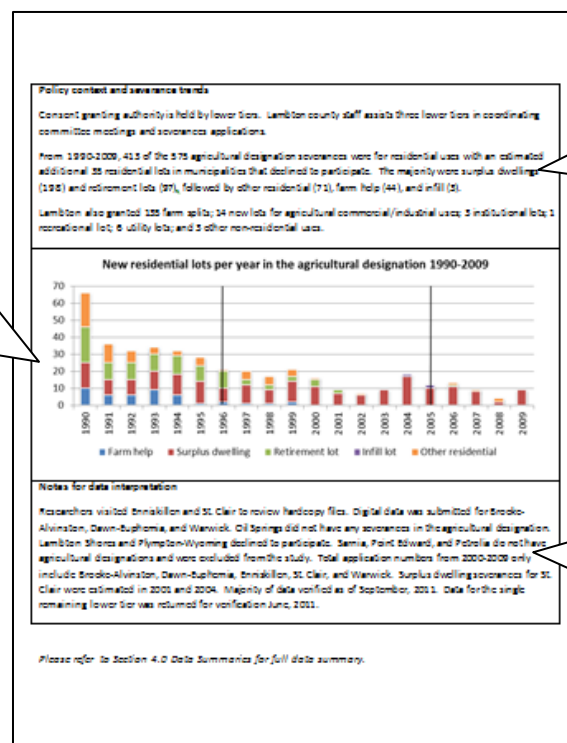
Notes trends corresponding to PPS changes. Identifies the proportion of severances in the agricultural designation in comparison to overall severances.

Provides context to severance trends by indicating consent granting authority.

Gives a breakdown of types of severances created, including sub-categories of residential severances.

Lists lower tier municipalities that participated (if applicable).

Indicates estimates, data gaps, relevant information and the data verification date as it pertains to this study period, unless otherwise noted.



**For specific calculation details please see methodology.

2.0 Methodology

2.1 Overview

For a detailed description of the methodology, please see Appendix A. For definitions of key terms, please see Appendix B.

This research builds upon and adapts methods used by Caldwell and Weir (2002) for assessing the scale and impacts of lot creation in Ontario's agricultural designations. All of the severance data collected in the previous study period (1990-2000) was entered into a new digital database and combined with new data collected in the current study period (2000-2009). Data categories were kept as consistent as possible between the two periods. Credit for the collection of data prior to 2001 belongs to Dr. Wayne Caldwell and Claire Weir who pioneered the study methods and analysis.

A verification survey was carried out with a planner in each municipality as part of the verification process. These surveys were conducted online, over the phone, and in person where possible. Interviews provided a rich source of qualitative knowledge that revealed contextual layers that could not be captured in quantitative severance trends. A set of semi-structured interview questions were used to filter for the most relevant information to improve research efficiency, based on guidelines in Creswell (2009).

Key informant interviews were carried out after municipal-level data had been summarized and analyzed. Data specific to the interviewees' municipality was presented to interviewees for a response. These interviews also focused on the interviewees' perspectives on the impacts of severance activity. These interviews were conducted between June 12, 2011 and August 15, 2011. Respondents were strategically chosen on the basis of their individual roles in municipal councils, planning offices or agricultural organizations. The interviews were exploratory and were not meant to be a random sample.

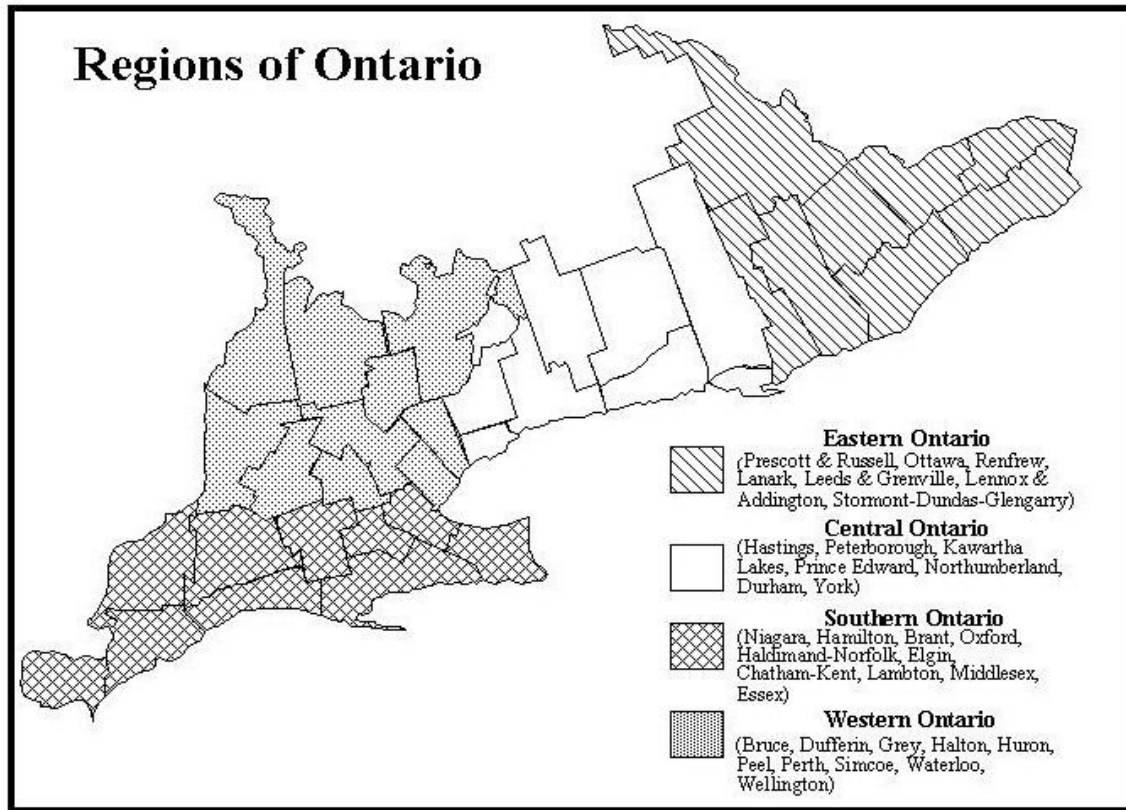
2.2 Study area

This study is focused on the effectiveness of severance policies for prime agricultural areas as defined by Ontario's Provincial Policy Statement (PPS)¹. Many municipalities identify prime agricultural areas through Agricultural designations in Official Plans. Agricultural designations were used as the most accurate boundary available for the study. However, caution is required in using Official Plan designations and zones as boundaries for prime agricultural areas because the protection of prime agricultural areas is by no means consistent or comprehensive across the province. Some municipalities protect all prime agricultural areas and additional lands; others protect only portions of prime agricultural land which, in the past, may have qualified as a larger agricultural area. A number of counties distinguish between Rural and Agricultural designations in their Official Plans. Agriculture is a crucial component of land uses in many Rural designations. However, Official Plans are not required by the PPS to provide the same level of protection for agricultural land uses in the Rural designation as in the Agricultural designation. In municipalities with both Rural and Agricultural designations, the research focused on the Agricultural designation rather than the Rural, because the Agricultural Designation is the area in which PPS policies for severances are typically applied to the protection of prime agricultural areas.

As a result of the above criteria, the following upper tier municipalities were included (organized by provincial region):

¹Boundaries for prime agricultural lands can be mapped using Canada Land Inventory data. However, the distinction between prime agricultural lands and prime agricultural areas is important. Prime agricultural lands are currently defined as being Classes 1, 2 and 3 soils under the Canada Land Inventory. Prime agricultural areas are broader areas in which Class 1, 2, and 3 soils predominate, including associated lower capacity soils with a concentration of agricultural activities.

Figure 1: Geographic regions of Ontario



Western	Southern	Central	Eastern
Bruce	Brant	Durham	Lanark
Dufferin	Chatham-Kent	Hastings	Leeds and Grenville
Grey	Elgin	Kawartha Lakes	Lennox and Addington
Halton	Essex	Northumberland	Ottawa
Huron	Haldimand	Peterborough	Prescott and Russell
Peel	Hamilton	Prince Edward	Renfrew
Perth	Lambton	York	Stormont, Dundas and Glengarry
Simcoe	Middlesex		
Waterloo	Niagara		
Wellington	Norfolk		
	Oxford		

2.3 *Typical data collection process*

Data was collected between June 2010 and June 2011. For each consent granting authority (upper tier or lower tier), a letter was sent to the Planning Director requesting that a key contact person be identified to help with the study. This contact was typically a planner or secretary-treasurer of a consent granting committee. The majority of municipalities did not have sufficient information available in digital format. These municipalities required a researcher to physically visit the municipal office and review hardcopy files. Timing required for research visits varied depending on the level of file organization, staff assistance and the number of eligible files. As often as possible, data was summarized and discussed with planning staff while the researcher was physically present. In each municipality, Official Plan policies, maps and Zoning By-laws were reviewed before collecting data. Municipal metadata was tracked in each location to note any interesting or missing files and staff comments. Data collection was prioritized for 2002, 2004, 2005, 2006, 2007 and 2009. Data for remaining years was usually collected. However, for some municipalities with a large number of hardcopy files to be collected in a short amount of time, data was collected for alternating years and estimated for in-between years (see Appendix A Considerations for Data Interpretation).

For a small number of municipalities, a sufficient level of detail for each severance application was available in digital format (e.g. Excel sheet, database). In these municipalities, data was requested via email. Municipalities were fully informed of the study criteria before submitting refined data, often through a written letter and follow-up phone conversations. These criteria were provided to ensure that self-reported data was as consistent as possible. A wide variety of digital formats were received, including PDFs, meeting minutes, planning reports on CD and entire database files.

The following data was collected in each municipality, where possible:

- County/Region name
- File number
- Township name

- Land use of retained and severed parcels
- Size of retained and severed parcels (where available).
- Total numbers of severances in all designations
- Official Plan or other documents not available online

2.4 Consent granting authority

As of 2010, 12 out of 20 counties have retained consent granting authority. Regions are more likely to delegate; only 2 out of 7 regions have retained consent granting authority. A total of 80 lower tier municipalities now hold consent granting authority (57 lower tiers from 8 counties, and 23 lower tiers from 5 regions). The majority of delegations from upper tiers to lower tiers occurred between 1997 and 2001. This makes for an interesting comparison between the two decades of 1990-1999 and 2000-2009, in that delegation occurred roughly around the year 2000 and could influence the number and type of consents observed in the decade 2000-2009. Thus, a comparison of severance activity between the two decades should take into account the different approaches upper tier and lower tier municipalities may take to granting consents.

2.5 Statistical Analysis

The proportion of farm severances is at the interval level of measurement. As such, de Vaus (2004) recommends the following descriptive statistics for exploration and accurate interpretation of results: minimum, maximum, mean, variation, n , and standard deviation. Beyond the use of simple descriptive statistics, it is also possible to use time series as one way to better understand the data. Time series analysis includes both descriptive and inferential techniques. Traditional methods begin with looking for trends in the time series, determining whether seasonal variation plays a role, and understanding irregular fluctuations (Chatfield, 1989). Time series analysis can be used to ask questions about explanation, prediction, and control (Chatfield, 1989). The approach in time series is to look for turning points, where an upward trend turns into a downward trend, and then to develop a different

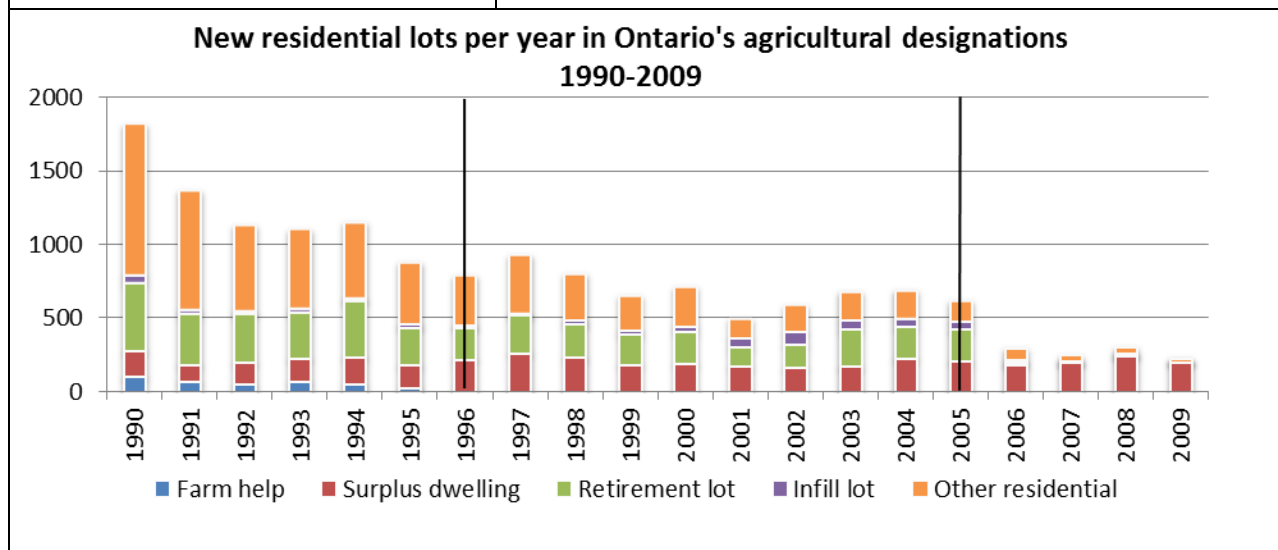
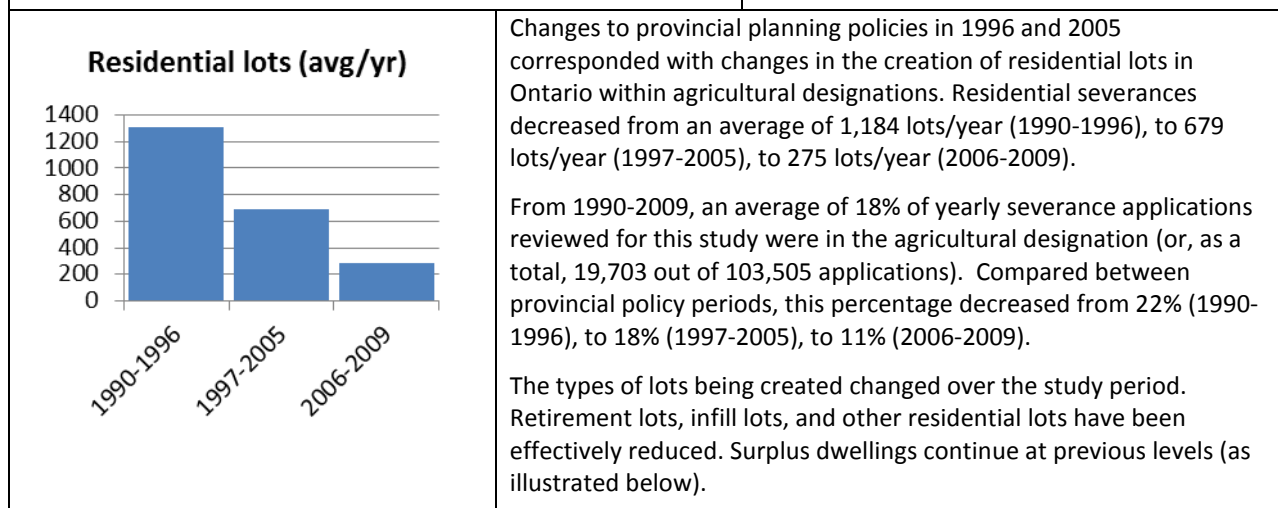
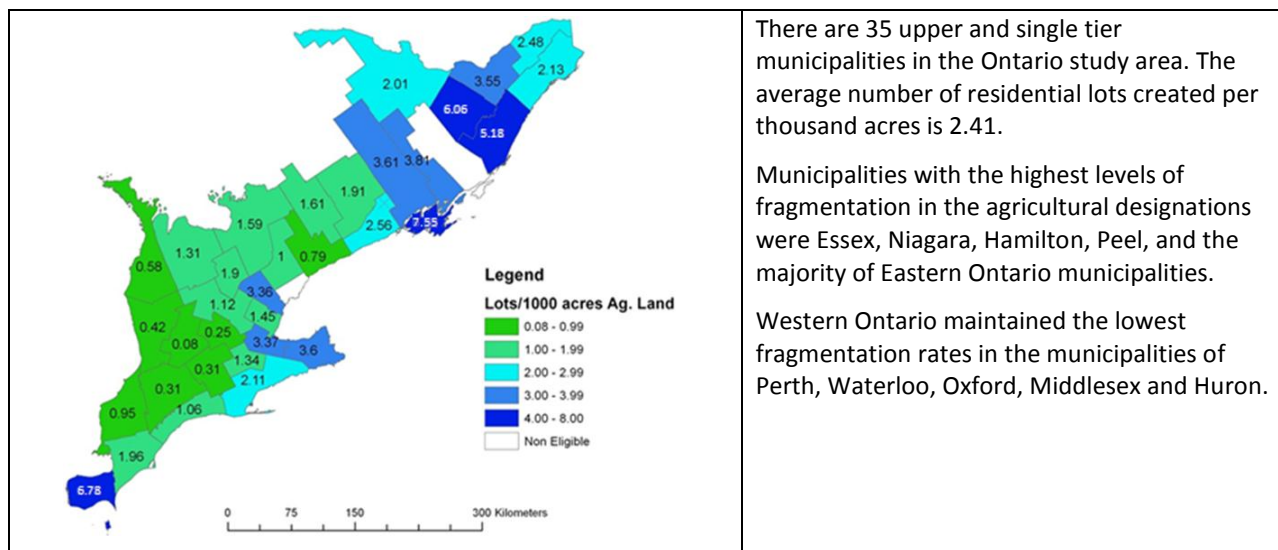
model for different parts of the series. Statistical analysis in this report uses only basic time series techniques in the form of charts and descriptions of trends over time.

Tests of significance are not required in this research because the data is comprehensive for the population of municipalities in Ontario – the data descriptors are for an entire population, not samples.

For a detailed description of the methodology, please see Appendix A. For definitions of key terms, please see Appendix B.

3.0 Ontario, Regional, and Municipal Profiles

Ontario



Policy context and severance trends

The 2006 Census counted 57,211 farms in Ontario, down 4% from 2001. Average farm size has increased by 3% from 226 acres (2001) to 233 acres (2006). Ontario accounts for 25% of all farms in Canada and 8% of the land farmed.

Farm receipts for Ontario totalled \$10.3 billion in 2010. The top three commodities in Ontario were dairy products (\$1.78 billion), fruit, vegetables and potatoes (\$1.50 billion) and soybeans (\$1.15 billion).

From 1990-2009, 19,703 out of 103,505 severance applications created new lots in agricultural designations in Ontario (an average of 18% of all applications each year). Severance applications in agricultural designations have been decreasing as a percentage of severance applications in all designations.

From 1990-2009, 15,505 of the 19,703 severances in the agricultural designation created residential lots. The total number of farm splits in Ontario was 3,240.

Ontario summary numbers by geographic region (1990-2009)

Municipal name	Total severance applications	Total new lots in Agricultural Designation	% in Ag. of total	New residential lots	New farm splits	Other Non-residential	Residential Ratio (Avg # severances 1000 acres)
Central	19,942	3,090	14%	2,573	377	140	2.74
Eastern	28,843	5,541	17%	4,464	673	404	3.60
Southern	32,571	7,544	23%	6,271	1,104	169	2.17
Western	22,149	3,528	16%	2,197	1,086	245	1.16
Totals/averages**	103,505	19,703	18%	15,505	3,240	958	2.42

Notes for data interpretation

The profile sheets of each upper tier municipality in Ontario have special notes that explain exceptions, missing files, and other general notes for data interpretation. Please see individual municipal profiles for specific notes.

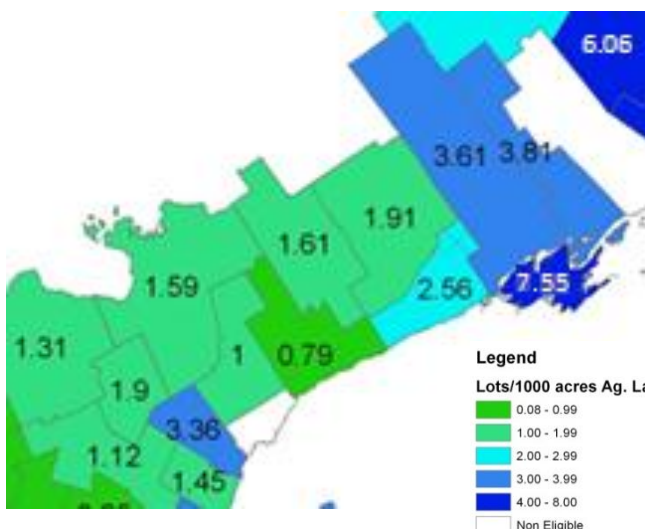
This table does not contain any estimates for raw numbers from data gathered in the 2000-2009 study. Estimates are included for the data from the 1990-1999 study. As such these numbers are lower than the true number of severances specifically for the 2000-2009 period. Please see individual municipal profile sheets for the additional estimated residential severances that were generated to give a closer representation to the number of severances in individual municipalities. These estimates are not included in totals.

Ratios include estimates for missing years and missing lower tier municipalities to generate a comparable number between all municipalities in Ontario.

Haldimand and Norfolk show as one due to map generation restrictions. The ratio represented, (2.11) is an average of the two ratios. Ratios for the separate municipalities of Haldimand and Norfolk are 1.18 and 3.04, respectively.

**Averages in this row are the average of regional averages. The average across all 35 individual upper tier municipalities is often different than the average of regional averages. For example, the average number of new residential lots/1000 acres for all 35 individual upper tier municipalities is 2.31 (not 2.42, which is the average of regional averages)

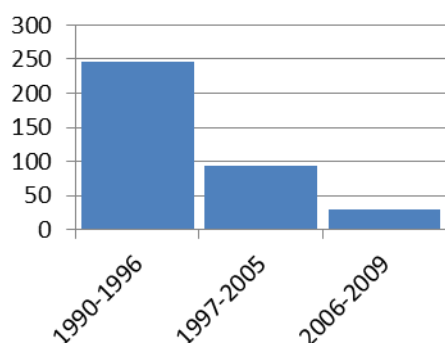
Central Ontario



There are seven upper and single tier municipalities in the Central Ontario study area (Please see list on opposing page). The average number of residential lots created per thousand acres is 2.74, the second highest rate amongst provincial regions.

Central Ontario displays the opposite trend to Western Ontario; municipalities close to Toronto have lower severance rates (Durham and York), while higher lot creation rates occur in and around Prince Edward, a rural area. Kawartha Lakes and Peterborough have medium rates of lot creation, situated away from 400 series highways.

Residential lots (avg/yr)

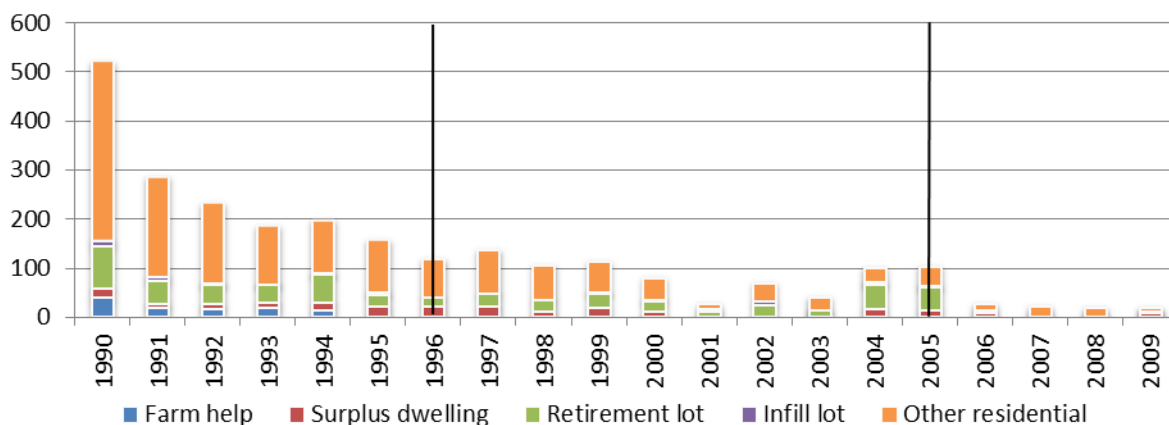


Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in Central Ontario, which decreased from an average of 244 lots/year (1990-1996), to 86 lots/year (1997-2005), to 24 lots/year (2006-2009).

From 1990-2009, an average of 14% of yearly severance applications reviewed for this study were in the agricultural designation (or, as a total, 3,090 out of 19,942 applications). Compared between provincial policy periods, this percentage decreased from 20% (1990-1996), to 13% (1997-2005), to 5% (2006-2009).

The types of lots being created changed over the study period. Surplus dwelling severances continue at a similar rate, but the rates of retirement and infill lots have decreased markedly. Other types of new residential lots have also ceased (as illustrated below).

New residential lots per year in agricultural designations 1990-2009



Policy context and severance trends

The 2006 Census counted 8,705 farms in Central Ontario, a decrease of 3% from 2001. Average farm size has remained steady at 221 acres in 2001 and 2006. Central Ontario accounts for 15% of all farms in Ontario and 14% of the farmland operated.

Farm receipts for the region total \$746.6 million. The top three commodities in Central Ontario are dairy (\$150.4 million), floriculture, nursery, and sod (\$104.4 million) and soybeans (\$71.8 million).

From 1990-2009, 3,200 out of 21,239 severance applications created new lots in agricultural designations in Central Ontario (an average of 15%/year). Agricultural lot creation tends to comprise a slightly lower proportion of overall lots in Central Ontario.

From 1990-2009, 2,657 out of 3,200 severance applications in the agricultural designation created new residential lots. The total number of farm splits in Central Ontario was 382. There were 140 new lots created in the agricultural designation for non-residential purposes in Central Ontario.

Central Ontario summary numbers by municipality (1990-2009)

Municipal name	Total severance applications	Total new lots in Agricultural Designation	% in Ag. of total	New residential lots	New farm splits	Other non-residential lots	Residential Ratio (Avg # severances 1000 acres)
Durham	3,663	272	8%	219	38	15	0.79
York	1,704	131	8%	95	35	1	1.00
Kawartha Lakes	2,432	600	22%	513	66	22	1.67
Peterborough	3,318	351	10%	235	77	38	1.91
Northumberland	2,008	488	18%	442	43	3	2.56
Hastings	3,969	468	11%	396	40	32	3.61
Prince Edward	2,848	780	27%	673	78	29	7.55
Totals/averages	19,942	3,090	15%	2,573	377	140	2.74

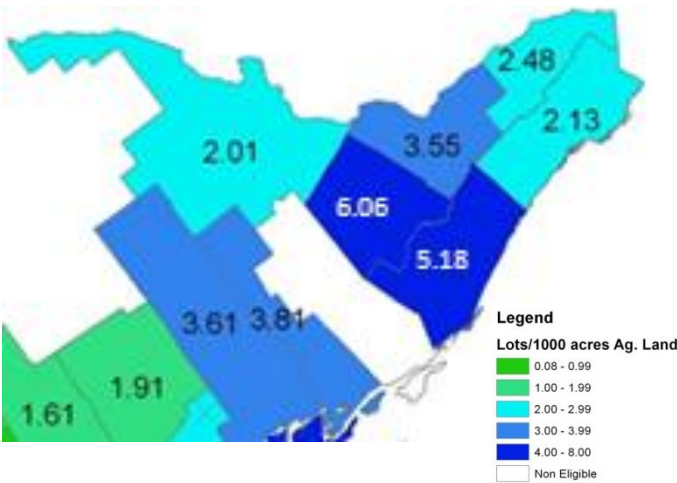
Notes for data interpretation

Each municipality in Central Ontario has special notes that explain exceptions, missing files, and other general notes for data interpretation. Please see individual municipal profiles for specific notes.

This table does not contain any estimates for raw numbers from data gathered in the 2000-2009 study. Estimates are included for the data from the 1990-1999 study. As such these numbers are lower than the true number of severances specifically for the 2000-2009 period. Please see individual municipal profile sheets for the additional estimated residential severances that were generated to give a closer representation to the number of severances in individual municipalities. These estimates are not included in totals.

Ratios include estimates for missing years and missing lower tier municipalities to generate a comparable number between all municipalities in Central Ontario.

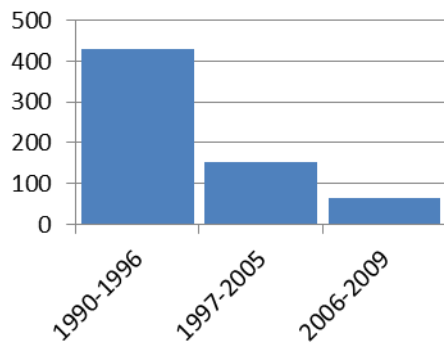
Eastern Ontario



There are seven upper and single tier municipalities in the Eastern Ontario study area (all east of Hastings). The average number of residential lots created per thousand acres was 3.60, the highest rate amongst provincial regions.

High severance numbers are loosely concentrated around Ottawa. However, higher numbers are present in municipalities to the west of Ottawa than within Ottawa's boundaries. The majority of severances occurred before the 2005 PPS. Please note that Frontenac was not included in the study as it did not meet study agricultural land size and gross farm receipts requirements.

Residential lots (avg/yr)

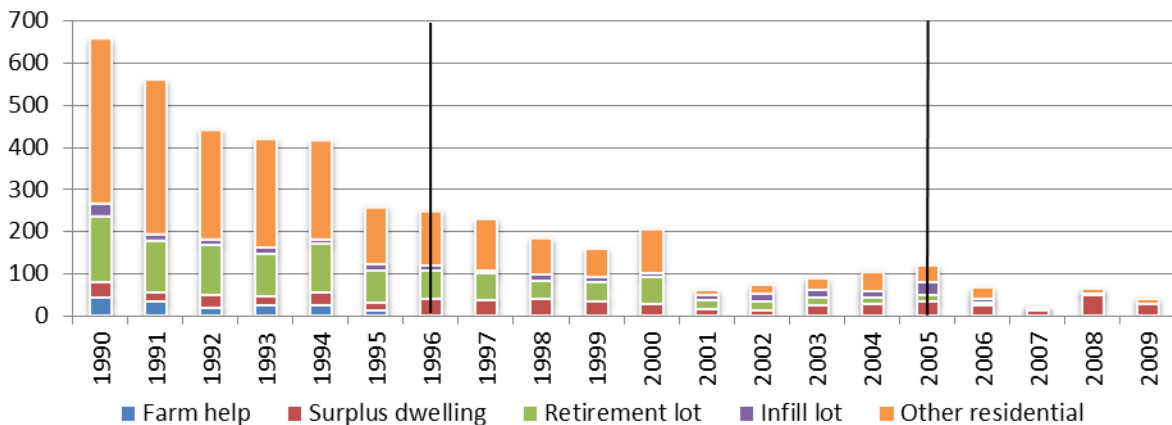


Changes to provincial planning policies in 1996 and 2005 corresponded to changes in the creation of residential lots in Eastern Ontario, which decreased from an average of 429 lots/year (1990-1996), to 140 lots/year (1997-2005), to 49 lots/year (2006-2009).

From 1990-2009, an average of 17% of yearly severance applications reviewed for this study were in the agricultural designation (or, as a total, 5,541 out of 28,843 applications). Compared between provincial policy periods, this percentage decreased from 23% (1990-1996), to 16% (1997-2005), to 7% (2006-2009).

The types of lots being created changed over the study period. Surplus dwelling severances continue, but the previous levels of the creation of retirement lots and other residential lots has ceased (as illustrated below).

New residential lots per year in agricultural designations 1990-2009



Policy context and severance trends

The 2006 Census counted 8,864 farms in Eastern Ontario, down 5% from 2001. Average farm size has increased by 2% from 265 acres (2001) to 271 acres (2006). Eastern Ontario accounts for 15% of all farms in Ontario and 15% of the farmland operated.

Farm receipts for the region total \$995.4 million. The top three commodities in Eastern Ontario are dairy (\$449.9 million), soybeans (\$103.3 million), and corn (\$102.2 million).

From 1990-2009, 5,541 out of 28,843 severance applications created new lots in agricultural designations (an average of 17%/year).

Throughout the study period, the majority of severances in the agricultural designation created residential lots. Leeds and Grenville, and Stormont, Dundas, and Glengarry are two out of only five municipalities in the province to create more than 1,000 residential lots over the study period. The number of non-residential lots created is high in Eastern Ontario, with bush lots and recreational uses being popular in this region, mixed with some new agricultural commercial and industrial lots. Although Lanark has the 3rd lowest number of new lots created in an agricultural designation, it has the highest ratio in Eastern Ontario. This is due primarily to severances created prior to 1996, and the fact that Lanark has a relatively small amount of agricultural land. Therefore new lots are created in a small area which results in a high ratio. This scenario is common across the province, but especially pronounced in Lanark.

Eastern Ontario summary numbers by municipality (1990-2009)

Municipal name	Total severance applications	Total new lots in Agricultural Designation	% in Ag. of total	New residential lots	New farm splits	Other Non-residential lots	Residential Ratio (Avg # severances 1000 acres)
Renfrew	5,322	594	10%	186	184	224	2.01
Storm, Dund, Glen	4,565	1,253	27%	1,019	152	82	2.13
Prescott Russell	4,903	824	16%	712	104	8	2.48
Ottawa	2,396	910	37%	837	56	17	3.55
Lennox Addington	1,396	285	22%	261	24	0	3.81
Leeds Grenville	5,618	975	15%	858	75	42	5.18
Lanark	4,643	700	13%	591	78	31	6.06
Totals/averages	28,843	5,541	17%	4,464	673	404	3.60

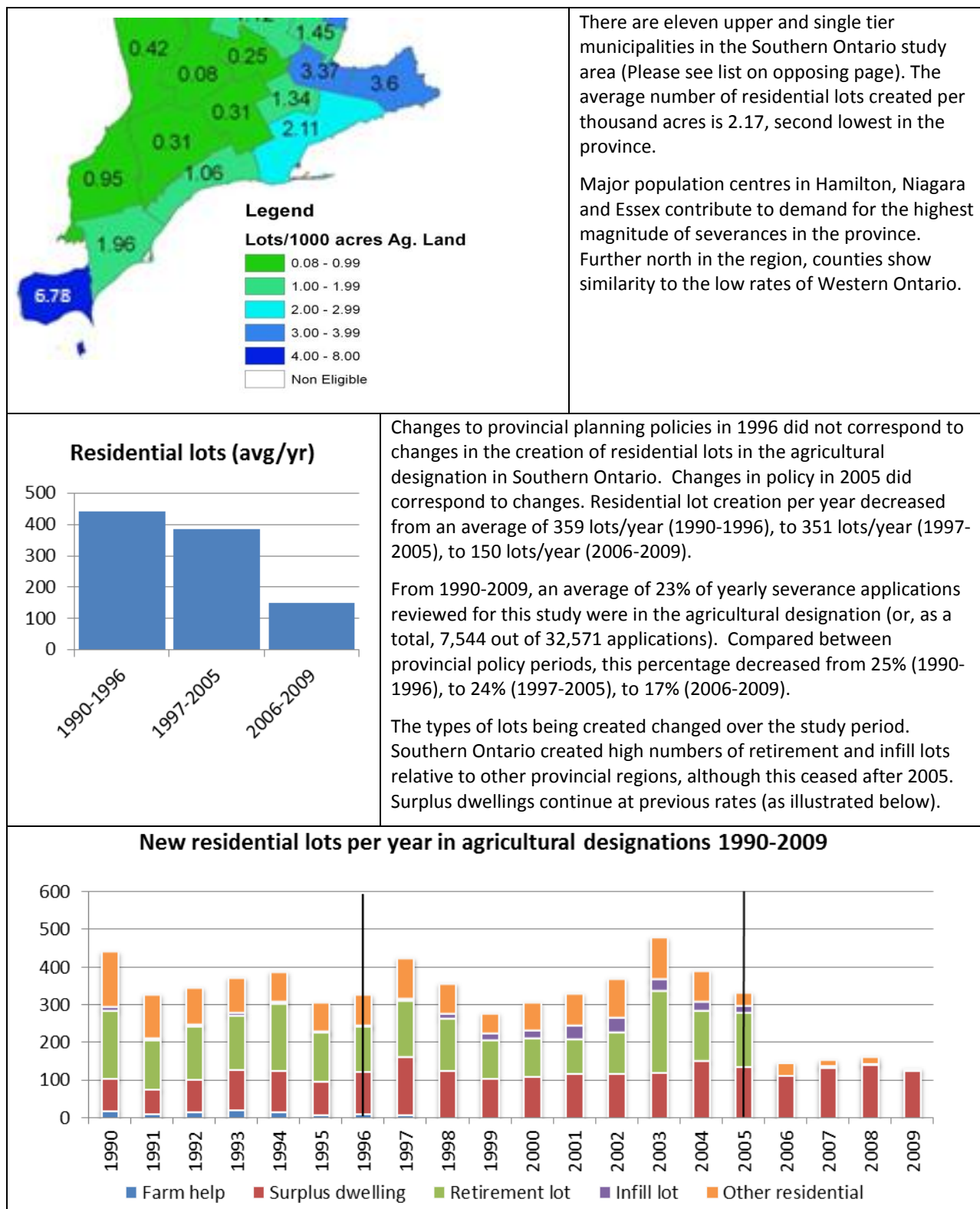
Notes for data interpretation

Each municipality in Eastern Ontario has special notes that explain exceptions, missing files, and other general notes for data interpretation. Please see individual municipal profiles for specific notes.

This table does not contain any estimates for raw numbers from data gathered in the 2000-2009 study. Estimates are included for the data from the 1990-1999 study. As such these numbers are lower than the true number of severances specifically for the 2000-2009 period. Please see individual municipal profile sheets for the additional estimated residential severances that were generated to give a closer representation to the number of severances in individual municipalities. These estimates are not included in totals.

Ratios include estimates for missing years and missing lower tier municipalities to generate a comparable number between all municipalities in Eastern Ontario.

Southern Ontario



Policy context and severance trends

The 2006 Census counted 18,665 farms in Southern Ontario, down 5% from 2001. Average farm size has increased by 4% from 203 acres (2001) to 211 acres (2006). Southern Ontario accounts for 33% of all farms in Ontario and 30% of the farmland operated.

Farm receipts for the region total \$4.53 billion. The top three commodities in Southern Ontario are soybeans (\$610.0 million), floriculture, nursery, and sod (\$573.3 million) and greenhouse vegetables (\$519.2 million).

From 1990-2009, 7,544 out of 32,571 severance applications created new lots in agricultural designations in Southern Ontario (an average of 23%/year). Chatham-Kent has the highest proportion of lots in the agricultural designation in the province at 52%.

Throughout the study period, the majority of severances in the agricultural designation created residential lots. Essex, Chatham-Kent and Niagara are three of only five municipalities in the province to have created more than 1,000 residential lots over the study period. The total number of farm splits in Southern Ontario is also the highest among regions. It is important to note that raw numbers for Brant is for one decade only (2000-2009) and that is why it appears lower than other municipalities where data is totalled for 1990-2009.

Southern Ontario summary numbers by municipality (1990-2009)

Municipal name	Total severance applications	Total new lots in Agricultural Designation	% in Ag. of total	New residential lots	New farm splits	Other non-residential lots	Residential Ratio (Avg # severances 1000 acres)
Middlesex	1,350	214	15%	128	79	7	0.31
Oxford	2,668	286	11%	136	134	16	0.31
Lambton	1,891	575	33%	413	135	27	0.95
Elgin	2,881	484	19%	430	47	7	1.06
Haldimand	509	91	18%	84	5	2	1.18
Brant	858	154	18%	122	17	15	1.34
Chatham-Kent	2,832	1,429	52%	1,144	260	25	1.96
Norfolk	932	277	28%	266	11	0	3.04
Niagara	7,957	1,151	13%	1,030	81	40	3.60
Hamilton	3,528	522	15%	450	57	15	3.37
Essex	7,165	2,361	34%	2,068	278	15	6.78
Totals/averages	32,571	7,544	23%	6,271	1,104	169	2.17

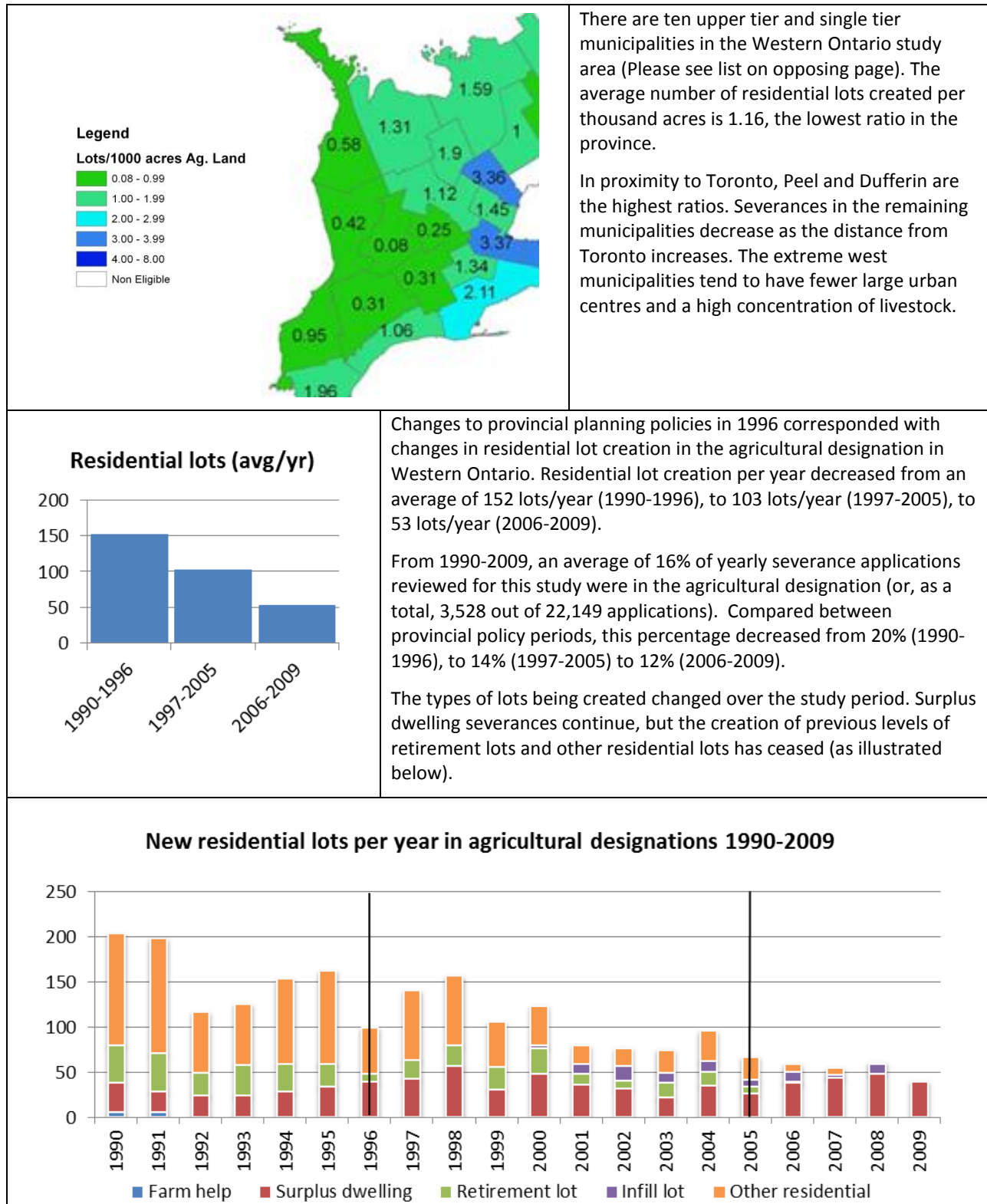
Notes for data interpretation

Each municipality in Southern Ontario has special notes that explain exceptions, missing files, and other general notes for data interpretation. Please see individual municipal profiles for specific notes.

This table does not contain any estimates for raw numbers from data gathered in the 2000-2009 study. Estimates are included for the data from the 1990-1999 study. As such these numbers are lower than the true number of severances specifically for the 2000-2009 period. Please see individual municipal profile sheets for the additional estimated residential severances that were generated to give a closer representation to the number of severances in individual municipalities. These estimates are not included in totals.

Ratios include estimates for missing years and missing lower tier municipalities to generate a comparable number between all municipalities in Southern Ontario.

Western Ontario



Policy context and severance trends

The 2006 Census counted 18,498 farms in Western Ontario, down 4% from 2001. Average farm size has increased by 3% from 212 acres (2001) to 217.5 acres (2006). Western Ontario accounts for 32% of all farms in Ontario and 30% of the farmland operated.

Farm receipts for the region total \$3.32 billion. The top three commodities in Western Ontario are dairy (\$677.7 million), cattle and calves (\$598.7 million) and hogs (\$382.7 million).

From 1990-2009, 3,528 out of 22,149 severance applications created new lots in agricultural designations in Western Ontario (an average of 18%/yr).

Throughout the study period, the majority of severances in the agricultural designation created residential lots. However, counter to provincial trends, both Perth and Grey created more farm splits than residential lots. The number of other non-residential lots is also higher than other regions for Perth, Huron, Bruce, and Wellington. With the exception of Wellington, the magnitude of residential lots is notably lower than other regions. Although Peel permitted only a few more lots in total than Perth, it has a smaller amount of agriculturally designated land than Perth and therefore its ratio is higher. The similar number of severances in Peel is spread over a small area versus a large area in Perth.

Western Ontario summary numbers by municipality (1990-2009)

Municipal name	Total severance applications	Total new lots in Agricultural Designation	% in Ag. of total	New residential lots	New farm splits	Other non-residential lots	Residential Ratio (Avg # severances 1000 acres)
Perth	1037	219	19%	37	148	34	0.08
Waterloo	3608	97	3%	58	31	8	0.25
Huron	1781	601	34%	270	257	74	0.42
Bruce	3047	590	21%	315	211	64	0.58
Wellington	4089	655	15%	473	150	32	1.12
Grey	2119	174	10%	19	144	11	1.31
Halton	1370	75	5%	64	8	3	1.45
Simcoe	2920	387	14%	332	47	8	1.17
Dufferin	1138	484	39%	421	55	8	1.90
Peel	1040	246	18%	208	35	3	3.36
Totals/averages	22149	3513	16%	2197	931	197	1.16

Notes for data interpretation

Each municipality in Western Ontario has special notes that explain exceptions, missing files, and other general notes for data interpretation. Please see individual municipal profiles for specific notes.

This table does not contain any estimates for raw numbers from data gathered in the 2000-2009 study. Estimates are included for the data from the 1990-1999 study. As such these numbers are lower than the true number of severances specifically for the 2000-2009 period. Please see individual municipal profile sheets for the additional estimated residential severances that were generated to give a closer representation to the number of severances in individual municipalities. These estimates are not included in totals.

Ratios include estimates for missing years and missing lower tier municipalities to generate a comparable number between all municipalities in Western Ontario.

County of Brant

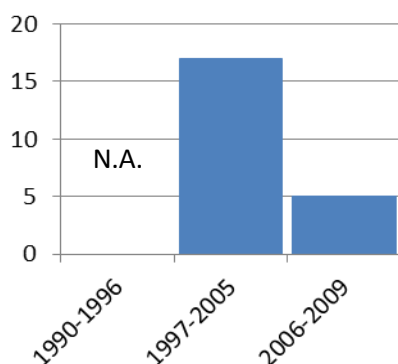


Farm data: From 2000-2008, the number of acres designated for agriculture in Brant decreased by 12,791 acres (7%) to a total of 186,369 acres (2008 MPM). The average farm receipts were \$996/Census acre/year according to the 2006 Census. This is the 11th highest dollar value in Ontario.

Population: The population of Brant and Brantford is 125,099 total, a 9% increase since 1996. The population is 15% rural.

Lots created: From 1990-2009, approximately 1.33 residential lots have been created in a typical 1,000 acre concession block in Brant. Ranked from the lowest number of severances (1st) to the highest (35th), Brant places 15th out of 35 counties/regions.

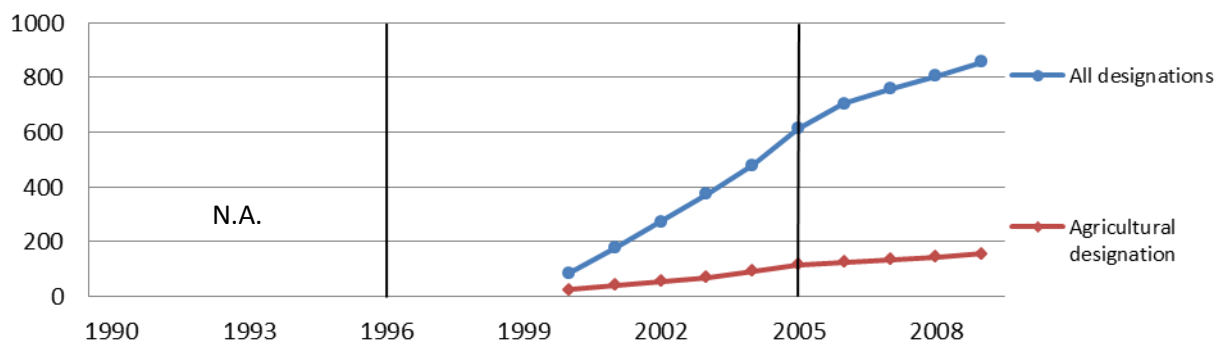
Residential lots (avg/yr)



Changes to provincial planning policies in 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Brant. Residential severances in the agricultural designation decreased from an average of 17 lots/year (2000-2005) to 5 lots/year (2006-2009).

From 2000-2009, an average of 18% of yearly severance applications were in the agricultural designation (or, as a total, 154 out of 858 applications). Compared between provincial policy periods, this percentage declined slightly from 18% (2000-2005) to 17% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



*Data unavailable prior to 2000

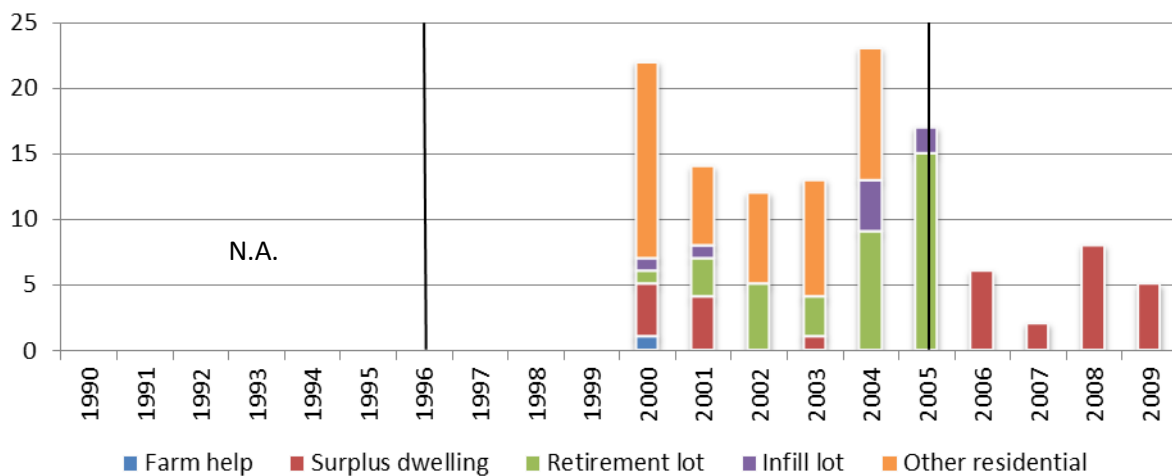
Policy context and severance trends

Consent granting authority is held by Brant County (single tier).

From 2000-2009, 122 residential lots were created in the agricultural designation. Other residential lot severances were the most common type (47), followed by retirement lots (36), surplus dwelling (30), infill (8), and farm help (1). There was a decrease in severances in the post-2005 period, with surplus dwellings the only type of severance granted.

Brant County also granted 17 farm splits; 5 lots for commercial/industrial uses; 2 institutional lots; 1 lot for natural environment purpose; 6 lots for utilities; and 1 lot for extractive resources.

New residential lots per year in the agricultural designation 1990-2009



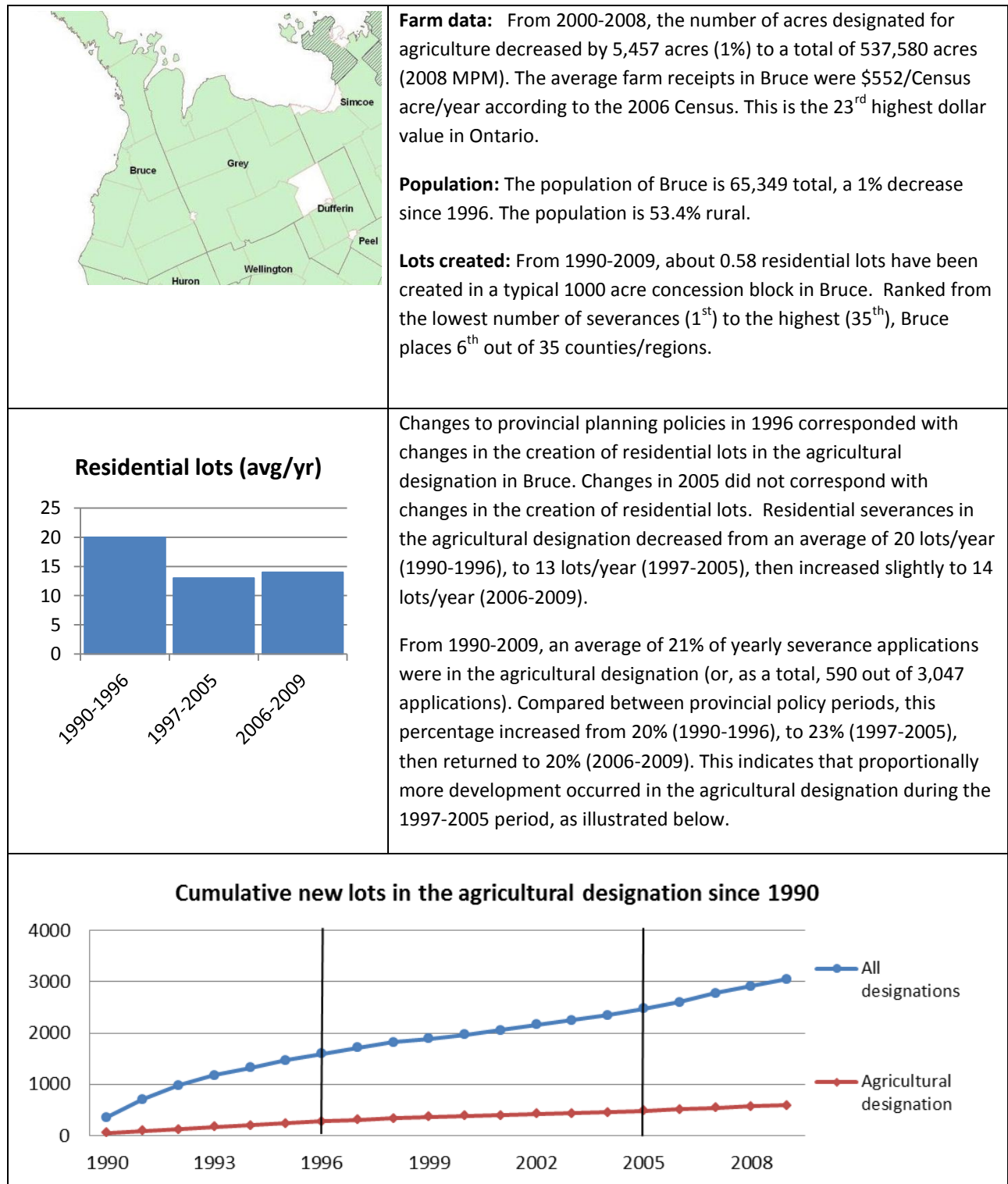
*Data unavailable prior to 2000.

Notes for data interpretation

Data was reported in summary form by Brant County staff. Data was unavailable for the period 1990-1999. The data for 1990-1999 was estimated based on a line of best fit between 1980's data and 2000's data and was included in the calculation of the ratio. Brant staff notes that since 2000, Brant County has had a separate Estate Residential Area designation in its Agricultural Area and, as such, any lots created in the Estate Residential designation were not counted as lands changed to residential or other non-farm development. Census data includes the City of Brantford. Data verified March, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Bruce



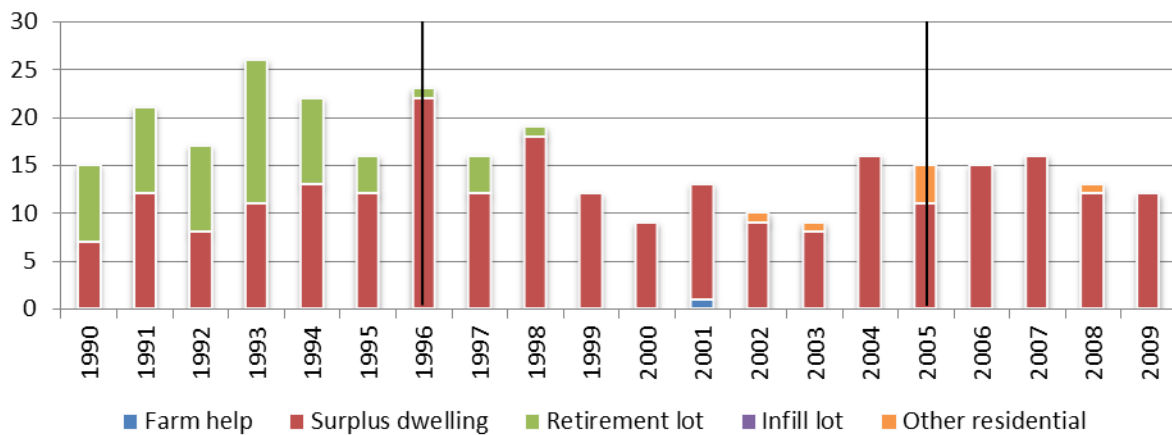
Policy context and severance trends

Consent granting authority is held by Bruce County (upper tier).

From 1990-2009, 315 residential lots were created in the agricultural designation. Surplus dwellings were the most common type (247), followed by retirement lots (60), other residential lots (7) and farm help (1). All retirement lots were severed prior to 1999.

Bruce also granted 211 farm splits; 31 Commercial/industrial uses; 14 institutional lots; 5 lots for natural environment; 3 lots for utilities; and 11 lots for other non-residential purposes.

New residential lots per year in the agricultural designation 1990-2009



Notes for data interpretation

Researchers visited Bruce County to review hard copy files and summary sheets. Data provided to municipality for verification March, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

Municipality of Chatham-Kent

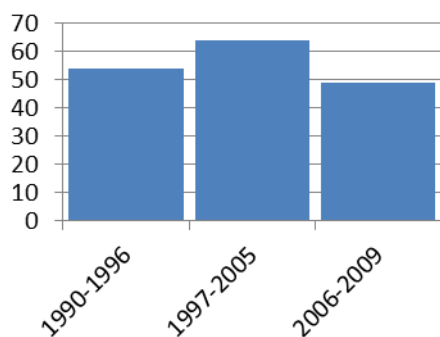


Farming data: From 2000-2008, the number of acres designated for agriculture in Chatham-Kent increased by 511 acres (<1%) to a total of 584,295 acres (2008 MPM). The average farm receipts in Chatham-Kent were \$782/Census acre/year according to the 2006 Census. This is the 16th highest dollar value in Ontario.

Population: The population of Chatham-Kent was 108,589 in 2006, stable since 1996. The population is 32% rural.

Lots created: From 1990-2009, approximately 1.96 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Chatham-Kent places 20th out of 35 counties/regions.

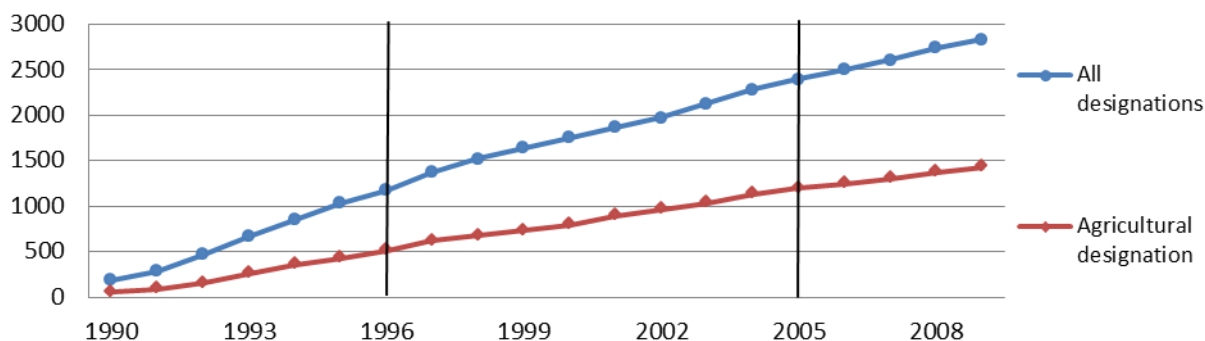
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 did not correspond to changes in the creation of residential lots in the agricultural designation in Chatham-Kent. Residential severances increased from an average of 54 lots/year (1990-1996), to 64 lots/year (1997-2005), then decreased to 49 lots/year (2006-2009).

From 1990-2009, an average of 52% of severance applications were in the agricultural designation (or, as a total, 1,429 out of 2,832 applications). Compared between provincial policy periods, this percentage increased from 43% (1990-1996), to 57% (1997-2005), then decreased to 53% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation in the 1990-1996 and 2006-2009 policy periods, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

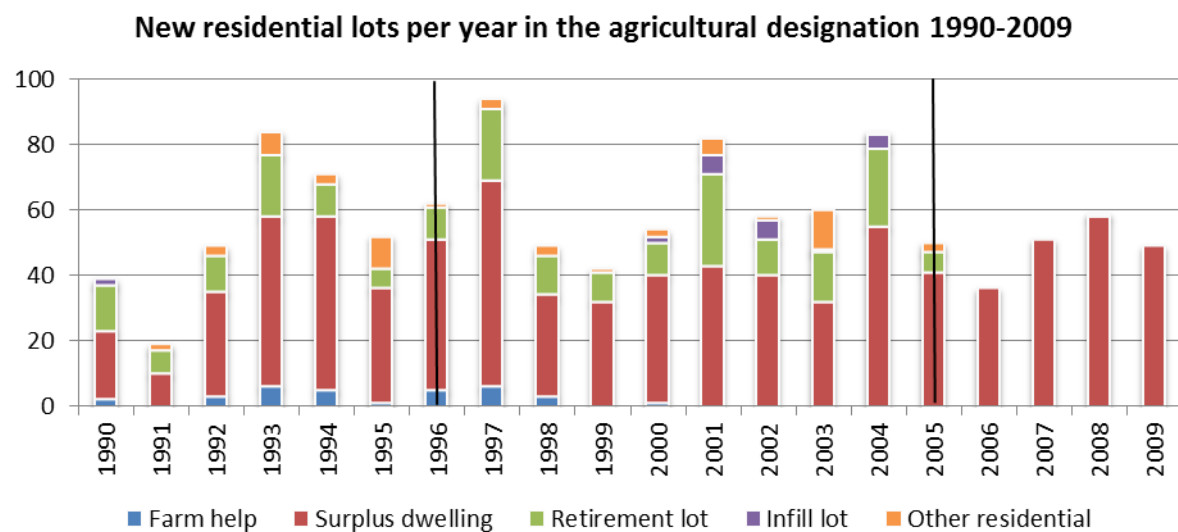


Policy context and severance trends

Consent granting authority is held by Chatham-Kent (single tier). Decisions are made by a staff panel consisting of 3 to 5 members from Building, Planning and Engineering Services and a Citizen panel Committee of Adjustment.

From 1990-2009, 1,144 new residential lots were created. Surplus dwelling severances were the most common type (819), followed by retirement lots (214), other residential (58), farm help (32), and infill (21).

Chatham-Kent also granted 260 farm splits; 13 lots for commercial/industrial uses, 6 institutional lots; and 6 for utility purposes.

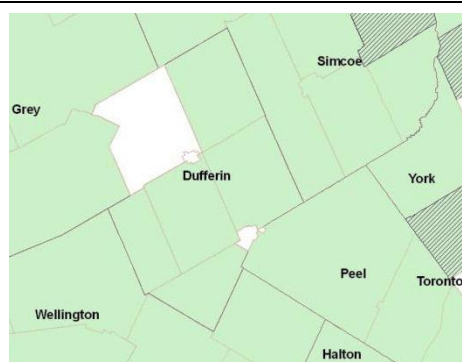


Notes for data interpretation

Chatham-Kent staff submitted the data in digital summary form, based on a municipal database. Data provided to municipality for verification March, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Dufferin

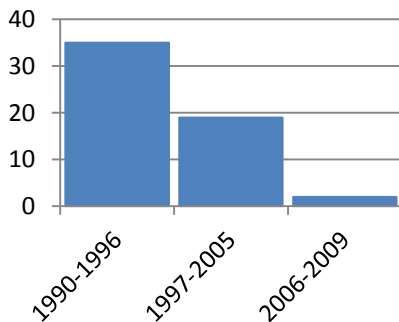


Farm data: In 2008, there was a total of 221,532 acres designated for agriculture in Dufferin (2008 MPM). The average farm receipts in Dufferin were \$545/Census acre/year according to the 2006 Census. This is the 24th highest dollar value in Ontario.

Population: The population of Dufferin is 54,436 total, a 20% increase since 1996. The population is 34.5% rural.

Lots created: From 1990-2009, about 1.90 residential lots have been created in a typical 1000 acre concession block in Dufferin. Ranked from the lowest number of severances (1st) to the highest (35th), Dufferin places 18th out of 35 counties/regions.

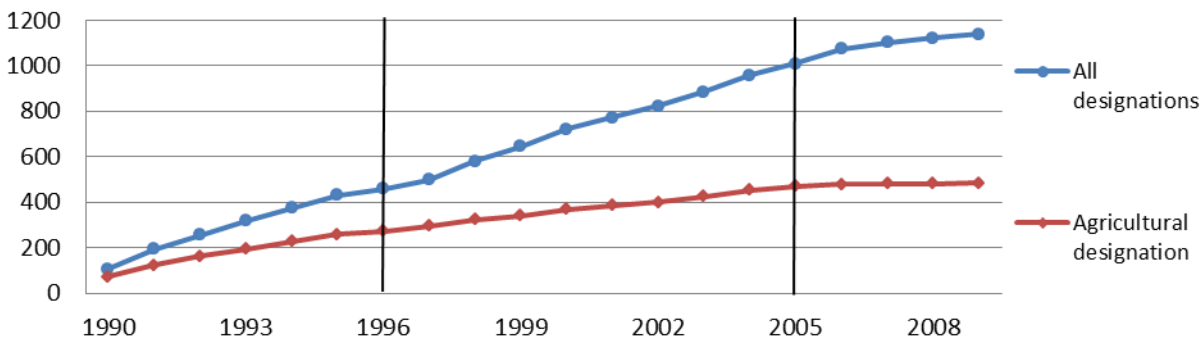
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded to changes in the creation of residential lots in the agricultural designation in Dufferin. Residential severances in the agricultural designation decreased from an average of 35 lots/year (1990-1996), to 19 lots/year (1997-2005), to 2 lots/year (2006-2009).

From 1990-2009, an average of 39% of yearly applications were in the agricultural designation (or, as a total, 484 out of 1,138 applications). Compared between provincial policy periods, this percentage decreased from 58% (1990-1996), to 37% (1997-2005), to 9% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



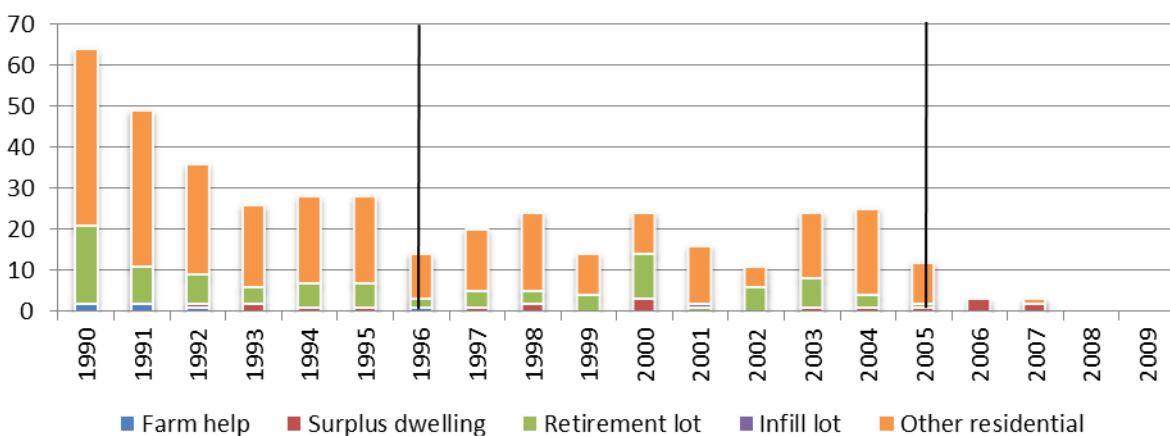
Policy context and severance trends

Consent granting authority is held by the lower tiers.

From 1990-2009, 421 residential lots were created in the agricultural designation. Other residential lots were the most common type (302), followed by retirement lots (93), surplus dwelling (19), farm help (6), and infill lots (1). In the post-2005 period, 5 surplus dwelling severances and a single other residential lot were created.

Dufferin also granted 55 farm splits; 1 commercial/industrial lot; 2 institutional lots; 2 recreational; and 3 lots for natural environment.

New residential lots per year in the agricultural designation 1990-2009

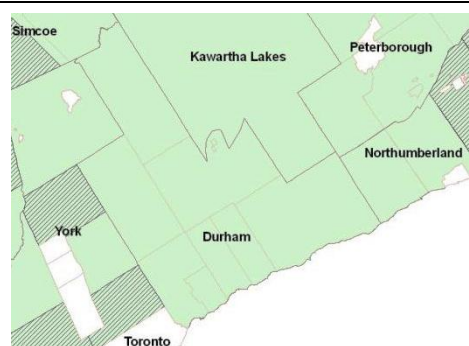


Notes for data interpretation

Researchers received an electronic data collection from Amaranth and East Garafraxa. Mono self-reported that zero agricultural severances had occurred. Researchers visited Mulmur and East Luther Grand Valley to review hard copy files. Orangeville and Shelburne were excluded on the basis of no agricultural designation. Melancthon, was estimated based on neighbouring municipalities. Data verified August, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

Region of Durham

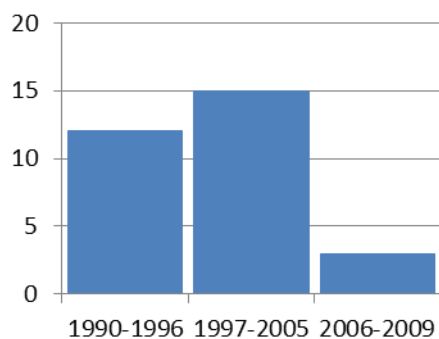


Farm data: From 2000-2008, the amount of land designated for agriculture decreased by 1,301 acres (0.5%) to 275,028 acres (2008 MPM). The average farm receipts in Durham were \$733/Census acre/year according to the 2006 Census. This is the 18th highest dollar value in Ontario.

Population: The population of Durham is 561,258, a 22% increase since 1996. The population is 10% rural.

Lots created: From 1990-2009, approximately 0.79 residential lots have been created in a typical 1000 acre concession block in Durham. Ranked from the lowest number of severances (1st) to the highest (35th), Durham places 7th out of 35 counties/regions.

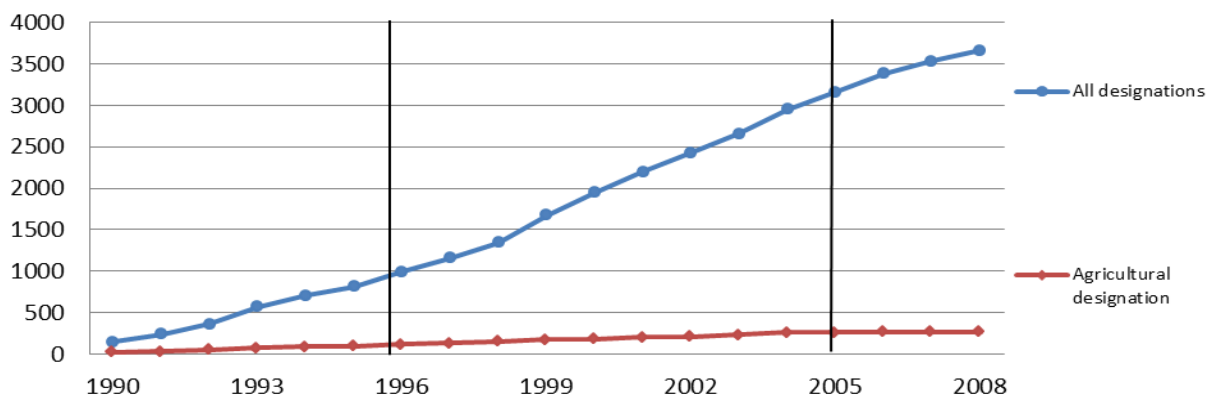
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 did not correspond with changes in the creation of residential lots in the agricultural designation in Durham. Changes in 2005 did correspond to changes in residential lot creation. Residential severances in the agricultural designation increased from an average of 12 lots/year (1990-1996), to 15 lots/year (1997-2005), then decreased to 3 lots/year (2006-2009).

From 1990-2009, an average of 8% of yearly severance applications were in the agricultural designation (or, as a total, 272 out of 3,663 applications). Compared between provincial policy periods, this percentage decreased from 12% (1990-1996), to 8% (1997-2005), to 2% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

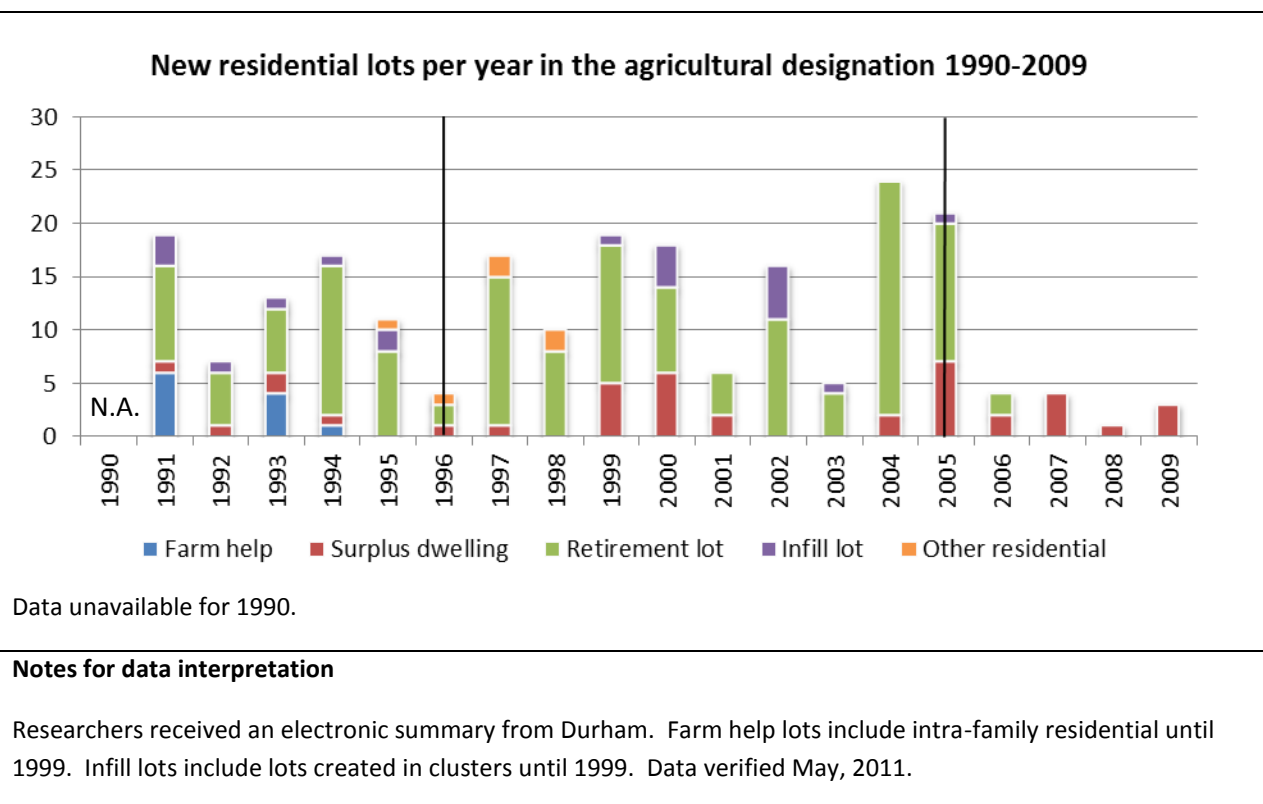


Policy context and severance trends

Consent granting authority is held by the Region of Durham.

From 1990-2009, 219 residential lots were created in the agricultural designation. Retirement lots were the most common type (143), followed by surplus dwelling (39), infill lots (20), farm help (11), and other residential lots (6).

Durham also granted 38 farm splits; 11 commercial/industrial lots; 1 institutional lot; 1 recreational lot, and 2 lots for extractive resources.



Please refer to Section 4.0 Data Summaries for full data summary.

County of Elgin

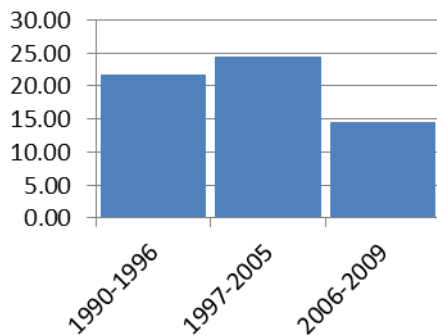


Farm data: In 2008, there was a total of 406,679 acres designated for agriculture in Elgin (2008 MPM). The average farm receipts in Elgin were \$791/Census acre/year according to the 2006 Census. This is the 15th highest dollar value in Ontario.

Population: The population of Elgin, including St. Thomas, is 85,351 total, an 8% increase since 1996. The population is 35.6% rural.

Lots created: From 1990-2009, about 1.06 residential lots have been created in a typical 1000 acre concession block in Elgin. Ranked from the lowest number of severances (1st) to the highest (35th), Elgin places 10th out of 35 counties/regions.

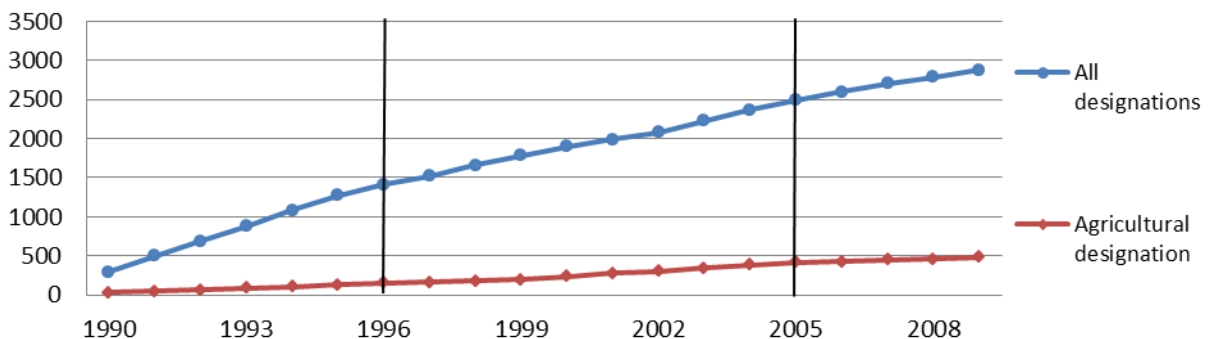
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 did not correspond to changes in the creation of residential lots in the agricultural designation in Elgin. Changes in 2005 did correspond with changes in residential lot creation. Residential severances increased slightly from an average of 22 lots/year (1990-1996), to 24 lots/year (1997-2005), and then decreased to 15 lots/year (2006-2009).

From 1990-2009, 484 out of 2,881 severance applications created new lots in agricultural designations (an average of 19%/year). Compared between provincial policy periods, this percentage increased from 11% (1990-1996), to 25% (1997-2005), and then decreased to 18% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation in the 1990-1996 and the 2006-2009 policy periods, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



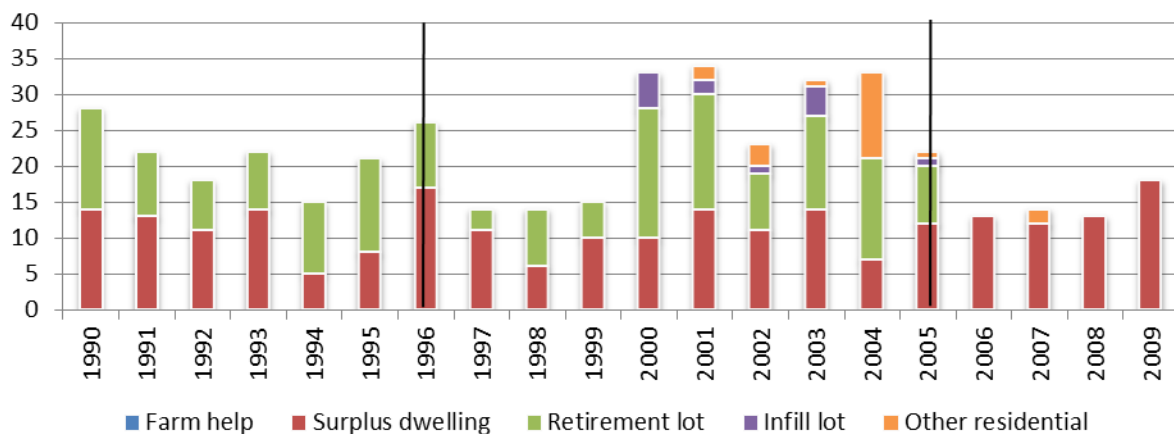
Policy context and severance trends

Consent granting authority is held by Elgin County (upper tier). Decisions are made by a Land Division Committee.

From 1990-2009, 430 residential lots were created in the agricultural designation. Surplus dwellings were the most common type (233), followed by retirement lots (163), other residential (21), and infill lots (13). After a decrease in severances from 1997-1999, Elgin experienced an increase in residential severances from 2000-2004 including infill lots and other residential. With the exception of 2 other residential lots in 2007, only surplus dwelling severances occurred between 2006-2009.

Elgin also granted 47 farm splits; 6 new lots for agricultural commercial/industrial uses; and one lot for extractive resources.

New residential lots per year in the agricultural designation 1990-2009

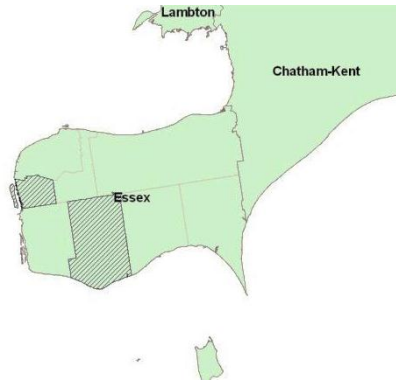
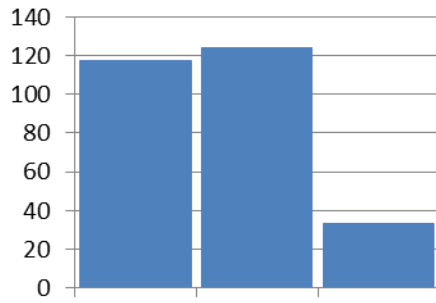
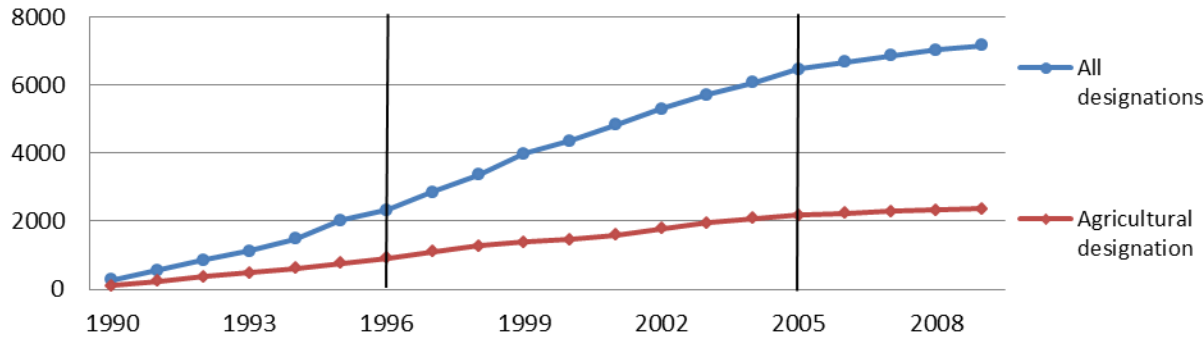


Notes for data interpretation

Researchers received an electronic summary of severances and followed up with a visit to the Elgin County office to fill in data gaps by reviewing hardcopy files. Elgin's severance filing year is November 1 to October 31. Census data includes St. Thomas. Data provided to municipality for verification June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Essex

	<p>Farm data: In 2008, there was a total of 334,481 acres designated for agriculture in Essex (2008 MPM). The average farm receipts in Essex were \$2011/Census acre/year according to the 2006 Census. This is the 2nd highest dollar value in Ontario.</p> <p>Population: The population of Essex and Windsor is 388,782 total, a 12% increase since 1996. The population is 14.4% rural.</p> <p>Lots created: From 1990-2009, about 6.78 residential lots have been created in a typical 1000 acre concession block in Essex. Ranked from the lowest number of severances (1st) to the highest (35th), Essex places 34th out of 35 counties/regions.</p>																								
<p>Residential lots (avg/yr)</p>  <table><caption>Residential lots (avg/yr)</caption><thead><tr><th>Period</th><th>Average (avg/yr)</th></tr></thead><tbody><tr><td>1990-1996</td><td>117</td></tr><tr><td>1997-2005</td><td>124</td></tr><tr><td>2006-2009</td><td>33</td></tr></tbody></table>	Period	Average (avg/yr)	1990-1996	117	1997-2005	124	2006-2009	33	<p>Changes to provincial planning policies in 1996 did not correspond with changes in the creation of residential lots in the agricultural designation in Essex. Changes in 2005 did correspond with changes in the creation of residential lots. Residential severances in the agricultural designation increased slightly from an average of 117 lots/year (1990-1996), to 124 lots/year (1997-2005), and then decreased dramatically to 33 lots/year (2006-2009).</p> <p>From 1990-2009, an average of 34% of yearly severance applications were in the agricultural designation (or, as a total, 2,361 out of 7,165 applications). Compared between provincial policy periods, this percentage decreased from 42% (1990-1996), to 31% (1997-2005), to 26% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.</p>																
Period	Average (avg/yr)																								
1990-1996	117																								
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<p>Cumulative new lots in the agricultural designation since 1990</p>  <table><caption>Cumulative new lots in the agricultural designation since 1990</caption><thead><tr><th>Year</th><th>All designations</th><th>Agricultural designation</th></tr></thead><tbody><tr><td>1990</td><td>~200</td><td>~100</td></tr><tr><td>1993</td><td>~1000</td><td>~500</td></tr><tr><td>1996</td><td>~2000</td><td>~1000</td></tr><tr><td>1999</td><td>~4000</td><td>~1500</td></tr><tr><td>2002</td><td>~5500</td><td>~2000</td></tr><tr><td>2005</td><td>~6500</td><td>~2200</td></tr><tr><td>2008</td><td>~7000</td><td>~2400</td></tr></tbody></table>		Year	All designations	Agricultural designation	1990	~200	~100	1993	~1000	~500	1996	~2000	~1000	1999	~4000	~1500	2002	~5500	~2000	2005	~6500	~2200	2008	~7000	~2400
Year	All designations	Agricultural designation																							
1990	~200	~100																							
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2002	~5500	~2000																							
2005	~6500	~2200																							
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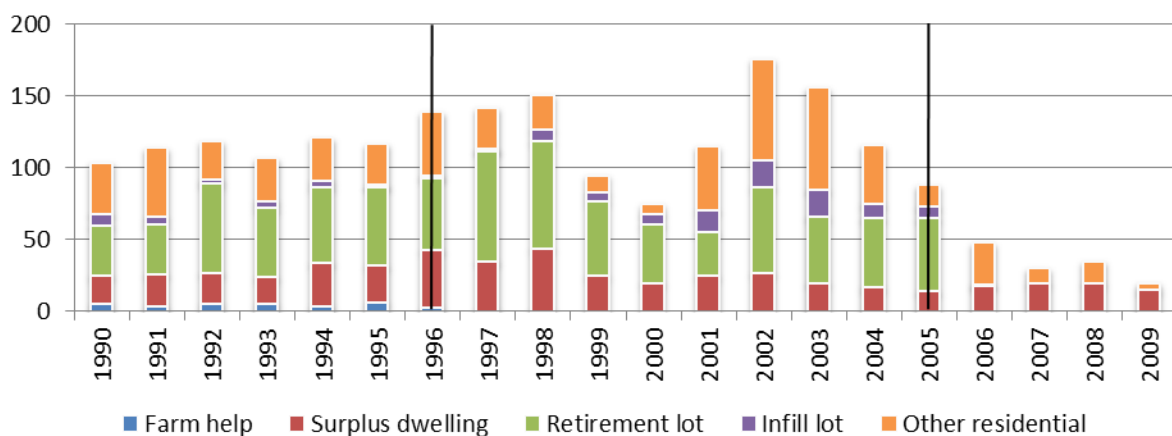
Policy context and severance trends

Consent granting authority in Essex is held by the lower tiers.

From 1990-2009, 2,361 residential lots were created in the agricultural designation. Retirement lots were the most common type (819), followed by other residential (617), surplus dwellings (475), infill lots (121), and farm help (36).

Essex also granted 278 farm splits; 14 new lots for agricultural commercial/industrial uses; and 1 lot for institutional use.

New residential lots per year in the agricultural designation 1990-2009



Notes for data interpretation

Researchers visited the local offices of Amherstburg, Lakeshore, and Kingsville to review electronic database reports and hardcopy files. Electronic summaries were self-submitted for Leamington and Tecumseh. Municipalities included are: Amherstburg; Kingsville; Lakeshore; Leamington; Tecumseh. Lasalle and the Town of Essex did not continue correspondence regarding the study and were not included. Estimated residential severances were included in the ratio for municipalities that did not participate. Census data includes Windsor. Data for 4 lower tiers verified August, 2011. Data for remaining lower tier was provided for verification March, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Grey

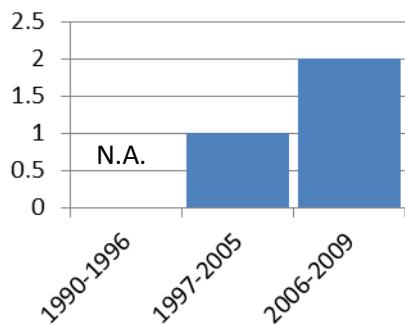


Farm data: From 2000-2008, the number of acres designated for agriculture decreased by 426 acres (<1%) to a total of 286,148 acres (2008 MPM). The average farm receipts in Grey were \$471/Census acre/year according to the 2006 Census. This is the 27th highest dollar value in Ontario.

Population: The population of Grey is 92,411 total, a 5% increase since 1996. The population is 53.6% rural.

Lots created: From 1990-2009, about 1.31 residential lots have been created in a typical 1000 acre concession block in Grey. Ranked from the lowest number of severances (1st) to the highest (35th), Grey places 14th out of 35 counties/regions.

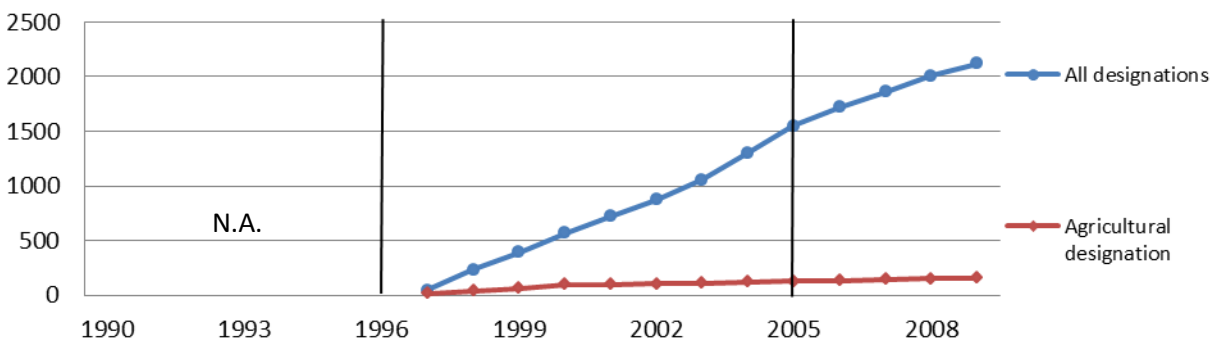
Residential lots (avg/yr)



There were too few severances in Grey to identify trends corresponding to provincial policy changes in 2005. Residential severances in the agricultural designation decreased from an average of 14 lots/year (1997-2005), to 8 lots/year (2006-2009).

From 1997-2009, an average of 10% of yearly severance applications were in the agricultural designation (or, as a total, 174 out of 2,119 applications). Compared between provincial policy periods, this decreased from 10% (1997-2005), to 6% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



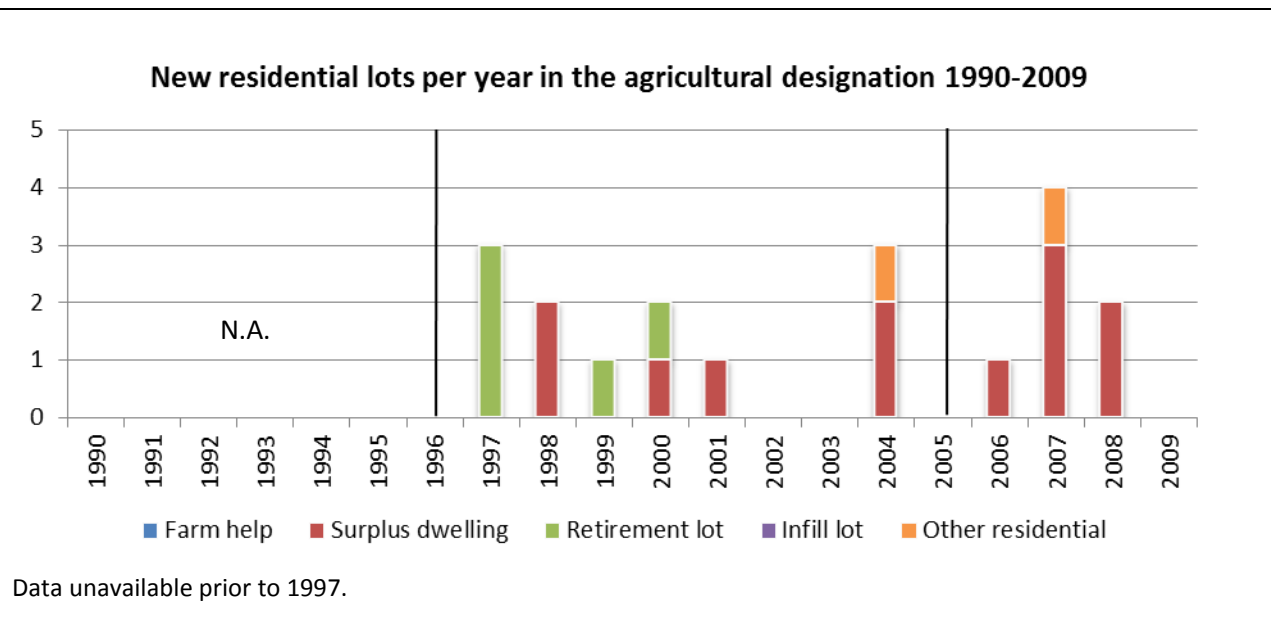
Data unavailable prior to 1997.

Policy context and severance trends

Consent granting authority is held by the lower tiers.

From 1997-2009, there were 19 residential lots created in the agricultural designation. The majority of those were surplus dwelling severances (12), followed by infill lots (5) and other residential severances (2).

Grey also granted 144 farm splits; 6 new lots for agricultural commercial/industrial uses; 3 institutional lots; and 2 recreational lots.


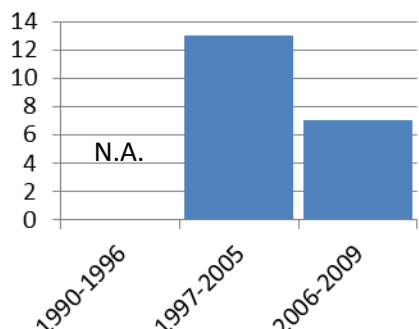
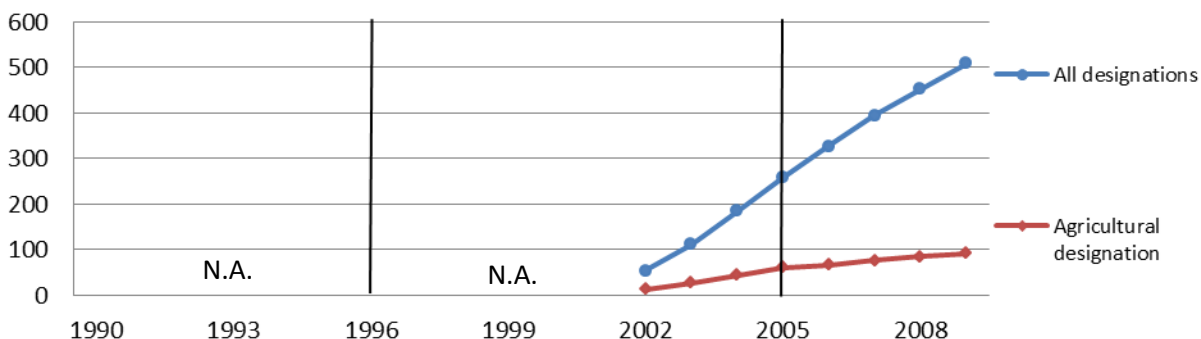


Notes for data interpretation

Researchers visited Grey to review consent summary sheets and hard copy files. Consent granting authority is held by the lower tiers; however the data required was stored at the upper tier. In the previous study municipal planning staff felt that only severances approved after the introduction of a new official plan in 1997 could be fairly evaluated in this study. The ratio was generated using OMAFRA data for 1990-1992 and an estimate for 1993-1996 based on a linear regression of the data gathered post-1997. Data verified June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Haldimand

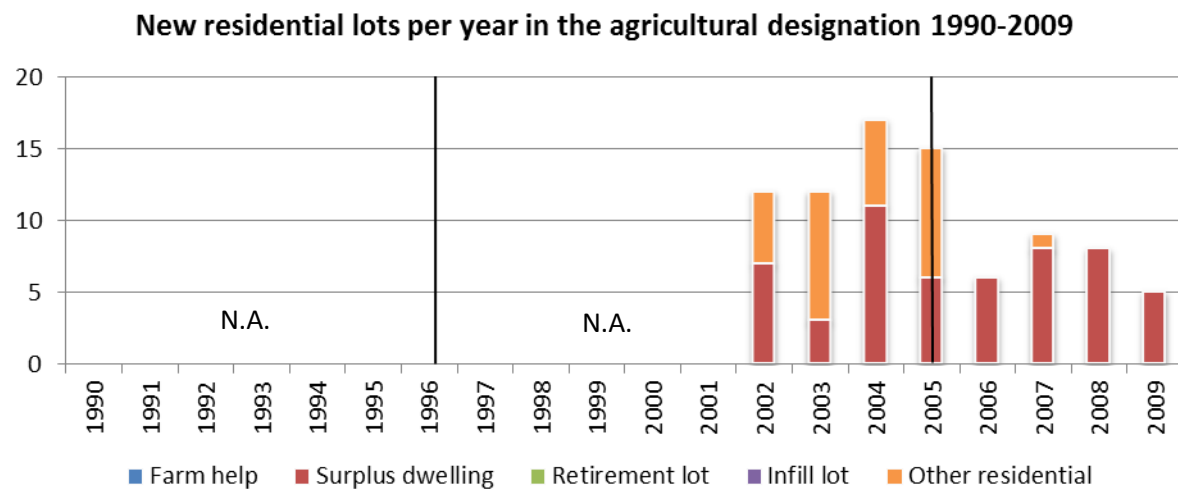
	<p>Farm data: In 2008, the amount of land designated for agriculture was 278,594 acres (2008 MPM). The average farm receipts in Haldimand and Norfolk were \$1,232/Census acre/year according to the 2006 Census. This is the 9th highest dollar value in Ontario.</p> <p>Population: The combined population of Haldimand and Norfolk is 107,812, a 5% increase since 1996. The population is 54.1% rural.</p> <p>Lots created: From 1990-2009, approximately 1.18 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Haldimand places 13th out of 35 counties/regions.</p>																											
<p>Residential lots (avg/yr)</p>  <table><caption>Residential lots (avg/yr)</caption><thead><tr><th>Period</th><th>Average (avg/yr)</th></tr></thead><tbody><tr><td>1990-1996</td><td>N.A.</td></tr><tr><td>1997-2005</td><td>13</td></tr><tr><td>2006-2009</td><td>7</td></tr></tbody></table>	Period	Average (avg/yr)	1990-1996	N.A.	1997-2005	13	2006-2009	7	<p>Changes to provincial planning policies in 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Haldimand. Residential severances decreased from an average of 13 lots/year (2002-2005), to 7 lots/year (2006-2009).</p> <p>From 2002-2009, an average of 18% of yearly severance applications were in the agricultural designation (or, as a total, 91 out of 509 applications). Compared between provincial policy periods, this percentage decreased from 17% (2002-2005), to 12% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.</p>																			
Period	Average (avg/yr)																											
1990-1996	N.A.																											
1997-2005	13																											
2006-2009	7																											
<p>Cumulative new lots in the agricultural designation since 1990</p>  <table><caption>Cumulative new lots in the agricultural designation since 1990</caption><thead><tr><th>Year</th><th>All designations</th><th>Agricultural designation</th></tr></thead><tbody><tr><td>1990</td><td>N.A.</td><td>N.A.</td></tr><tr><td>1993</td><td>N.A.</td><td>N.A.</td></tr><tr><td>1996</td><td>N.A.</td><td>N.A.</td></tr><tr><td>1999</td><td>N.A.</td><td>N.A.</td></tr><tr><td>2002</td><td>~50</td><td>~20</td></tr><tr><td>2005</td><td>~250</td><td>~50</td></tr><tr><td>2008</td><td>~450</td><td>~80</td></tr><tr><td>2009</td><td>~520</td><td>~100</td></tr></tbody></table> <p>*For data prior to 2002, please see Haldimand-Norfolk data summary in Appendix C.</p>		Year	All designations	Agricultural designation	1990	N.A.	N.A.	1993	N.A.	N.A.	1996	N.A.	N.A.	1999	N.A.	N.A.	2002	~50	~20	2005	~250	~50	2008	~450	~80	2009	~520	~100
Year	All designations	Agricultural designation																										
1990	N.A.	N.A.																										
1993	N.A.	N.A.																										
1996	N.A.	N.A.																										
1999	N.A.	N.A.																										
2002	~50	~20																										
2005	~250	~50																										
2008	~450	~80																										
2009	~520	~100																										

Policy context and severance trends

Consent granting authority is held by the County of Haldimand (single tier).

From 2002-2009, 84 residential lots were created in the agricultural designation in Haldimand. Surplus dwellings were the most common type (54), followed by other residential lots (30).

Haldimand also granted 5 farm splits; 1 commercial/industrial lot; and 1 institutional lot.



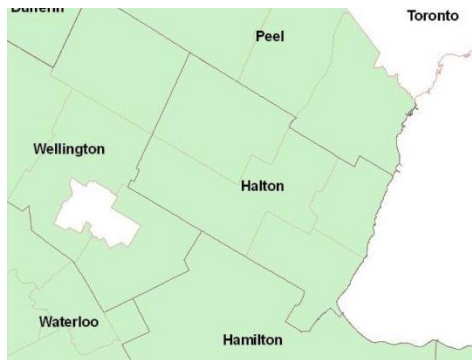
*For data prior to 2000, please see Haldimand-Norfolk data summary in Appendix C.

Notes for data interpretation

Researchers received hard copy files from Haldimand. Data was unavailable for 2000 and 2001. Census data includes Norfolk County. Data verified April, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

Region of Halton

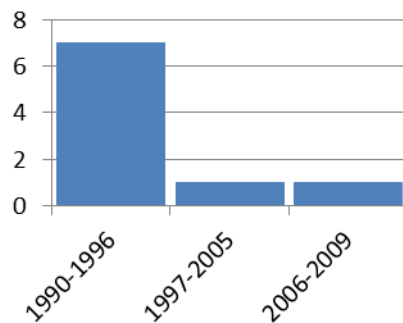


Farm data: From 2000-2008, the number of acres designated for agriculture decreased by 1,299 acres (2.9%) to a total of 43,179 acres (2008 MPM). The average farm receipts in Halton were \$1,485/Census acre/year according to the 2006 Census. This is the 5th highest dollar value in Ontario.

Population: The population of Halton is 439,206 total, a 29% decrease since 1996. The population is 5.7% rural.

Lots created: From 1990-2009, about 1.45 residential lots have been created in a typical 1000 acre concession block in Halton. Ranked from lowest number of severances (1st) to the highest (35th) Halton places 16th out of 35 counties/regions.

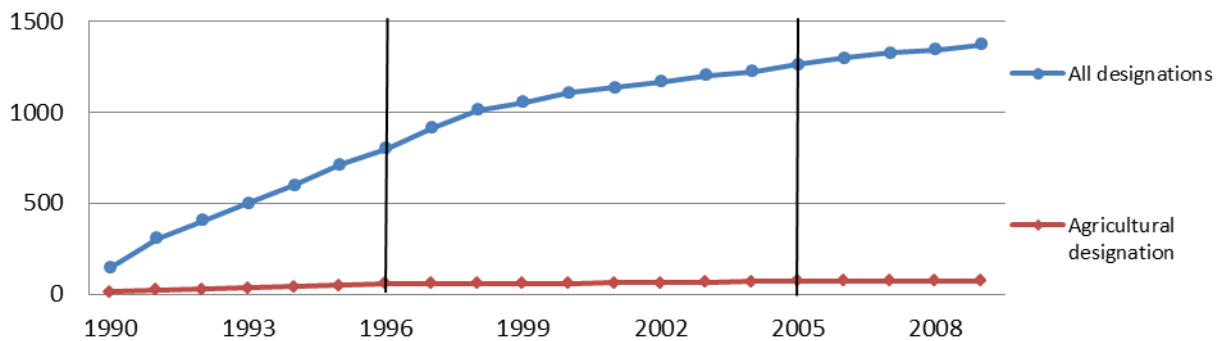
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 corresponded with changes in the creation of residential lots in the agricultural designation in Halton. Residential severances in the agricultural designation decreased from an average of 7 lots/year (1990-1996), to 1 lot/year (1997-2005 and 2006-2009).

From 1990-2009, an average of 5% of yearly severances were in the agricultural designation (or, as a total, 75 out of 1,370 applications). Compared between provincial policy periods, this percentage dropped from 7% (1990-1996), to 5% (1997-2005), to 2% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

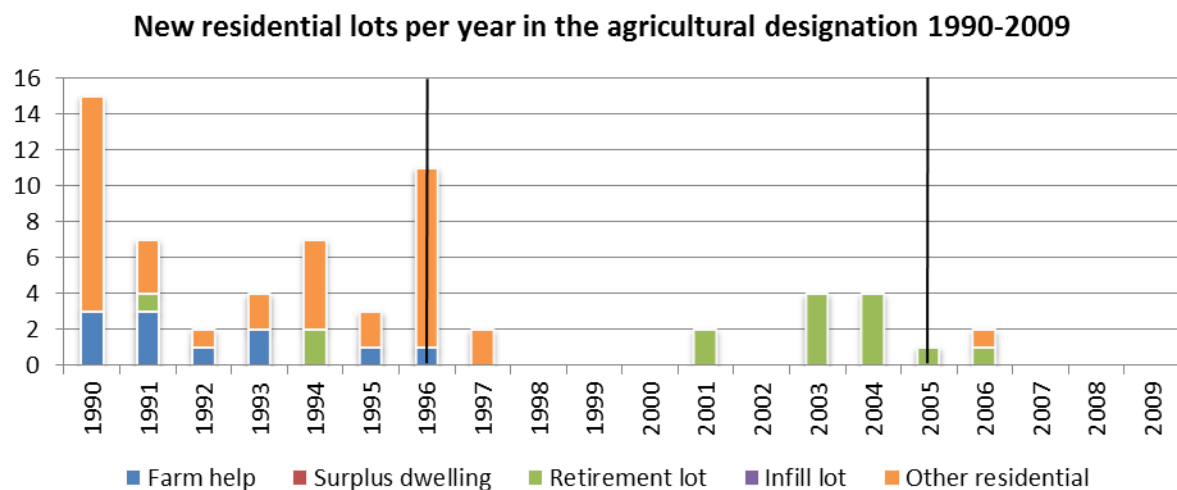


Policy context and severance trends

Consent granting authority is held by the lower tiers.

From 1990-2009, 64 residential lots created in the agricultural designation. Other residential lots were the most common type (38), followed by retirement lots (15), and farm help (11). A small spike occurred in 1996, the same year as the introduction of the PPS. After 1998, retirement lots accounted for the majority of severances with 12. There was a single other residential lot created in 2006. This lot was denied by the Committee of Adjustment and the OMB, then approved in an appeal to the OMB decision.

Halton also granted 8 farm splits and 3 new lots for natural environment. Six farm splits were prior to 1996 as were all for natural environment.

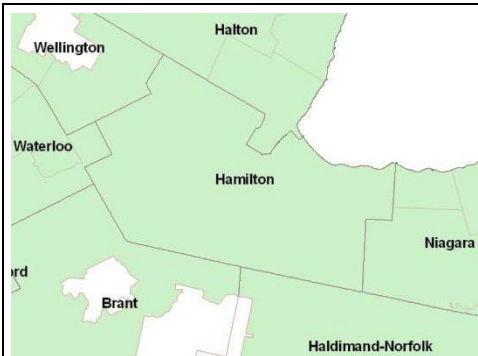


Notes for data interpretation

Researchers visited Milton to review hard copy files. Self-collected digital raw data was received from Halton Hills. Oakville was excluded on the basis of no agricultural designation. Data verified May, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

City of Hamilton

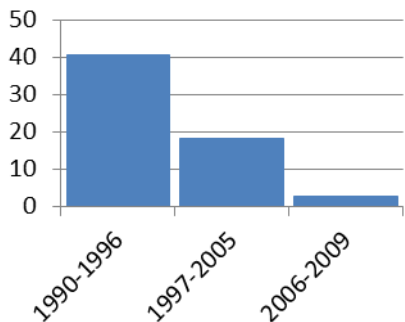


Farm data: From 2000-2008, the number of acres designated for agriculture decreased by 2,886 acres (2.1%) to a total of 136,620 acres (2008 MPM). The average farm receipts in Hamilton were \$1687/Census acre/year according to the 2006 Census. This is the 4th highest dollar value in Ontario.

Population: The population of Hamilton is 504,449, an 8% increase since 1996. The population is 7.3% rural.

Lots created: From 1990-2009, about 3.37 residential lots have been created in a typical 1000 acre concession block in Hamilton. Ranked from the lowest number of severances (1st) to the highest (35th), Hamilton places 27th out of 35 counties/regions.

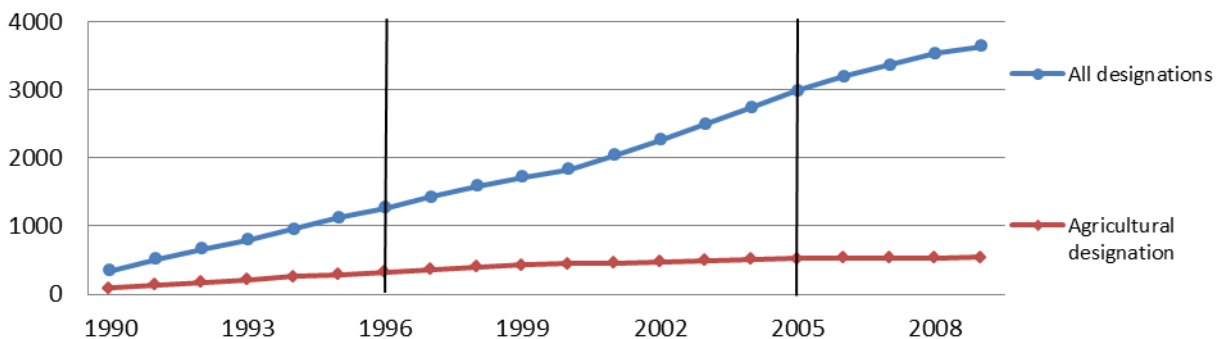
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Hamilton. Residential severances in the agricultural designation decreased from an average of 41 lots/year (1990-1996), to 29 lots/year (1997-2005), to 3 lots/year (2006-2009).

From 1990-2009, an average of 15% of yearly severance applications were in the agricultural designation (or, as a total, 522 out of 3,528 applications). Compared between provincial policy periods, this percentage decreased from 26% (1990-1996), to 13% (1997-2005), to 3% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation in the 1990-1996 and the 2006-2009 policy periods, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

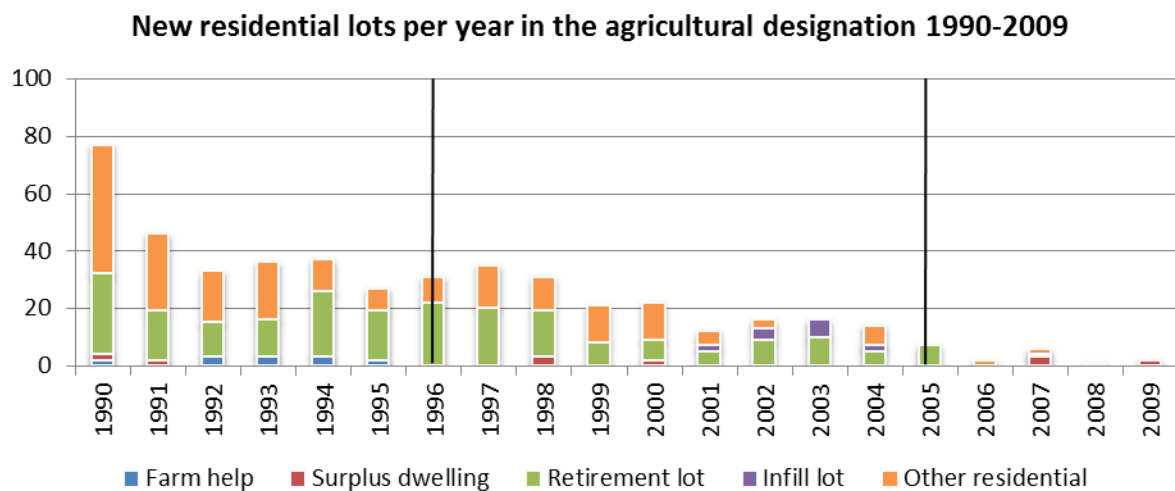


Policy context and severance trends

Consent granting authority is held by Hamilton (single tier).

From 1990-2009, 450 residential lots were created in the agricultural designation. Retirement lots were the most common type (209), followed by other residential lots (197), farm help (16), and surplus dwelling and infill (14).

The City also granted 57 farm splits; 9 new lots for agricultural commercial/industrial uses; 4 institutional lots; and 2 natural environment lots.

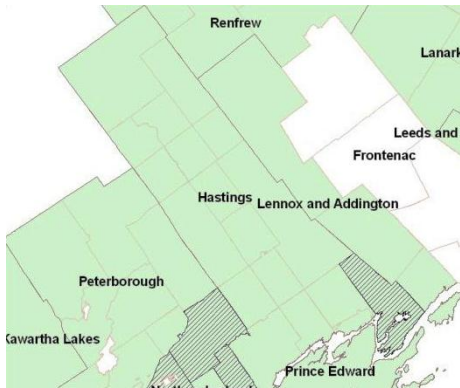


Notes for data interpretation

Researchers visited Hamilton to review hardcopy and electronic files. Totals for 1990, 1992, 1994, and 2000 are estimated. Census data for Hamilton includes Grimsby as it is part of the Hamilton census division, although it is in the Regional Municipality of Niagara. Data verified June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Hastings

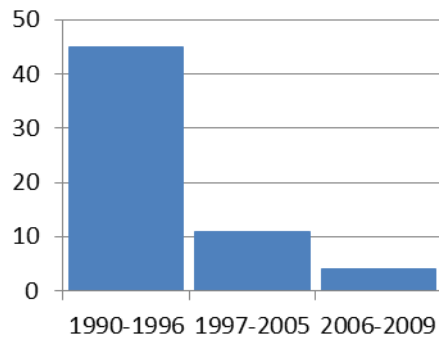


Farm data: In 2008, the amount of land designated for agriculture was 132,053 acres (2008 MPM). The average farm receipts in Hastings were \$239/Census acre/year according to the 2006 Census. This is the 32nd highest dollar value in Ontario.

Population: The population of Hastings, including Belleville and Quinte West, is 130,474, a 3% increase since 1996. The population is 42.6% rural.

Lots created: From 1990-2009, approximately 3.61 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Hastings places 30th out of 35 counties/regions.

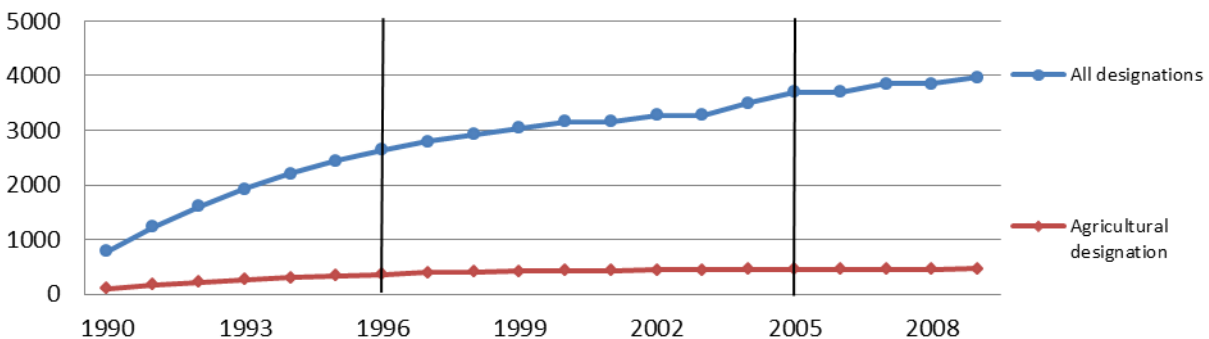
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Hastings. Residential severances in the agricultural designation decreased from an average of 45 lots/year (1990-1996), to 11 lots/year (1997-2005), to 4 lots/year (2006-2009).

From 1990-2009, an average of 11% of yearly severance applications were in the agricultural designation (or, as a total, 468 out of 3,969 applications). Compared between provincial policy periods, this percentage decreased from 14% (1990-1996), to 9% (1997-2005), to 3% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



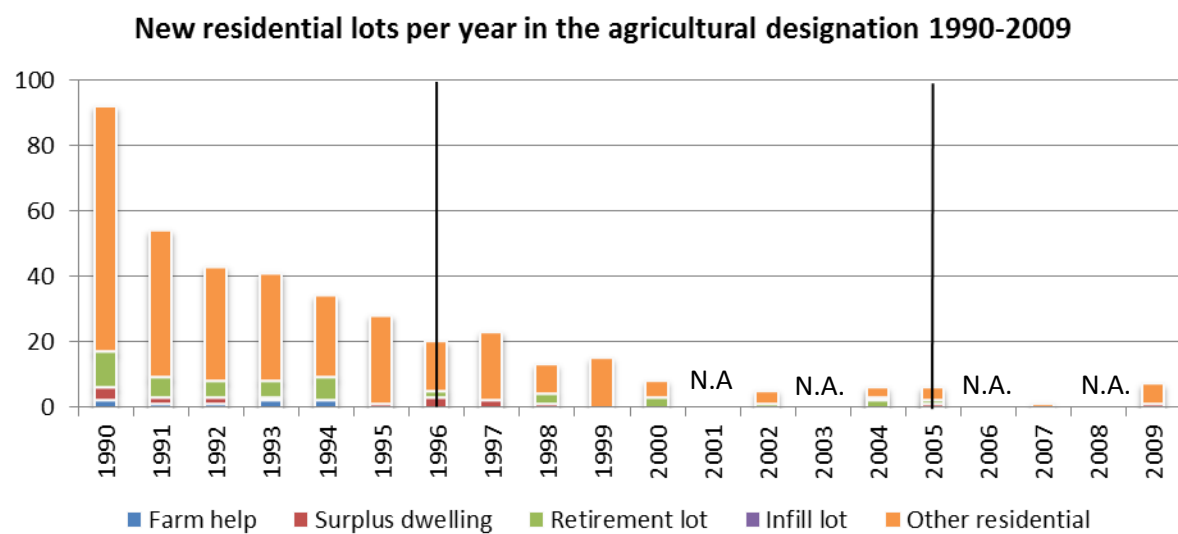
*Data not obtained for 2001, 2003, 2006, and 2008

Policy context and severance trends

Consent granting authority is held by the County of Hastings (upper tier).

From 1990-2009, 396 residential lots were created in the agricultural designation with an estimated 175 additional lots. Other residential lots were the most common type (323), followed by retirement lots (46); surplus dwelling (18), farm help (8), and infill lots (4).

Hastings also granted 40 farm splits; 14 commercial/industrial lots; 5 lots for utilities, and 13 lots for other non-residential purposes.



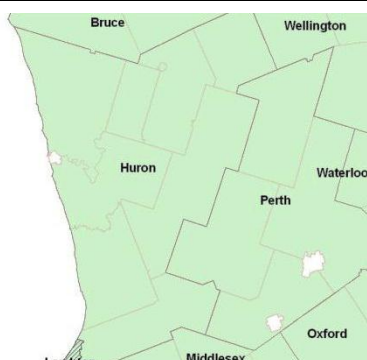
*Data not obtained for 2001, 2003, 2006, and 2008.

Notes for data interpretation

Researchers visited Hastings to review hard copy files. Data was estimated for 1990, 1991, 1992. Estimates for Belleville and Quinte West were included in 1990's data but not in the data for 2000's. Census data includes Belleville and Quinte West. Data verified March, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Huron

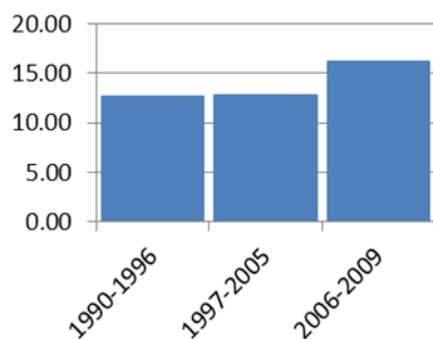


Farm data: From 2000-2008, the number of acres designated for agriculture decreased by 2,454 acres (<1%) to a total of 647,996 acres (2008 MPM). The average farm receipts in Huron County were \$993/Census acre/year according to the 2006 Census. This is the 12th highest dollar value in Ontario.

Population: The population of Huron County is 59,325 total, a 0.01% decrease since 1996. The population is 60% rural.

Lots created: From 1990-2009, about 0.43 residential lots have been created in a typical 1000 acre concession block in Huron County. Ranked from the lowest number of severances (1st) to the highest (35th), Huron places 5th out of 35 counties/regions.

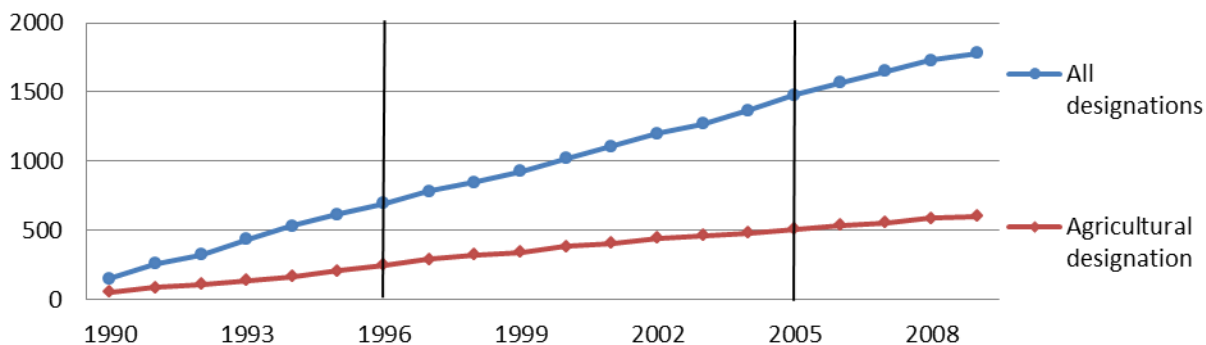
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 did not correspond with changes in the creation of residential lots in the agricultural designation in Huron. Residential severances in the agricultural designation increased slightly from an average of 13 lots/year (1990-1996 and 1997-2005), to 16 lots/year (2006-2009).

From 1990-2009, an average of 34% of severance applications were in the agricultural designation (or, as a total, 601 out of 1,781 applications). Compared between provincial policy periods, this percentage dropped from 37% (1990-1996), to 34% (1997-2005), to 32% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



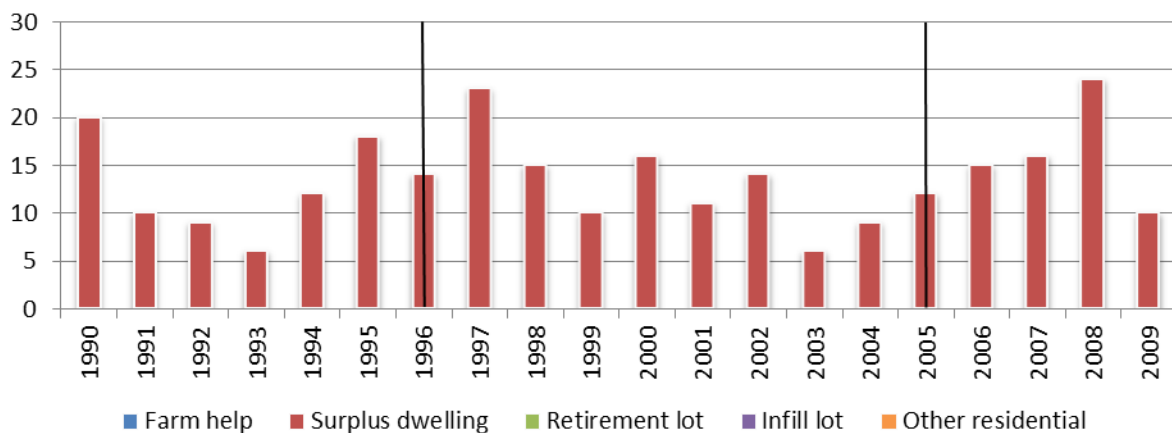
Policy context and severance trends

Consent granting authority is held by Huron County (upper tier). Decisions are made by Committee of the Whole.

From 1990-2009, 270 residential lots were created in the agricultural designation. All severances were surplus dwellings.

Huron also granted 257 farm splits; 39 lots for commercial/industrial uses; 11 institutional; 3 natural environment; 14 lots for utility purposes and 7 extractive resources.

New residential lots per year in the agricultural designation 1990-2009

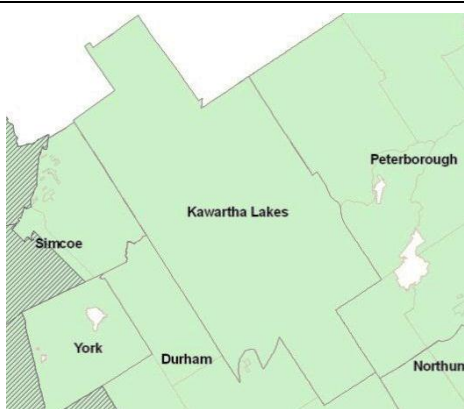


Notes for data interpretation

Researchers visited the Huron County office to review electronic database reports and hardcopy files. Data verified February, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

City of Kawartha Lakes

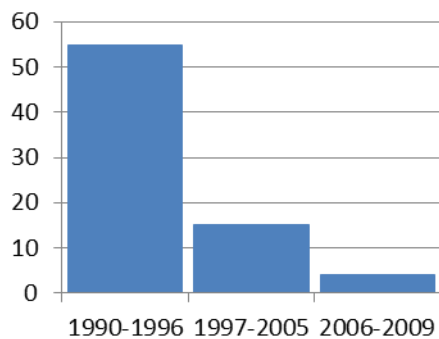


Farm data: From 2000-2008, the amount of land designated for agriculture decreased by 233 acres (0.1%) to 328,294 acres (2008 MPM). The average farm receipts in Kawartha Lakes were \$274/Census acre/year according to the 2006 Census. This is the 31st highest dollar value in Ontario.

Population: The population of Kawartha Lakes is 74,561, a 9% increase since 1996. The population is 64.9% rural.

Lots created: From 1990-2009, approximately 1.67 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Kawartha Lakes places 17th out of 35 counties/regions.

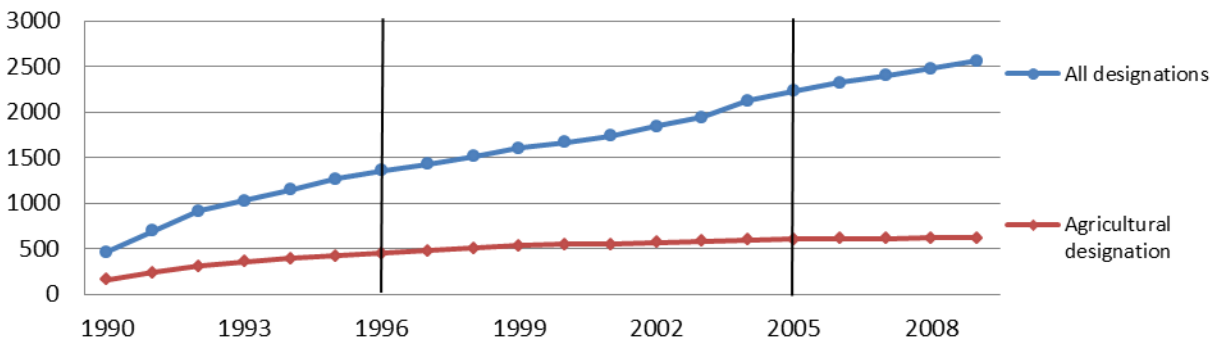
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded to changes in the creation of residential lots in the agricultural designation in Kawartha Lakes. Residential severances in the agricultural designation decreased from an average of 55 lots/year (1990-1996), to 15 lots/year (1997-2005), to 4 lots/year (2006-2009).

From 1990-2009, an average of 22% of yearly severance applications were in the agricultural designation (or, as a total, 600 out of 2,432 applications). Compared between provincial policy periods, this percentage decreased from 33% (1990-1996), to 19% (1997-2005), to 4% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

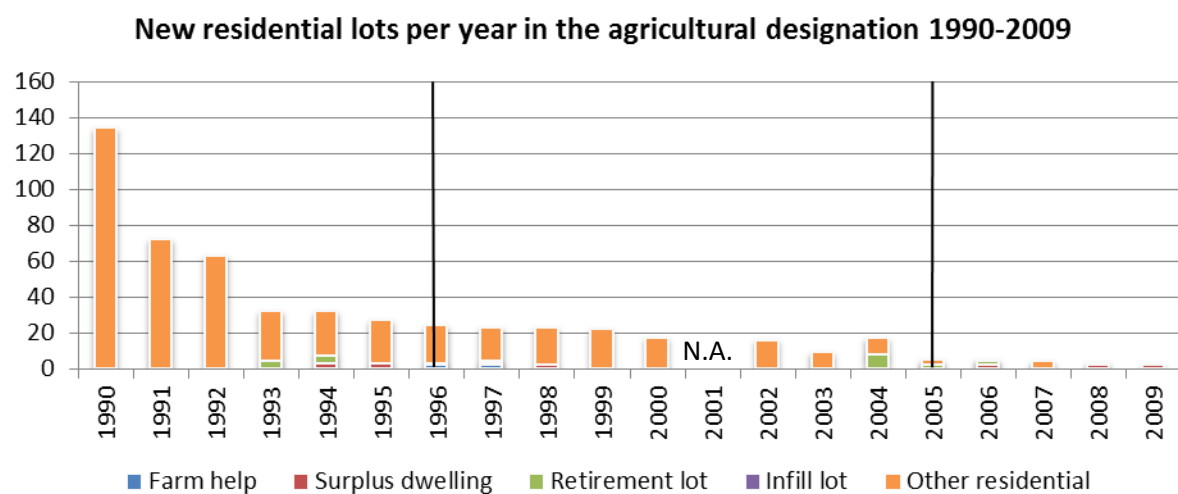


Policy context and severance trends

Consent granting authority is held by the City of Kawartha Lakes (single tier).

From 1990-2009, 513 residential lots were created in the agricultural designation with an additional 35 lots created in years without available data. Other residential lots were the most common type (506), followed by retirement lots (21), surplus dwelling (15), and farm help (6).

Kawartha Lakes also granted 66 farm splits; 17 commercial/industrial lots; 2 institutional lots; 1 lot for natural environment; and 1 lot for extractive resource purposes.

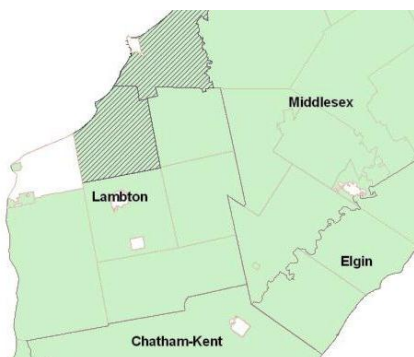


Notes for data interpretation

Researchers received electronic data collection and summary from Kawartha Lakes. Data was estimated for 1990, 1992, 1994, 1996, 1998, 2000, and 2001. Data verified June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Lambton

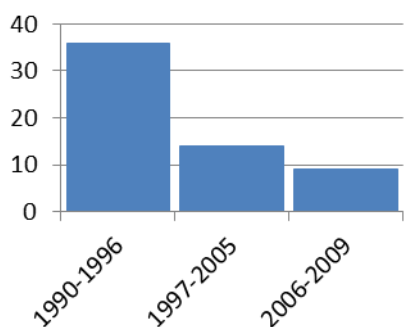


Farm data: In 2008, there was a total of 472,567 acres designated for agriculture in Lambton (2008 MPM). The average farm receipts in Lambton were \$639/Census acre/year according to the 2006 Census. This is the 19th highest dollar value in Ontario.

Population: The population of Lambton is 128,204 total, a 1% decrease since 1996. The population is 28% rural.

Lots created: From 1990-2009, about 0.95 residential lots have been created in a typical 1000 acre concession block in Lambton. Ranked from the lowest number of severances (1st) to the highest (35th), Lambton places 8th out of 35 counties/regions.

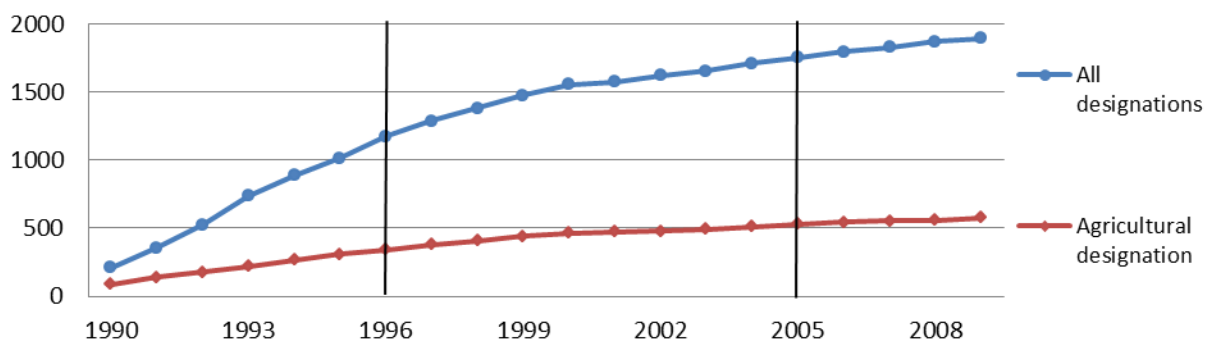
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Lambton. Residential severances decreased from an average of 36 lots/year (1990-1996), to 14 lots/year (1997-2005), to 9 lots/year (2006-2009).

From 1990-2009, an average of 33% of yearly severance applications were in the agricultural designation (or, as a total, 575 out of 1,891 applications). Compared between provincial policy periods, this percentage increased from 29% (1990-1996), to 33% (1997-2005), to 37% (2006-2009). This indicates that proportionally more development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



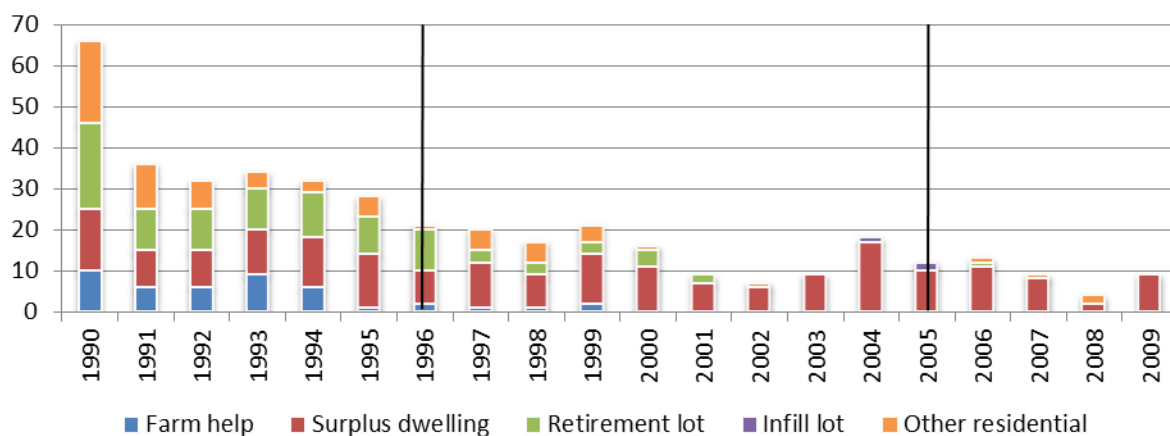
Policy context and severance trends

Consent granting authority is held by lower tiers. Lambton county staff assists three lower tiers in coordinating committee meetings and severances applications.

From 1990-2009, 413 of the 575 agricultural designation severances were for residential uses with an estimated additional 35 residential lots in municipalities that declined to participate. The majority were surplus dwellings (198) and retirement lots (97), followed by other residential (71), farm help (44), and infill (3).

Lambton also granted 135 farm splits; 14 new lots for agricultural commercial/industrial uses; 3 institutional lots; 1 recreational lot; 6 utility lots; and 3 other non-residential uses.

New residential lots per year in the agricultural designation 1990-2009



Notes for data interpretation

Researchers visited Enniskillen and St. Clair to review hardcopy files. Digital data was submitted for Brooke-Alvinston, Dawn-Euphemia, and Warwick. Oil Springs did not have any severances in the agricultural designation. Lambton Shores and Plympton-Wyoming declined to participate. Sarnia, Point Edward, and Petrolia do not have agricultural designations and were excluded from the study. Total application numbers from 2000-2009 only include Brooke-Alvinston, Dawn-Euphemia, Enniskillen, St. Clair, and Warwick. Surplus dwelling severances for St. Clair were estimated in 2001 and 2004. Majority of data verified as of September, 2011. Data for the single remaining lower tier was returned for verification June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Lanark

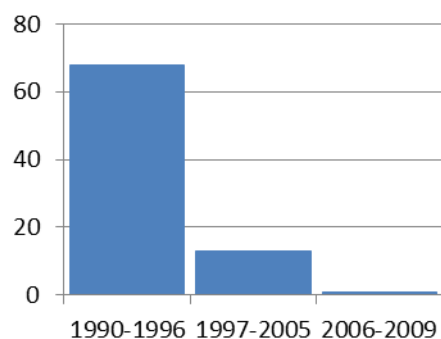


Farm data: In 2008, the amount of land designated for agriculture was 97,582 acres (2008 MPM). The average farm receipts in Lanark were \$174/Census acre/year according to the 2006 Census. This is the 35th highest dollar value in Ontario.

Population: The population of Lanark, including Smith Falls, is 63,785 total, an 8% increase since 1996. The population is 53.3% rural.

Lots created: From 1990-2009, approximately 6.06 residential lots have been created in a typical 1000 acre concession block in Lanark. Ranked from the lowest number of severances (1st) to the highest (35th), Lanark places 33rd out of 35 counties/regions.

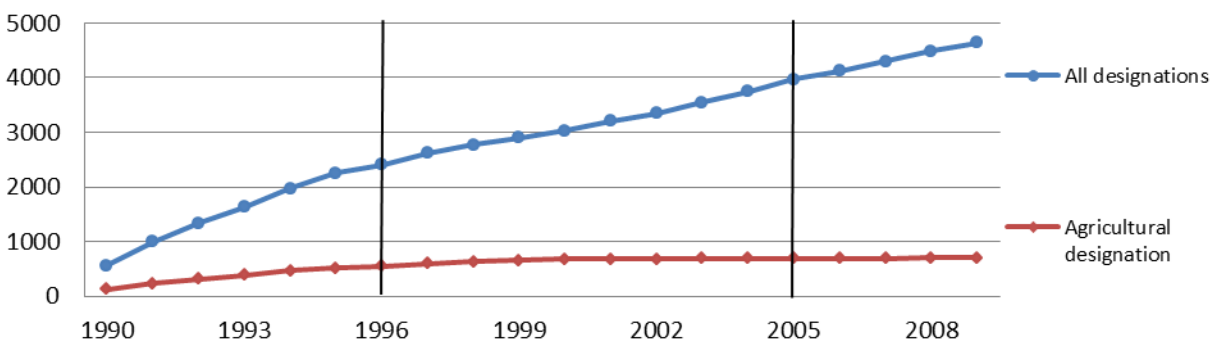
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded to changes in the creation of residential lots in the agricultural designation in Lanark. Residential severances in the agricultural designation decreased from an average of 63 lots/year (1990-1996), to 13 lots/year (1997-2005), to 1 lot/year (2006-2009).

From 1990-2009, an average of 13% of yearly severance applications were in the agricultural designation (or, as a total, 700 out of 4,643 applications). Compared between provincial policy periods, this percentage decreased from 23% (1990-1996), to 10% (1997-2005), to 1% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

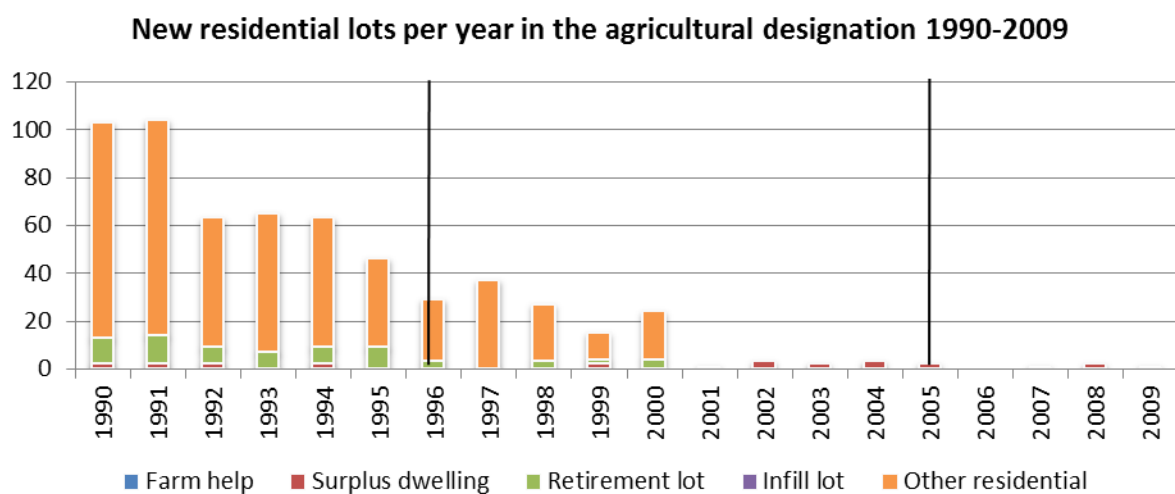


Policy context and severance trends

Consent granting authority is held by Lanark County (upper tier).

From 1990-2009, 591 residential lots were created in the agricultural designation. Other residential lots were the most common type (500), followed by retirement lots (64) surplus dwelling (22) and farm help (5). Post-2001, surplus dwelling severances were the only residential severances that occurred.

Lanark also granted 78 farm splits; 11 new lots for agricultural commercial/industrial uses; 4 institutional lots; and 16 for other non-residential uses. All non-residential severances, excluding farm splits, occurred prior to 2001.



Notes for data interpretation

Researchers received a summary of self-reported data from Lanark. Data for 1990, 1992, 1994, 1996, and 1998 was estimated. Census data includes Smith Falls. Data verified June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

United Counties of Leeds & Grenville

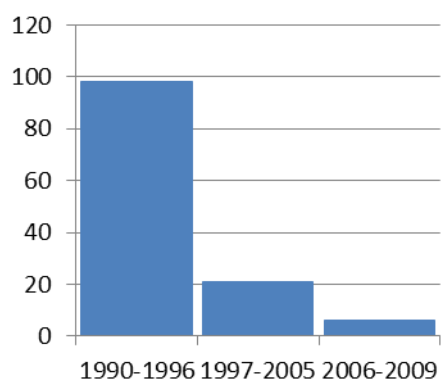


Farm data: In 2008, the amount of land designated for agriculture was 172,223 acres (2008 MPM). The average farm receipts in Leeds and Grenville were \$351/Census acre/year according to the 2006 Census. This is the 28th highest dollar value in Ontario.

Population: The population of Leeds and Grenville, including Brockville, Gananoque, and Prescott, is 99,206, a 3% increase since 1996. The population is 61.3% rural.

Lots created: From 1990-2009, approximately 5.18 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Leeds and Grenville places 32nd out of 35 counties/regions.

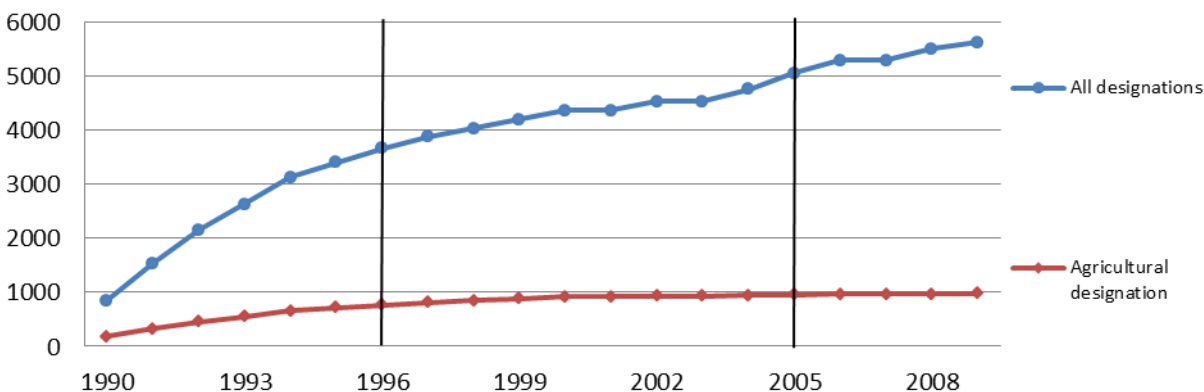
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Leeds and Grenville. Residential severances in the agricultural designation decreased from an average of 98 lots/year (1990-1996), to 21 lots/year (1997-2005), to 6 lots/year (2006-2009).

From 1990-2009, an average of 15% of yearly severance applications were in the agricultural designation (or, as a total, 975 out of 5,618 applications). Compared between provincial policy periods, this percentage decreased from 21% (1990-1996), to 14% (1997-2005), to 4% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below

Cumulative new lots in the agricultural designation since 1990



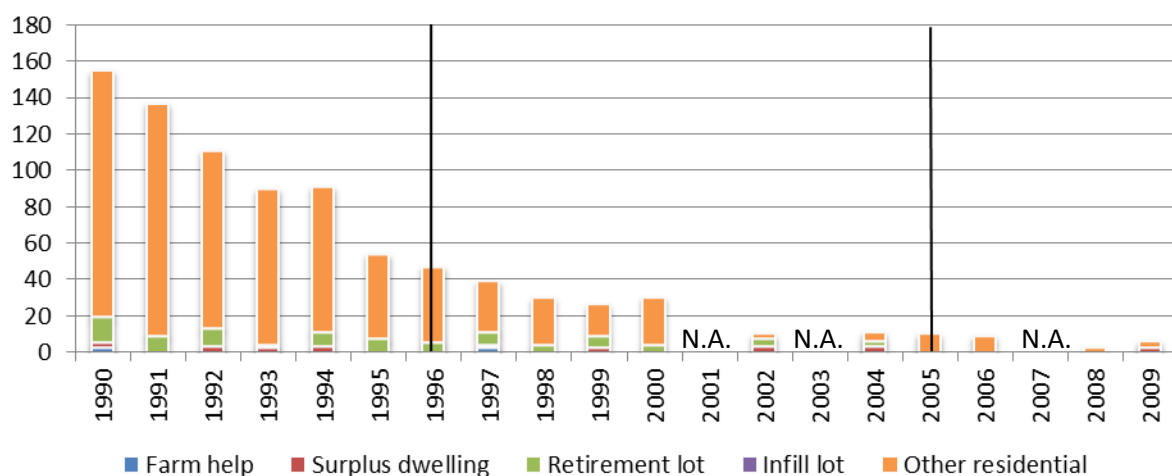
Policy context and severance trends

Consent granting authority is held by the United Counties of Leeds and Grenville (upper tier).

From 1990-2009, 858 residential lots were created in the agricultural designation. Other residential lots were the most common type (746), followed by retirement lots (79), surplus dwelling (26), and farm help (7).

Leeds and Grenville also granted 75 farm splits; 11 new lots for agricultural commercial/industrial uses; 4 utility lots; and 27 for other non-residential uses. The majority of non-residential severances, excluding farm splits, occurred prior to 2001 with only 3 (2 commercial/industrial and 1 utility) created post-2001.

New residential lots per year in the agricultural designation 1990-2009

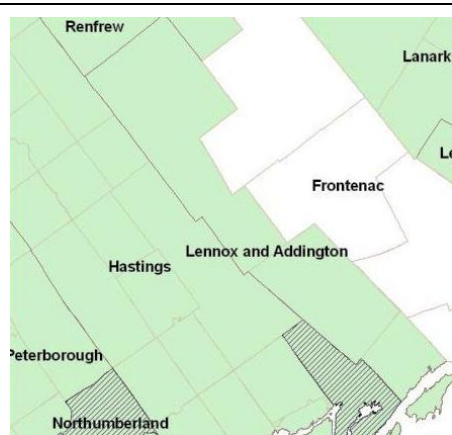


Notes for data interpretation

Researchers visited Leeds and Grenville to review hardcopy files. Data for 1990, 1992, 1994, 1996, 1998, 2001, 2003, 2007 was estimated. Census data includes Brockville, Gananoque, and Prescott. Data returned to municipality for verification June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Lennox and Addington

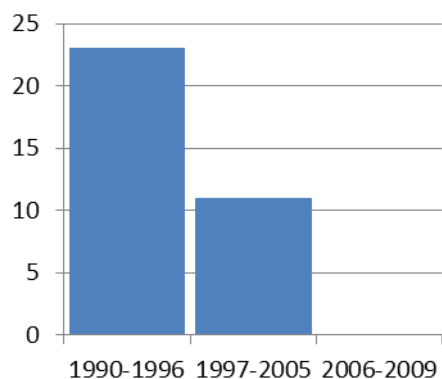


Farm data: In 2008, the amount of land designated for agriculture was 104,056 acres (2008 MPM). The average farm receipts in Lennox and Addington were \$291/Census acre/year according to the 2006 Census. This is the 30th highest dollar value in Ontario.

Population: The population of Lennox and Addington is 40,542, a 4% increase since 1996. The population is 65.3% rural.

Lots created: From 1990-2009, approximately 3.81 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Lennox and Addington places 31st out of 35 counties/regions.

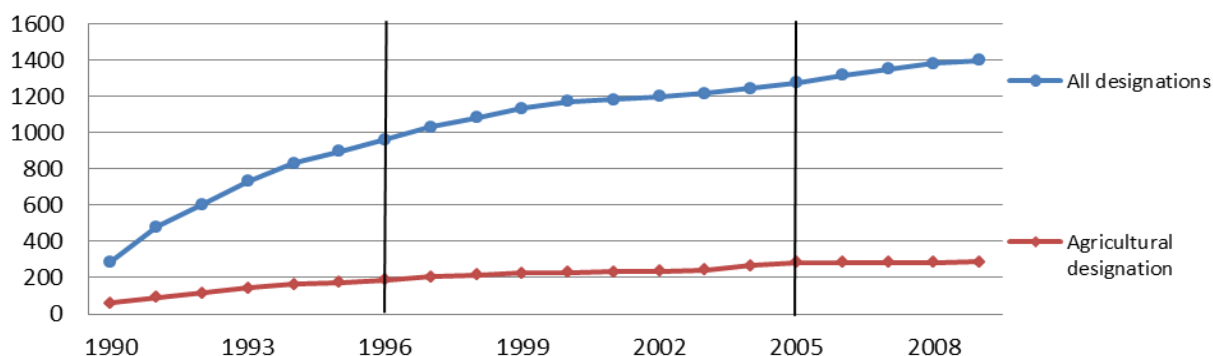
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded to changes in the creation of residential lots in the agricultural designation in Lennox and Addington. Residential severances in the agricultural designation decreased from an average of 23 lots/year (1990-1996), to 11 lots/year (1997-2005), to 0 lots/year (2006-2009).

From 1990-2009, an average of 23% of yearly severance applications were in the agricultural designation (or, as a total, 285 out of 1,396 applications). Compared between provincial policy periods, this percentage increased from 19% (1990-1996), to 35% (1997-2005), then decreased to 2% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation during the 1990-1996 and 2006-2009 policy periods, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



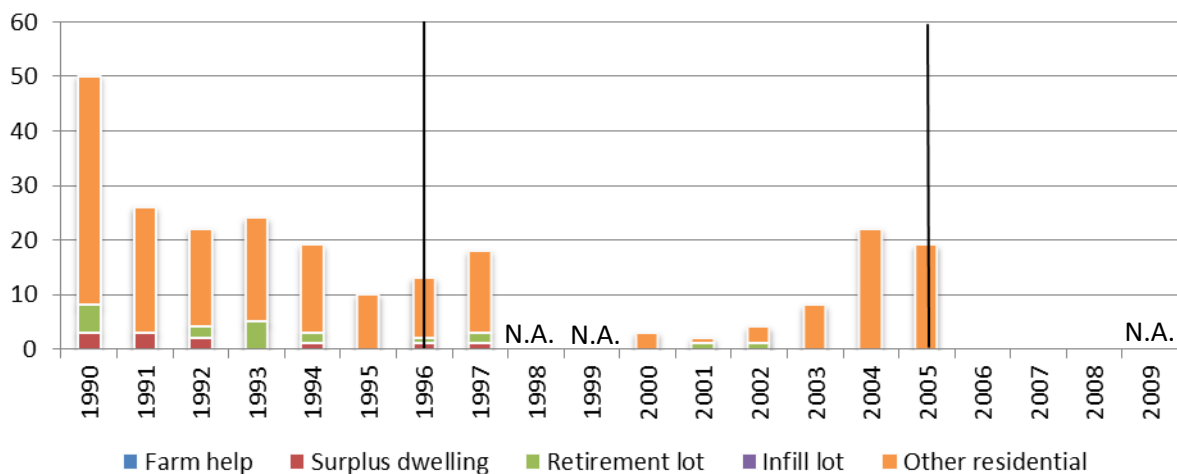
Policy context and severance trends

Consent granting authority is held by the lower tiers.

From 1990-2009, 261 residential lots were created in the agricultural designation with an estimated 134 additional residential lots in the lower tiers that did not participate. Other residential lots were the most common type (211), followed by retirement lots (19) and surplus dwelling (11).

Lennox and Addington also granted 24 farm splits. There were no non-residential lot creations between 1990-2009.

New residential lots per year in the agricultural designation 1990-2009

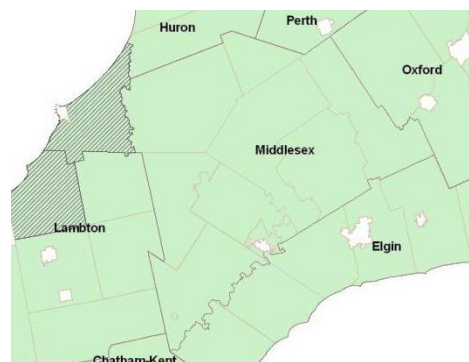


Notes for data interpretation

Researchers received electronic data from Loyalist and Stone Mills. Greater Napanee did not continue correspondence regarding the study and was not included. Addington Highlands was not included in the study. Estimated residential severances for the non-participating municipality were included in the ratio. Data for 1990, 1992, 1994, 1996 and 2009 was estimated. Data for 1998 and 1999 was not stored at the county level and was not collected or estimated. Data verified June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Middlesex

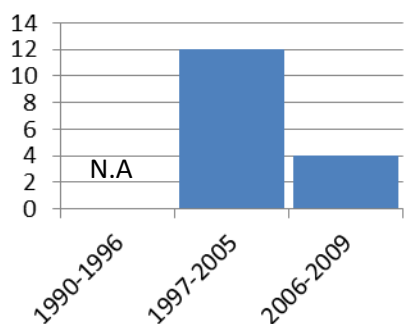


Farm data: From 2000-2008, the amount of land designated for agriculture decreased by 500 acres (0.1%) to 648,657 acres (2008 MPM). The average farm receipts in Middlesex were \$963/Census acre/year according to the 2006 Census. This is the 13th highest dollar value in Ontario.

Population: The population of Middlesex including the City of London is 422,333, an 8% increase since 1996. The population is 10.9% rural.

Lots created: From 1990-2009, approximately 0.31 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Middlesex places 3rd out of 35 counties/regions.

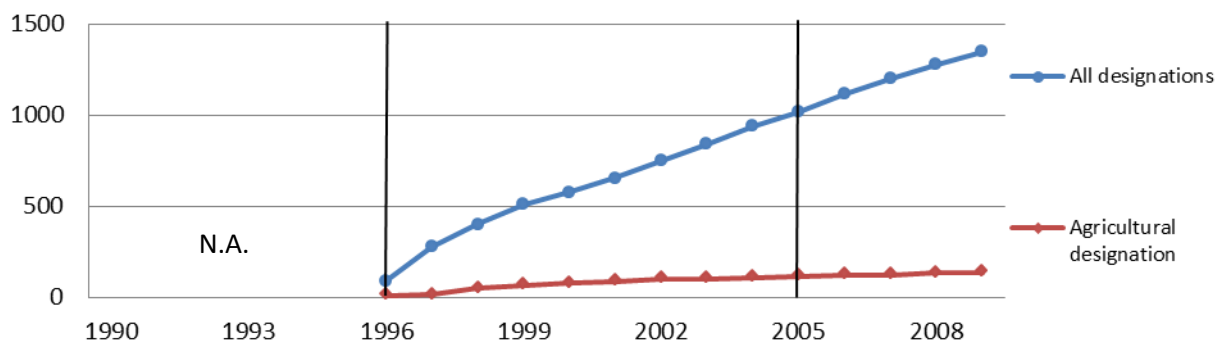
Residential lots (avg/yr)



Changes to provincial planning policies in 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Middlesex. Residential severances in the agricultural designation decreased from an average of 12 lots/year (1997-2005), to 4 lots/year (2006-2009).

From 1996-2009, an average of 12% of yearly severance applications were in the agricultural designation (or, as a total, 214 out of 1,350 applications). Compared between provincial policy periods, this percentage decreased from 13% (1997-2005), to 10% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



*Data unavailable prior to 1996.

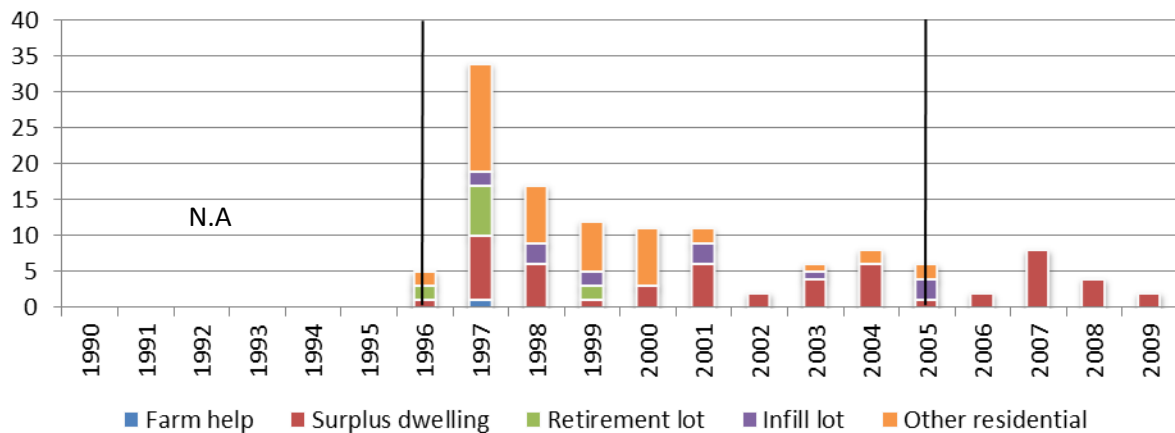
Policy context and severance trends

Consent granting authority is held by the lower tiers.

From 1996-2009, 128 residential lots were created in the agricultural designation with an estimated 65 additional lots. Surplus dwellings were the most common type (55), followed by other residential lots (47), infill lots (14), retirement lots (11), and farm help (1).

Middlesex also granted 79 farm splits; 6 commercial/industrial lots; and 1 lot for natural environment.

New residential lots per year in the agricultural designation 1990-2009

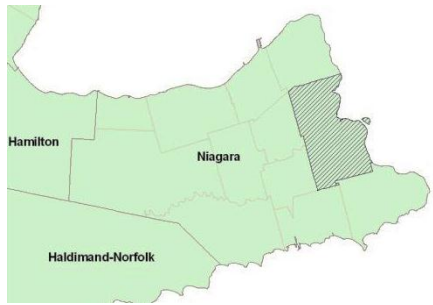


Notes for data interpretation

Researchers visited North Middlesex, Thames Centre, Adelaide Metcalfe, Middlesex Centre, and Strathroy-Caradoc to review electronic and hardcopy files. Data was cross referenced with records at the upper tier. Southwest Middlesex data was obtained exclusively from the County. Newbury does not have an agricultural designation and was excluded from the study. Data was unavailable for 1990-1995 as it was stored at the lower tiers and researchers were only able to visit the upper tier in the 1990-1999 study. Census data includes the City of London. Data verified September, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

Region of Niagara

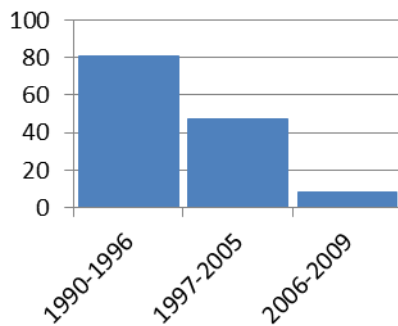


Farm data: From 2000-2008, the number of acres designated for agriculture decreased by 129 acres (<1%) to a total of 320,963 acres (2008 MPM). The average farm receipts in Niagara were \$2899/Census acre/year according to the 2006 Census. This is the highest dollar value in Ontario.

Population: The population of Niagara is 427,421 total, a 6% increase since 1996. The population is 12.1% rural.

Lots created: From 1990-2009, about 3.6 residential lots have been created in a typical 1000 acre concession block in Niagara. Ranked from lowest number of severances (1st) to the highest (35th) Niagara places 29th out of 35 counties/regions.

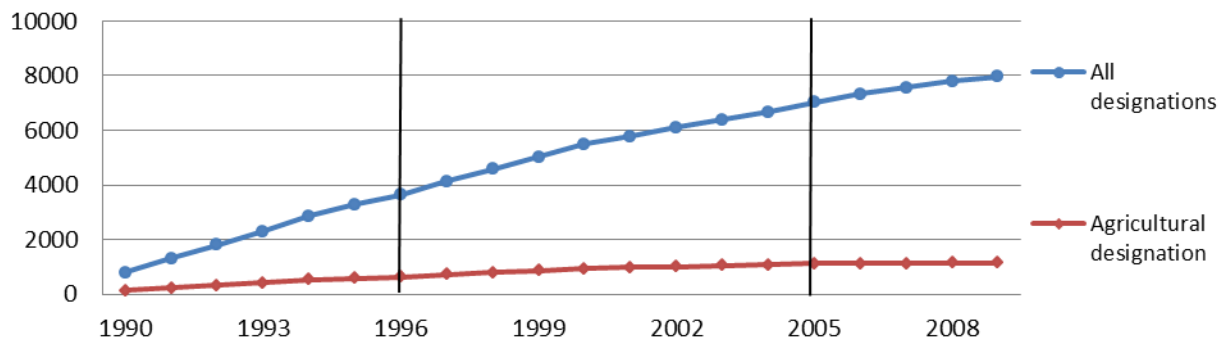
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Niagara. Residential severances in the agricultural designation decreased from an average of 81 lots/year (1990-1996), to 47 lots/year (1997-2005), to 8 lots/year (2006-2009).

From 1990-2009, an average of 13% of yearly severance applications were in the agricultural designation (or, as a total, 1,151 out of 7,957 applications). Compared between provincial policy periods, this percentage decreased from 17% (1990-1996), to 14% (1997-2005), to 4% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

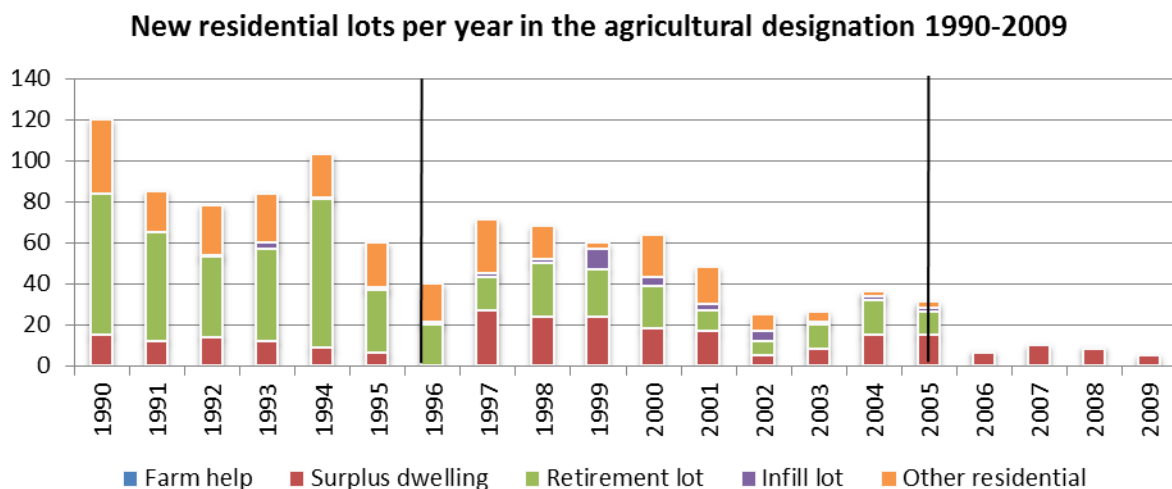


Policy context and severance trends

Consent granting authority is held by the lower tiers.

From 1990-2009, 1,115 residential lots were created in the agricultural designation with an estimated 91 additional lots in the municipalities that did not participate. Retirement lots were the most common type of severance (471), followed by other residential (270), surplus dwelling (251), and infill (38). From 1990-1996, the majority of residential severances were retirement lots. Post-2005, 29 of the 31 residential severances were surplus dwellings.

Niagara also granted 81 farm splits; 34 new lots for agricultural commercial/industrial uses; 4 institutional lots; and 2 lots for utilities.



Notes for data interpretation

Researchers visited West Lincoln, Niagara-on-the-Lake, Fort Erie, Thorold, St. Catharines, and Port Colborne to review hardcopy files. Digital files were submitted for Lincoln, Welland and Grimsby. Pelham and Wainfleet expressed interest in participating but did not submit data. Niagara Falls declined to participate. Census data excludes Grimsby as it is part of the Hamilton census division, although part of the Regional Municipality of Niagara. Data verified September, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Norfolk

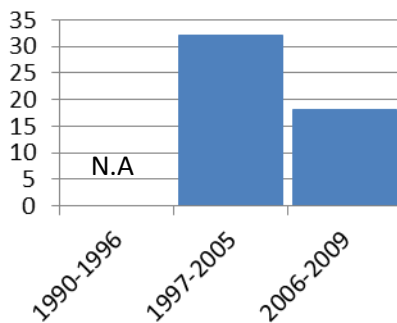


Farm data: In 2008, the amount of land designated for agriculture was 129,130 acres (2008 MPM). The average farm receipts in Haldimand and Norfolk were \$1,232/Census acre/year according to the 2006 Census. This is the 9th highest dollar value in Ontario.

Population: The combined population of Haldimand and Norfolk is 106,600, a 5% increase since 1996. The population is 54.1% rural.

Lots created: From 1990-2009, approximately 3.04 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Norfolk places 25th out of 35 counties/regions.

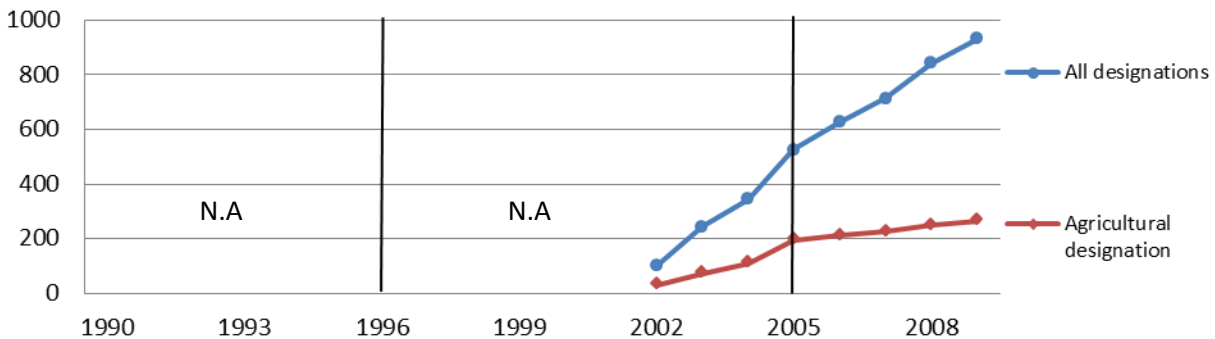
Residential lots (avg/yr)



Changes to provincial planning policies in 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Norfolk. Residential severances in the agricultural designation decreased from an average of 34 lots/year (1997-2005), to 18 lots/year (2006-2009).

From 2002-2009, an average of 28% of yearly severance applications were in the agricultural designation (or, as a total, 277 out of 932). Compared between provincial policy periods, this percentage decreased from 17% (2001-2005), to 12% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



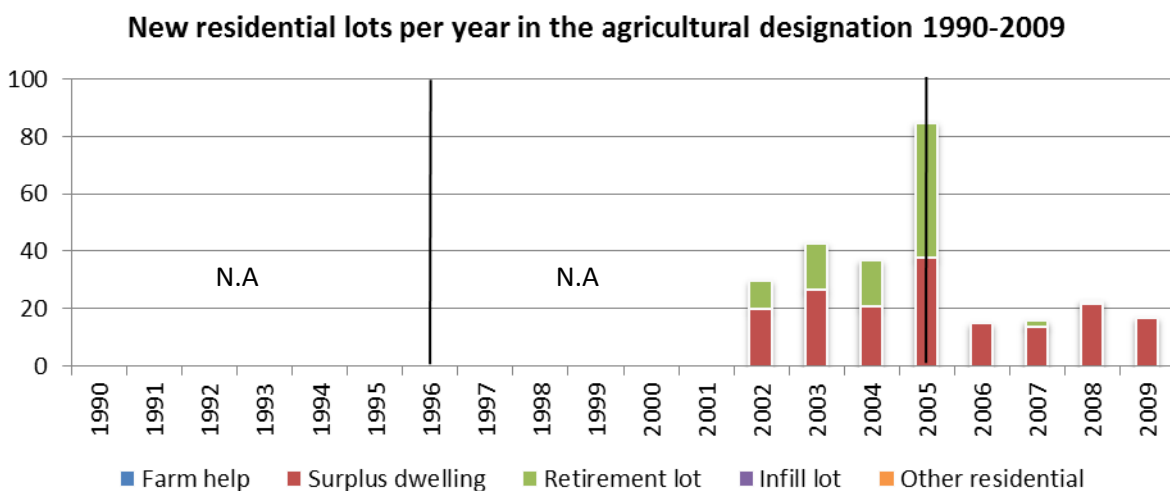
*For data prior to 2002, please see Haldimand-Norfolk data summary in Appendix C.

Policy context and severance trends

Consent granting authority is held by the County of Norfolk (single tier).

From 2002-2009, 266 residential lots were created in the agricultural designation. Surplus dwellings were the most common type (174), followed by retirement lots (92).

Norfolk also granted 11 farm splits. There were no non-residential severances created between 2002-2009.



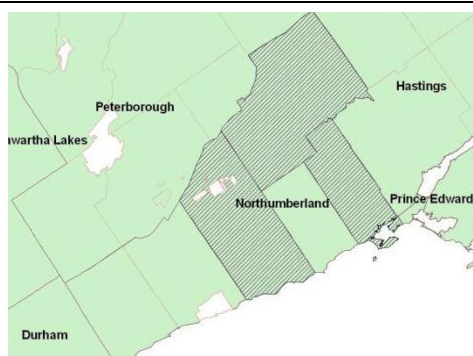
*For data prior to 2002, please see Haldimand-Norfolk data summary in Appendix C.

Notes for data interpretation

Researchers received an electronic data summary from Norfolk. Data was unavailable for 2000 and 2001. Raw data from 1990-1999 included Haldimand County; estimates were generated based on the proportion of Haldimand and Norfolk that became Norfolk (Norfolk, Simcoe, Delhi, and a portion of Nanticoke) when the Counties separated. Census data includes Haldimand. Data verified April, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Northumberland

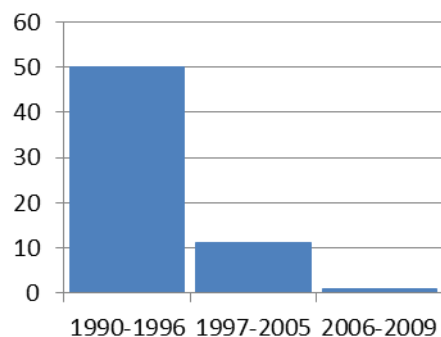


Farm data: In 2008, the amount of land designated for agriculture was 121,022 acres (2008 MPM). The average farm receipts in Northumberland were \$522/Census acre/year according to the 2006 Census. This is the 26th highest dollar value in Ontario.

Population: The population of Northumberland is 80,963, a 9% increase since 1996. The population is 47.8% rural.

Lots created: From 1990-2009, approximately 2.56 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Northumberland places 24th out of 35 counties/regions.

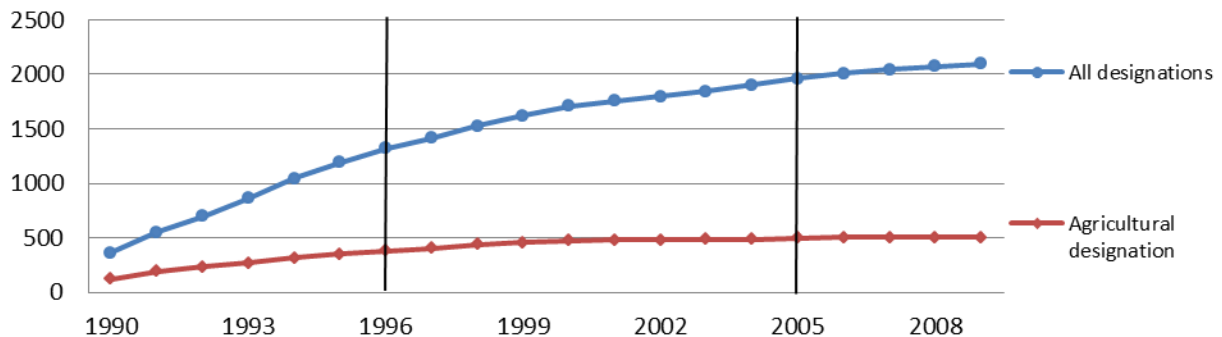
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Northumberland. Residential severances in the agricultural designation decreased from an average of 50 lots/year (1990-1996), to 11 lots/year (1997-2005), to 1 lots/year (2006-2009).

From 1990-2009, an average of 18% of yearly severance applications were in the agricultural designation (or, as a total, 488 out of 2,008 applications). Compared between provincial policy periods, this percentage decreased from 27% (1990-1996), to 16% (1997-2005), to 5% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



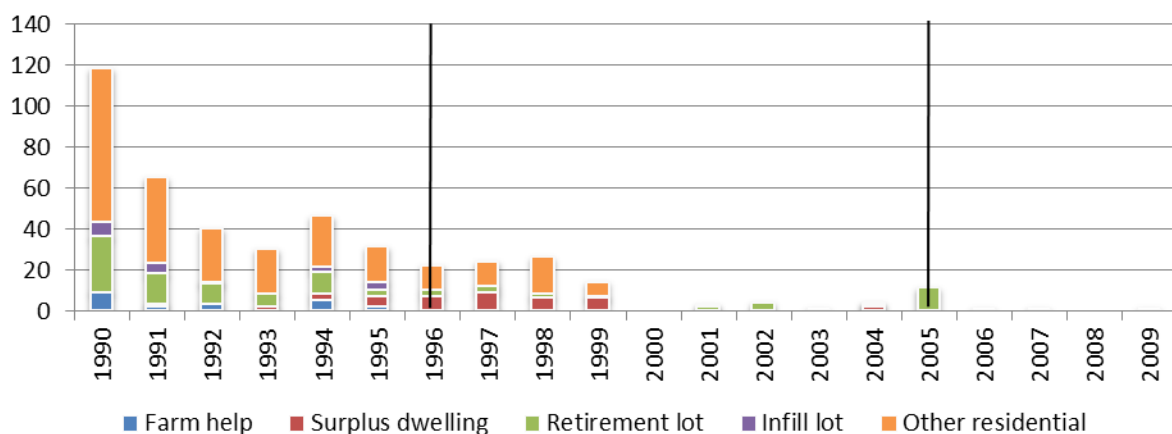
Policy context and severance trends

Consent granting authority is held by the lower tiers. Data was available for 2 of the 6 lower tiers with an agricultural designation and as such, any County-wide generalisations should be made with extreme caution. Estimates were not created due to the low participation rate in the County.

From 1990-2009, 442 residential lots were created in the agricultural designation. Other residential lots were the most common type (257), followed by retirement lots (97), surplus dwelling (43), farm help (24) and infill lots (21).

Northumberland also granted 43 farm splits and 3 commercial/industrial lots.

New residential lots per year in the agricultural designation 1990-2009



Notes for data interpretation

Researchers received electronic data collection and summary from Hamilton and Port Hope. Trent Hills, Brighton, and Alnwick-Haldimand expressed interest in participating but were unable to submit their data by project deadlines. The agricultural designation in Cramahe did not meet size requirements of the study and was excluded. Generalisations for the County of Northumberland from the data provided should be done with extreme caution due to the number of eligible municipalities that did not participate. Data was estimated for 1990, 1992, 1994, 1996, 1998, and 2000. Data verified June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

City of Ottawa

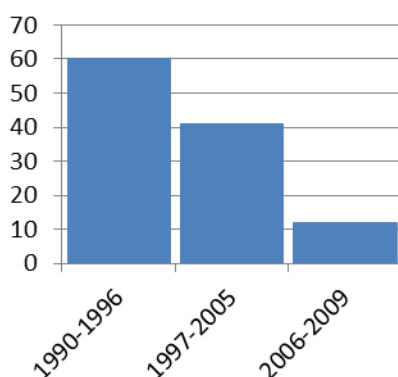


Farm data: From 2000-2008, the amount of land designated for agriculture decreased by 4,057 acres (1.7%) to 231,800 acres (2008 MPM). The average farm receipts in Ottawa were \$581/Census acre/year according to the 2006 Census. This is the 22nd highest dollar value in Ontario.

Population: The population of Ottawa is 812,129, a 12% increase since 1996. The population is 8.3% rural.

Lots created: From 1990-2009, approximately 3.55 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Ottawa places 28th out of 35 counties/regions.

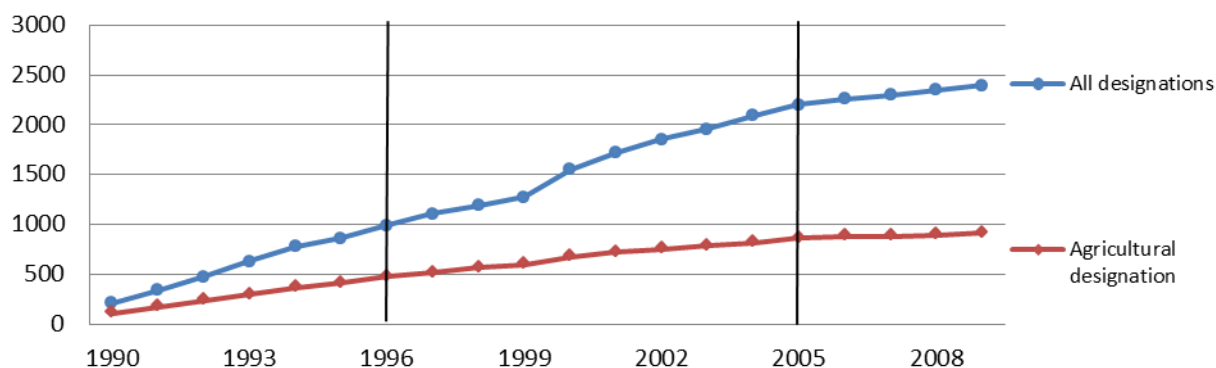
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded to changes in the creation of residential lots in the agricultural designation in Ottawa. Residential severances in the agricultural designation decreased from an average of 60 lots/year (1990-1996), to 41 lots/year (1997-2005), to 12 lots/year (2006-2009).

From 1990-2009, an average of 37% of yearly severance applications were in the agricultural designation (or, as a total, 910 out of 2,396 applications. Compared between provincial policy periods, this percentage decreased from 48% (1990-1996), to 35% (1997-2005), to 22% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

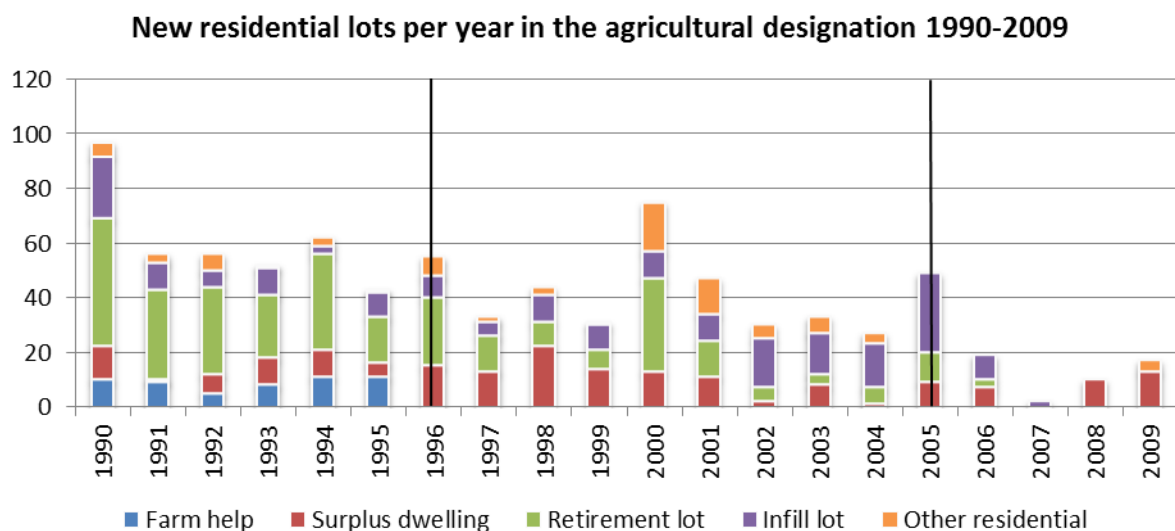


Policy context and severance trends

Consent granting authority is held by the City of Ottawa.

From 1990-2009, 837 residential lots were created in the agricultural designation. Retirement lots were the most common type (317), followed by infill lots (201), surplus dwelling (183), other residential lots (82), and farm help (54).

Ottawa also granted 56 farm splits; 7 commercial/industrial lots; 1 institutional lot; 1 wood lot; 1 utility; 3 extractive resources; and 4 lots for other non-residential purposes.

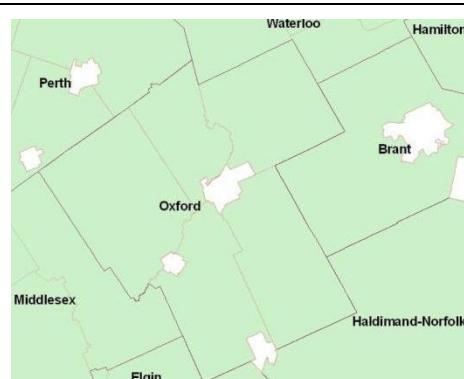


Notes for data interpretation

Researchers visited Ottawa to review files. Data verified March, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Oxford

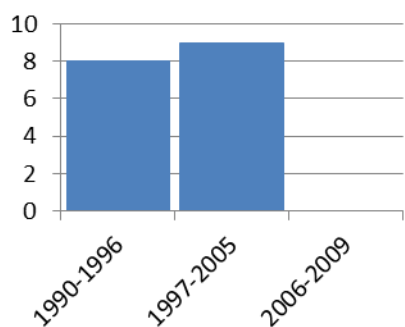


Farm data: From 2000-2008, the number of acres designated for agriculture decreased by 8,330 acres (1.9%) to a total of 430,351 acres (2008 MPM). The average farm receipts in Oxford were \$1470/Census acre/year according to the 2006 Census. This is the 6th highest productivity in Ontario.

Population: The population of Oxford is 102,756 total, a 6% increase since 1996. The population is 32.9% rural.

Lots created: From 1990-2009, about 0.31 residential lots have been created in a typical 1000 acre concession block in Oxford. Ranked from the lowest number of severances (1st) to the highest (35th), Oxford places 4th out of 35 counties/regions.

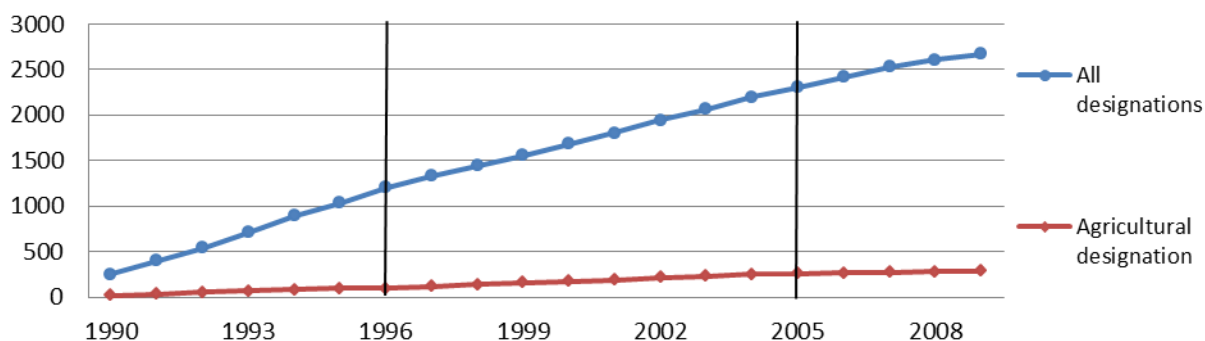
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 did not correspond to changes in the creation of residential lots in the agricultural designation in Oxford. Changes in 2005 did correspond to changes in residential lot creation. Residential severances increased slightly from an average of 8 lots/year (1990-1996), to 9 lots/year (1997-2005), then decreased to 0 lots/year (2006-2009).

From 1990-2009, an average of 11% of yearly severance applications created new lots in agricultural designations (or, as a total, 286 of 2,668). Compared between provincial policy periods, this percentage increased from 9% (1990-1996), to 15% (1997-2005), then decreased to 7% (2006-2009). This indicates that proportionally more development occurred in the agricultural designation during the 1997-2005 period, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



Policy context and severance trends

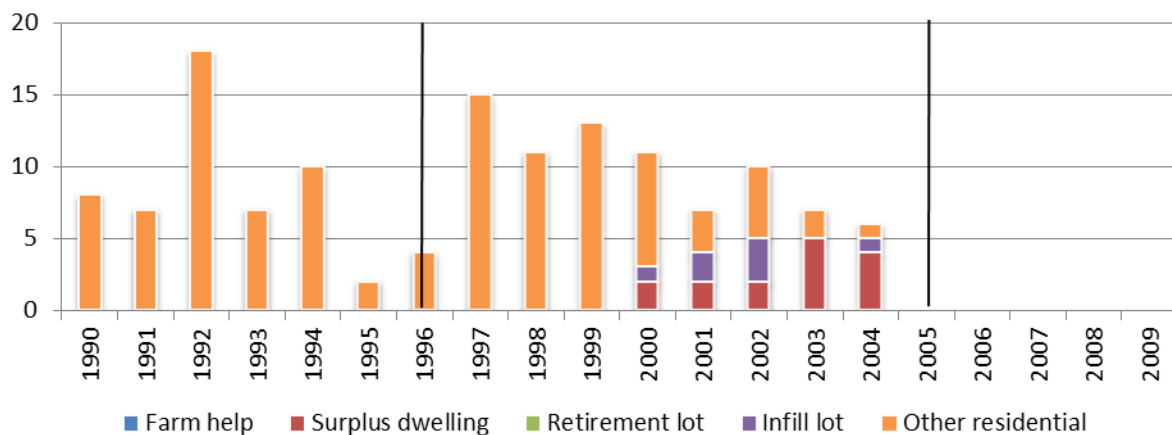
Consent granting authority is held by the upper tier.

From 1990-2009, 136 of 286 severances in the agricultural designation were for residential purposes. Prior to 2000, the type of residential severance was not recorded by the County and therefore are represented here as 95 other residential lots. From 2000-2009, other residential lots were the most common type (19), followed by surplus dwelling (15) and infill lot (7). The last residential severance in Oxford was granted in 2004.

Oxford also granted 134 farm splits; 13 new lots for agricultural commercial/industrial uses; 2 institutional lots; and 1 utility lot.

Lot size data was available for 2000-2009. A total of 59 acres of land in the agricultural designation were changed to a residential use. A total of 23 acres were changed to a non-residential use.

New residential lots per year in the agricultural designation 1990-2009

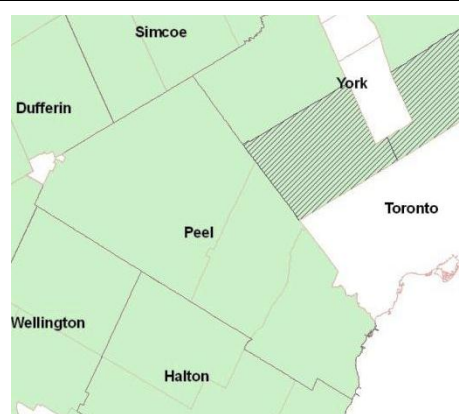


Notes for data interpretation

Researchers received an electronic database of severances and followed up with a site visit to Oxford County. Data returned to the municipality for verification April, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

Region of Peel

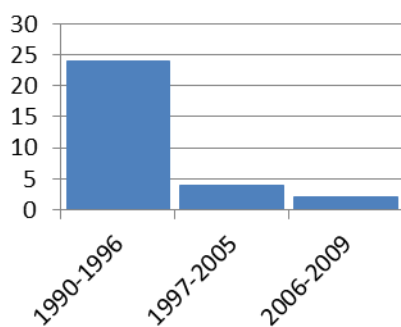


Farm data: From 2000-2008, the number of acres designated for agriculture decreased by 7,530 acres (12%) to a total of 55,319 acres (2008 MPM). The average farm receipts in Peel were \$857/Census acre/year according to the 2006 Census. This is the 14th highest dollar value in Ontario.

Population: The population of Peel is 1,159,455 total, a 36% increase since 1996. The population is 2.7% rural.

Lots created: From 1990-2009, about 3.36 residential lots have been created in a typical 1000 acre concession block in Peel. Ranked from lowest number of severances (1st) to the highest (35th) Peel places 26th out of 35 counties/regions.

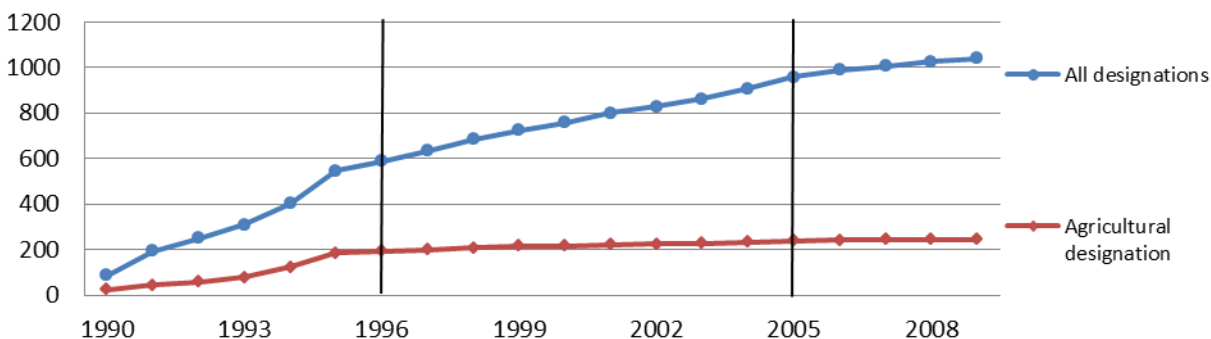
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 corresponded with changes in the creation of residential lots in the agricultural designation in Peel. There were too few severances in the 1997-2009 policy period to identify any corresponding trends. Residential severances in the agricultural designation decreased from an average of 24 lots/year (1990-1996), to 4 lots/year (1997-2005), to 2 lots/year (2006-2009).

From 1990-2009, an average of 18% of yearly severances were in the agricultural designation (or, as a total, 246 out of 1,040 applications). Compared between provincial policy periods, this percentage increased from 31% (1990-1996), to 12% (1997-2005), and then decreased to 8% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



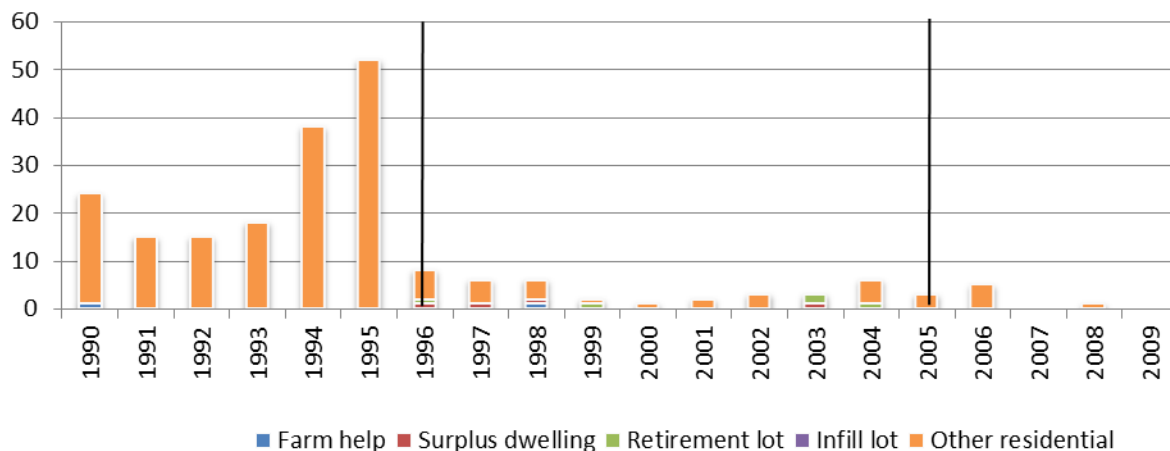
Policy context and severance trends

Consent granting authority is held by the lower tiers.

From 1990-2009, 208 residential lots were created in the agricultural designation. Other residential lots were the most common type (197), followed by retirement lots (5), surplus dwellings (4), and farm help (2). After an increase in severances in 1994 and 1995, Peel experienced a decrease in residential severances in 1996. With the exception of one surplus dwelling severance in 1996, only other residential lots were created from 1990-1996 and 2006-2009.

Peel also granted 35 farm splits; 2 new lots for agricultural commercial/industrial uses; and one lot for institutional uses.

New residential lots per year in the agricultural designation 1990-2009

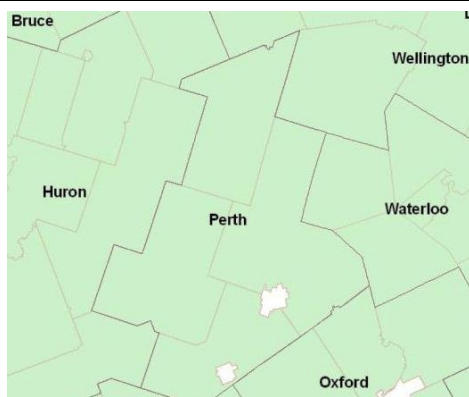


Notes for data interpretation

Researchers visited Caledon to review hardcopy files. Brampton and Mississauga were excluded on the basis of no agricultural designation. Data verified August, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Perth

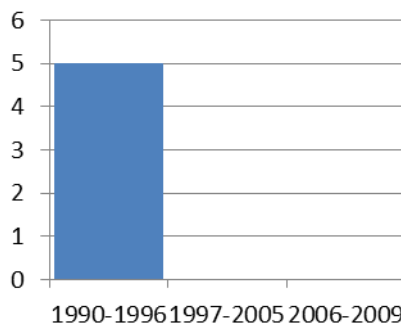


Farm data: From 2000-2008, the amount of land designated for agriculture decreased by 14,121 acres (3%) to 484,401 acres (2008 MPM). The average farm receipts in Perth were \$1411/Census acre/year according to the 2006 Census. This is the 7th highest dollar value in Ontario.

Population: The population of Perth, including Stratford and St. Mary's, is 74,344 total, a 3% increase since 1996. The population is 34% rural.

Lots created: From 1990-2009, approximately 0.08 residential lots have been created in a typical 1000 acre concession block in Perth. Ranked from the lowest number of severances (1st) to the highest (35th), Perth places 1st out of 35 counties/regions.

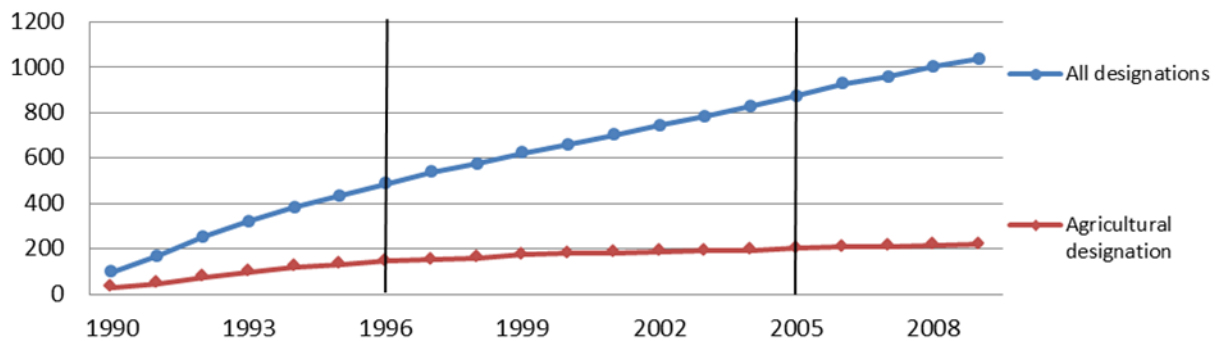
Residential lots (avg/yr)



There were too few severances to identify corresponding trends to provincial policy changes. Residential severances in the agricultural designation decreased from an average of 5 lots/year (1990-1996), to 0 lots/year (1997-2005 and 2006-2009).

From 1990-2009, an average of 19% of yearly applications were in the agricultural designation (or, as a total, 219 out of 1,037 applications). Compared between provincial policy periods, this percentage decreased from 29% (1990-1996), to 15% (1997-2005), to 11% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

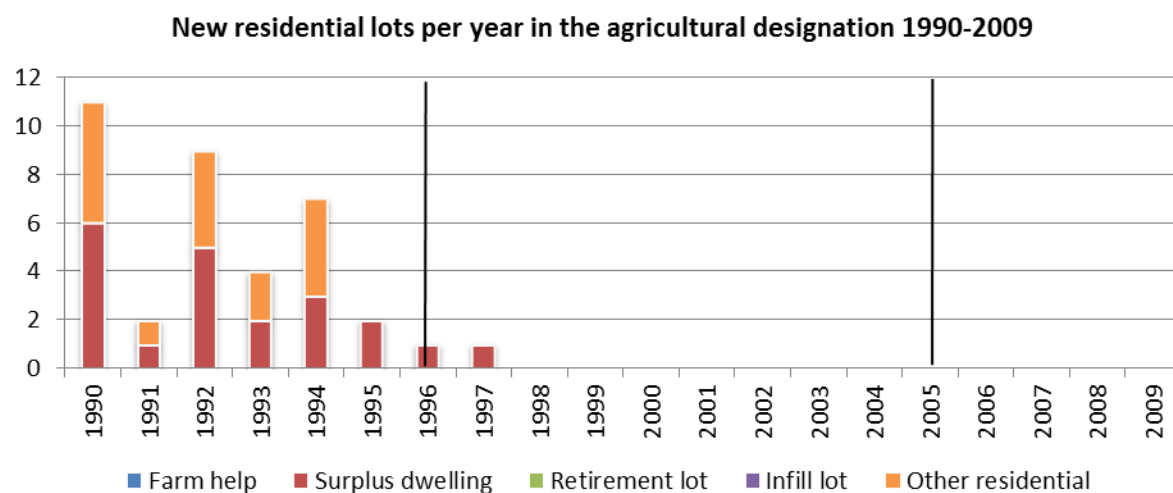


Policy context and severance trends

Consent granting authority is held by Perth County (upper tier).

From 1990-2009, 37 residential lots were created in the agricultural designation. Surplus dwelling severances were the most common type (21), followed by other residential lots (16). All other residential lots were created prior to 1997. A single surplus dwelling severance in 1997 was the only severance granted between 1997-2009.

Perth also granted 148 farm splits; 24 new lots for agricultural commercial/industrial uses; 9 institutional lots; and one lot for natural environment.

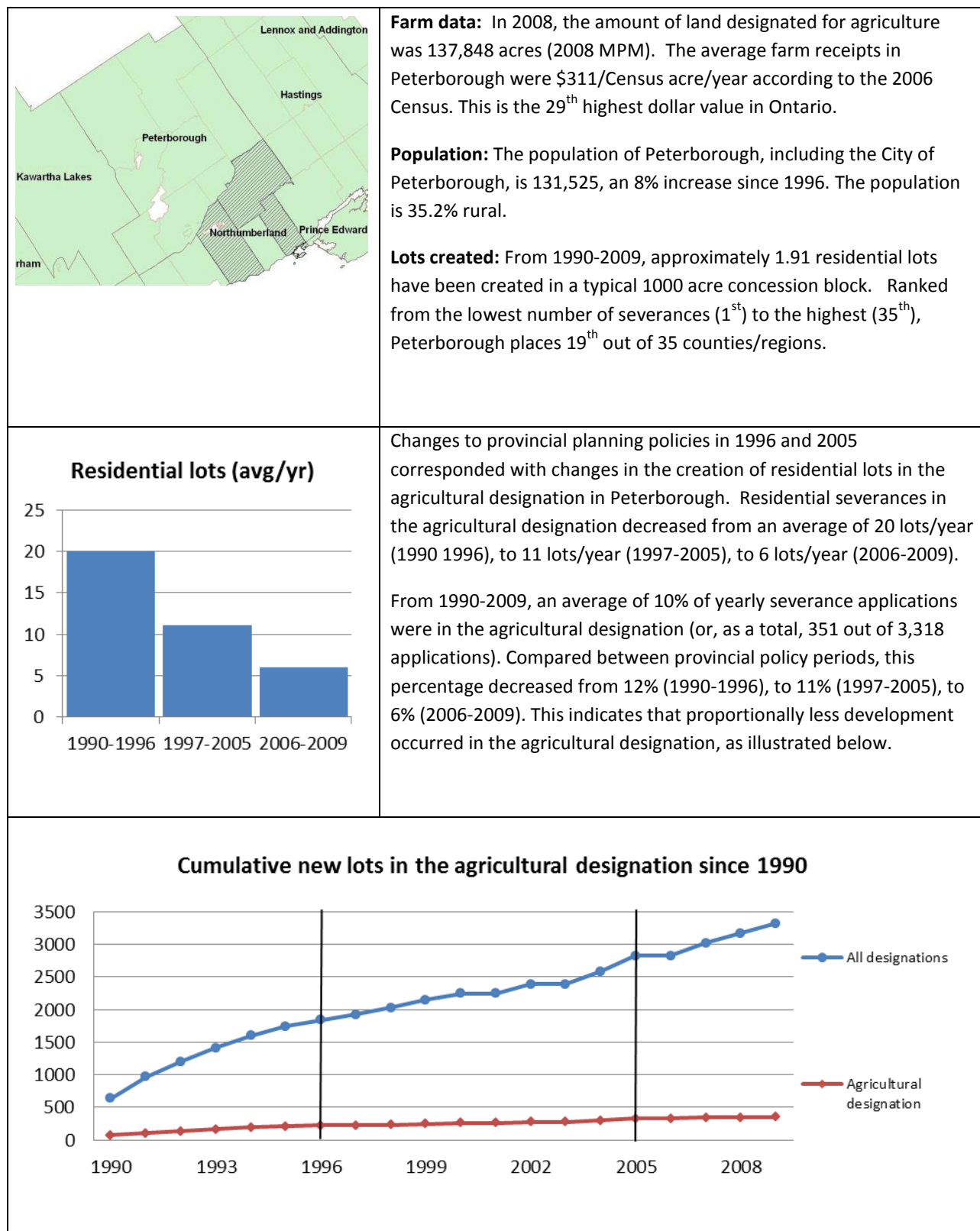


Notes for data interpretation

Researchers received electronic summary data from Perth. Census data includes Stratford and St. Mary's. Data verified May, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Peterborough

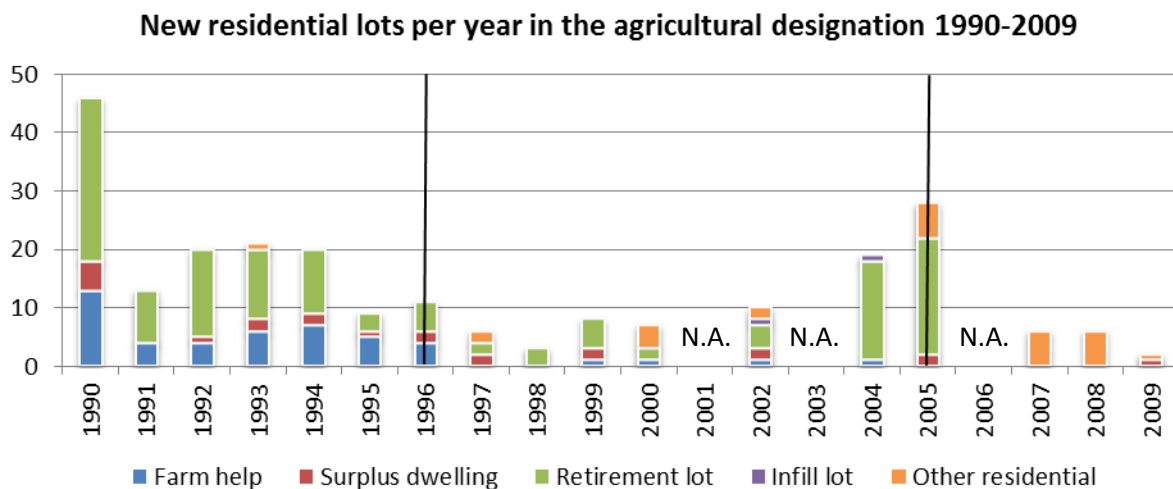


Policy context and severance trends

Consent granting authority is held by the County of Peterborough (upper tier).

From 1990-2009, 235 residential lots were created in the agricultural designation. Retirement lots were the most common type (136), followed by farm help (47), other residential lots (28), surplus dwelling (22), and infill lots (2).

Peterborough also granted 77 farm splits; 11 commercial/industrial lots; 3 institutional lots; 6 recreational lots; 1 lot for natural environment; 9 lots for utilities; 2 lots for extractive resources; and 6 lots for other non-residential purposes.

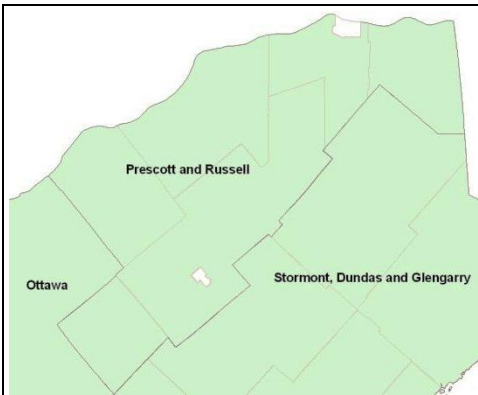


Notes for data interpretation

Researchers visited Peterborough to review hard copy files for 2000-2007 and received an electronic data database for 2008-2009. Census data includes the City of Peterborough. Data verified May, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

United Counties of Prescott and Russell

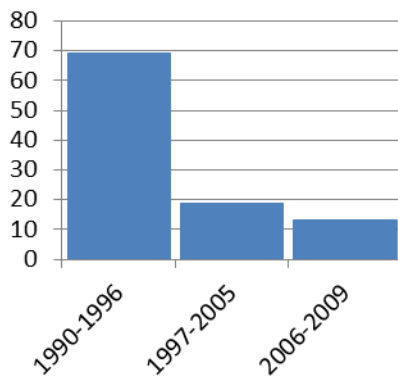


Farm data: From 2000-2008, the amount of land designated for agriculture increased by 646 acres (0.2%) to 287,346 acres (2008 MPM). The average farm receipts in Prescott and Russell were \$750/Census acre/year according to the 2006 Census. This is the 17th highest dollar value in Ontario.

Population: The population of Prescott and Russell is 80,184, an 8% increase since 1996. The population is 52.2% rural.

Lots created: From 1990-2009, approximately 2.48 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Prescott and Russell places 23rd out of 35 counties/regions.

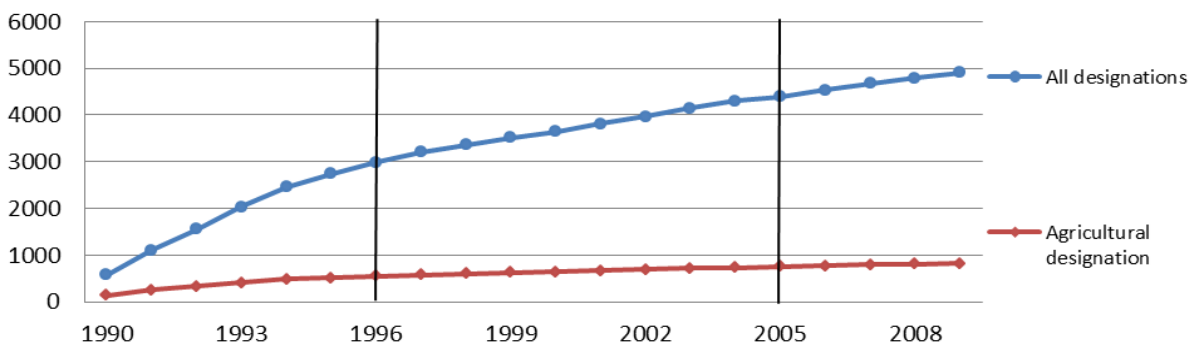
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Prescott and Russell. Residential severances in the agricultural designation decreased from an average of 69 lots/year (1990-1996), to 19 lots/year (1997-2005), to 13 lots/year (2006-2009).

From 1990-2009, an average of 16% of yearly severance applications were in the agricultural designation, (or, as a total, 824 out of 4,903 applications). Compared between provincial policy periods, this percentage decreased from 17% (1990-1996), to 15% (1997-2005), to 14% (2006-2009). This indicates that proportionally, slightly less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

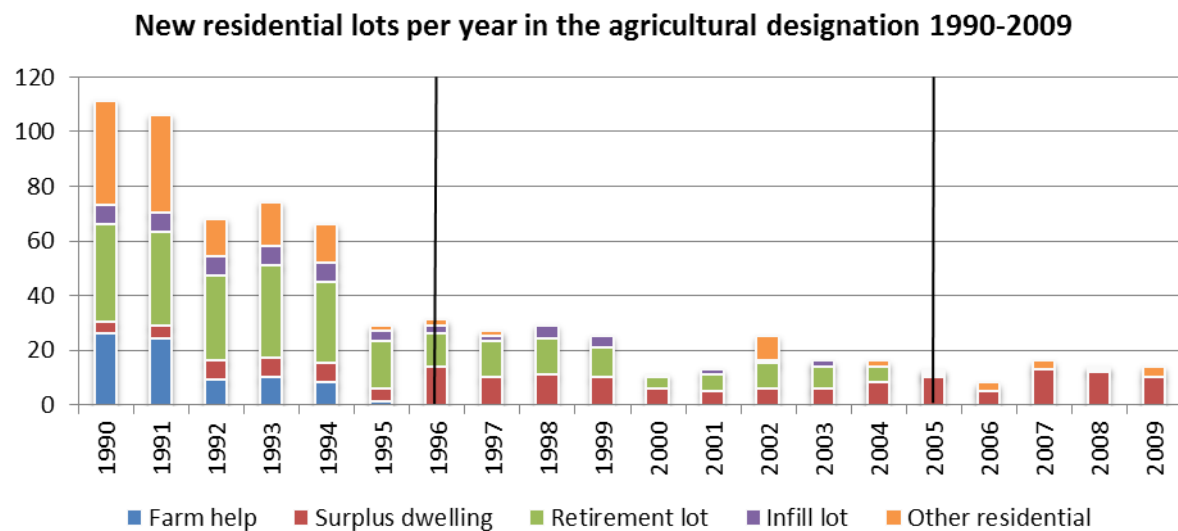


Policy context and severance trends

Consent granting authority is held by the Counties of Prescott and Russell.

From 1990-2009, 712 residential lots were created in the agricultural designation. Retirement lots were the most common type (266), followed by surplus dwelling (161), other residential lots (148), farm help (78), and infill lots (59). The application for the single retirement lot in 2008 was received in 2004, but deferred at the applicant's request. The Counties honoured the severance policies at the time of application when approving this severance.

Prescott and Russell also granted 104 farm splits; 4 commercial/industrial lots; and 4 lots for other non-residential purposes.

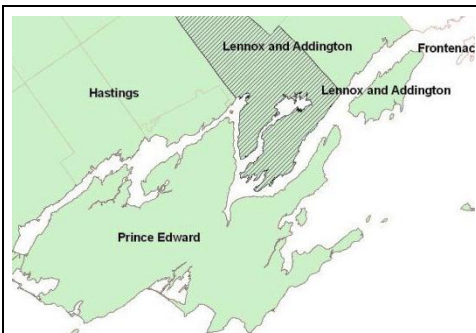


Notes for data interpretation

Researchers visited Prescott and Russell to review hardcopy files. Data for 1990, 1992, 1993, and 1994 was estimated. Data verified April, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Prince Edward

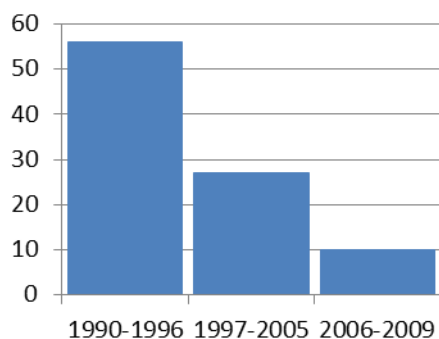


Farm data: From 2000-2008, the amount of land designated for agriculture decreased 196 acres (0.2%) to 89,007 acres (2008 MPM). The average farm receipts in Prince Edward were \$527/Census acre/year according to the 2006 Census. This is the 25th highest dollar value in Ontario.

Population: The population of Prince Edward is 25,496, a 2% increase since 1996. The population is 75.8% rural.

Lots created: From 1990-2009, approximately 7.55 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Prince Edward places 35th out of 35 counties/regions.

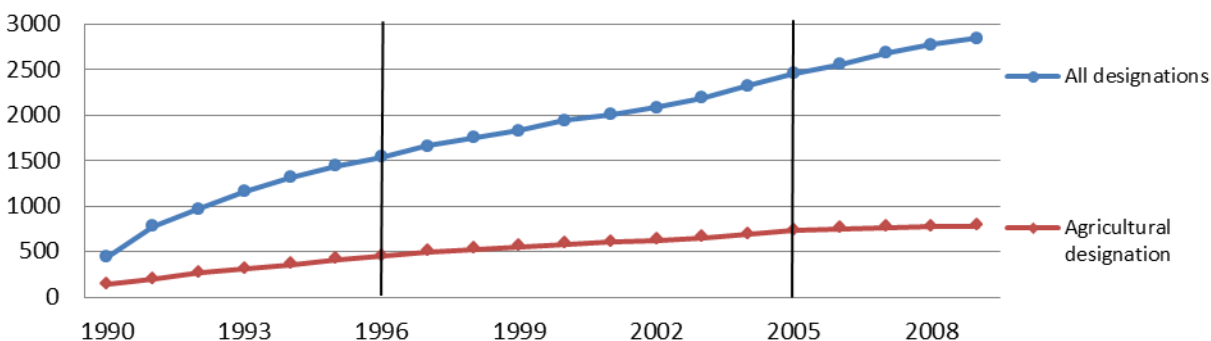
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Prince Edward. Residential severances in the agricultural designation decreased from an average of 56 lots/year (1990-1996), to 27 lots/year (1997-2005), to 10 lots/year (2006-2009).

From 1990-2009, an average of 27% of yearly severance applications were in the agricultural designation (or, as a total, 780 out of 2,848 applications). Compared between provincial policy periods, this percentage decreased from 31% (1990-1996 and 1997-2005), then increased to 13% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

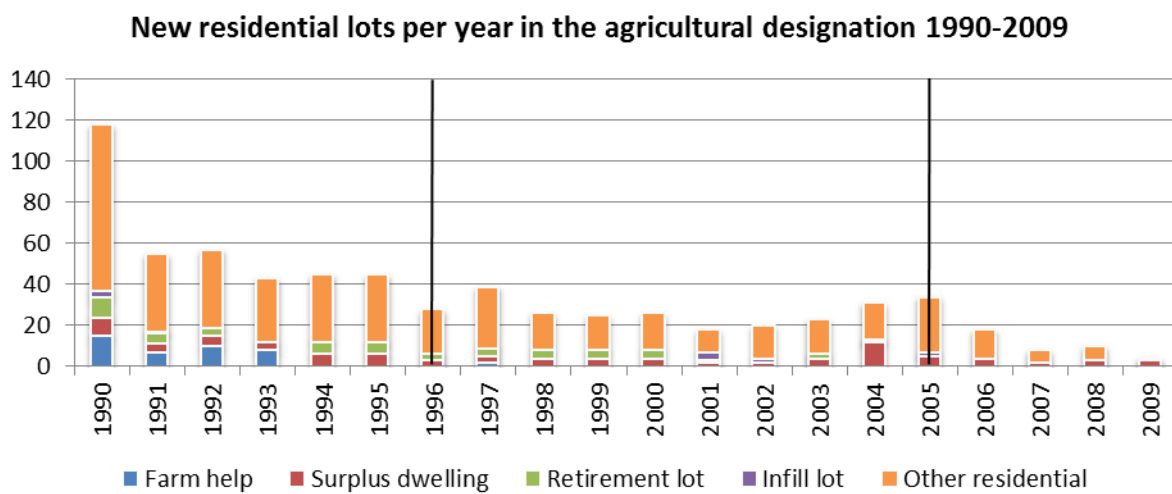


Policy context and severance trends

Consent granting authority is held by the County of Prince Edward (single tier).

From 1990-2009, 673 residential lots were created in the agricultural designation. Other residential lots were the most common type (475), followed by surplus dwelling (83), retirement lots (53), farm help (48) and infill lots (14).

Prince Edward also granted 78 farm splits; 17 commercial/industrial lots; and 12 institutional lots.

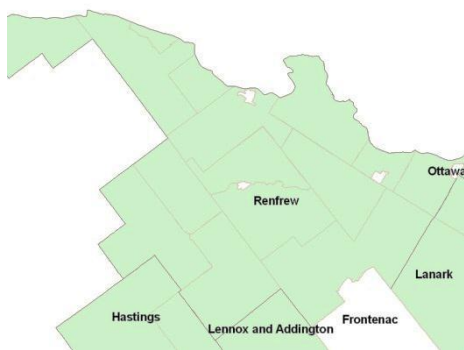


Notes for data interpretation

Researchers visited Prince Edward County to review hardcopy files. Data was estimated for 1990, 1992, 1994, 1996, and 1998. Data verified May, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Renfrew

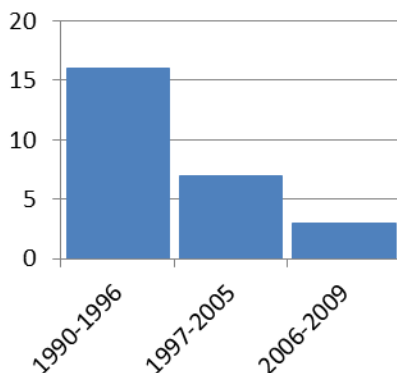


Farm data: From 2000-2008, the amount of land designated for agriculture decreased by 114 acres (0.1%) to 92,286 acres (2008 MPM). The average farm receipts in Renfrew were \$191/Census acre/year according to the 2006 Census. This is the 33rd highest dollar value in Ontario.

Population: The population of Renfrew and Pembroke is 97,545, a 1% increase since 1996. The population is 49% rural.

Lots created: From 1990-2009, approximately 2.01 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Renfrew places 21st out of 35 counties/regions.

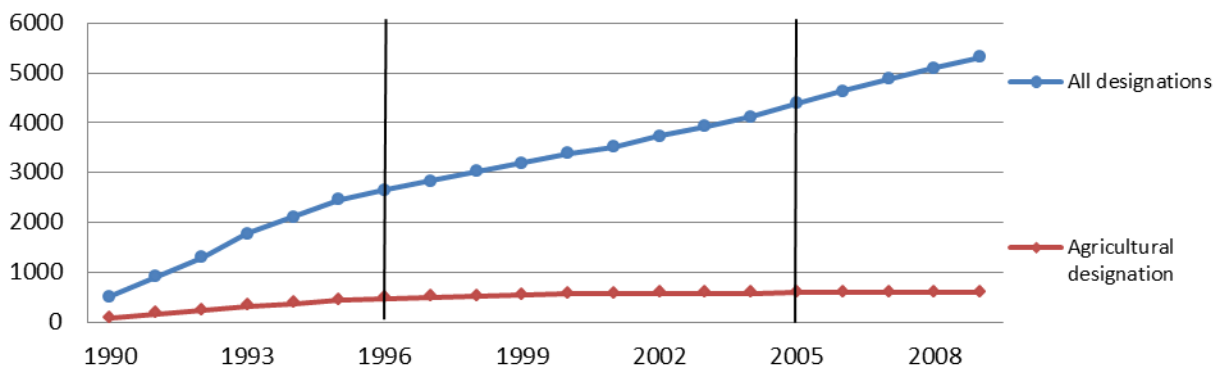
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded to changes in the creation of residential lots in the agricultural designation in Renfrew. Residential severances in the agricultural designation decreased from an average of 16 lots/year (1990-1996), to 7 lots/year (1997-2005), to 3 lots/year (2006-2009).

From 1990-2009, an average of 10% of the yearly applications were in the agricultural designation (or, as a total, 594 out of 5,322 severance applications). Compared between provincial policy periods, this percentage decreased from 18% (1990-1996), to 7% (1997-2005), to 1% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



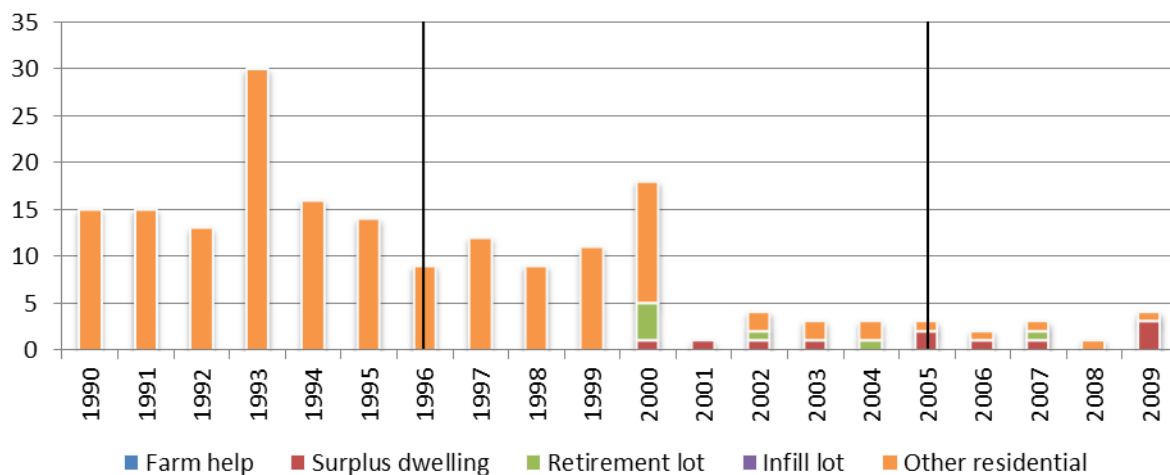
Policy context and severance trends

Consent granting authority is held by the County of Renfrew.

From 1990-2009, 186 residential lots were created in the agricultural designation. Data from 1990-1999 did not specify type of residential lot and are represented here as 144 other residential lots. From 2000-2009, other residential lots were the most common type (24), followed by surplus dwelling (11), and retirement lots (7).

Renfrew also granted 184 farm splits; 5 commercial/industrial lots; and 219 lots for natural environment.

New residential lots per year in the agricultural designation 1990-2009

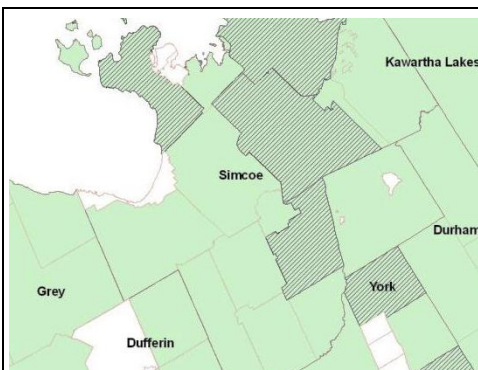


Notes for data interpretation

Researchers visited Renfrew to review hardcopy and digital database to determine files. Data for 1990s did not specify type of residential severances and all were recorded as other residential. Prior to 2000, census data was used to determine severance eligibility which included development in class 4-7. For further information, please see original 2002 study. Census data includes Pembroke. Data verified June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Simcoe

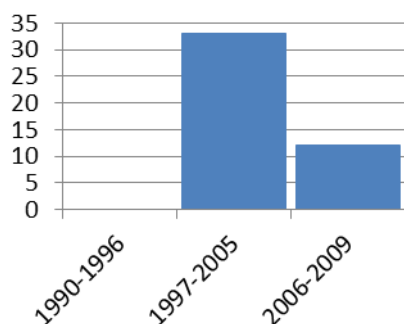


Farm data: From 2000-2008, the amount of land designated for agriculture decreased by 14,618 acres (2.7%) to 531,169 acres (2008 MPM). The average farm receipts in Simcoe were \$612/Census acre/year according to the 2006 Census. This is the 20th dollar value in Ontario.

Population: The population of Simcoe, including the cities of Barrie and Orillia, is 422,204 a 28% increase since 1996. The population is 27.9% rural.

Lots created: From 1990-2009, approximately 1.15 residential lots have been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), Simcoe places 12th out of 35 counties/regions.

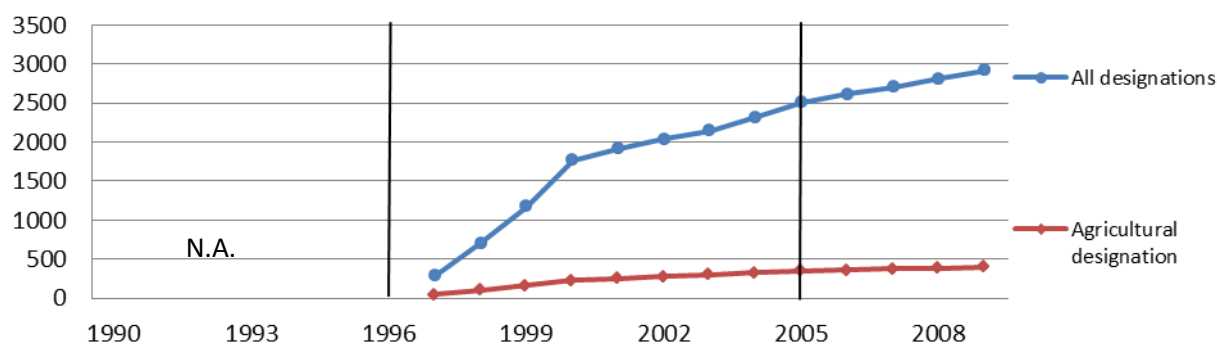
Residential lots (avg/yr)



Changes to provincial planning policies in 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Simcoe. Residential severances in the agricultural designation decreased from an average of 33 lots/year (1997-2005), to 12 lots/year (2006-2009).

From 1997-2009, an average of 14% of yearly severance applications were in the agricultural designation (or, as a total, 387 out of 2920 applications). Compared between provincial policy periods, this percentage decreased from 15% (1997-2005), to 13% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



*Data unavailable prior to 1997

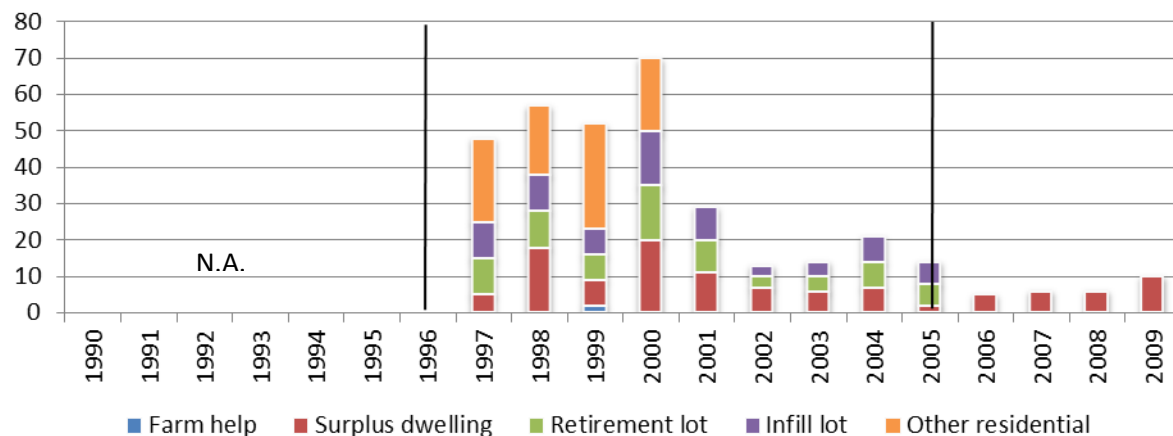
Policy context and severance trends

Consent granting authority is held by the lower tiers. Data was available for 7 of the 12 lower tiers with an agricultural designation and as such, any County-wide generalisations should be made with extreme caution.

From 1997-2009, 332 residential lots were created in the agricultural designation with an estimated 577 additional residential lots in the eligible municipalities that did not participate. Surplus dwellings were the most common type (110), followed by other residential lots (108), retirement lots (71), infill lots (58), and farm help (2).

Simcoe also granted 47 farm splits; 6 commercial/industrial lots; 1 institutional lot; and 1 lot for natural environment.

New residential lots per year in the agricultural designation 1990-2009



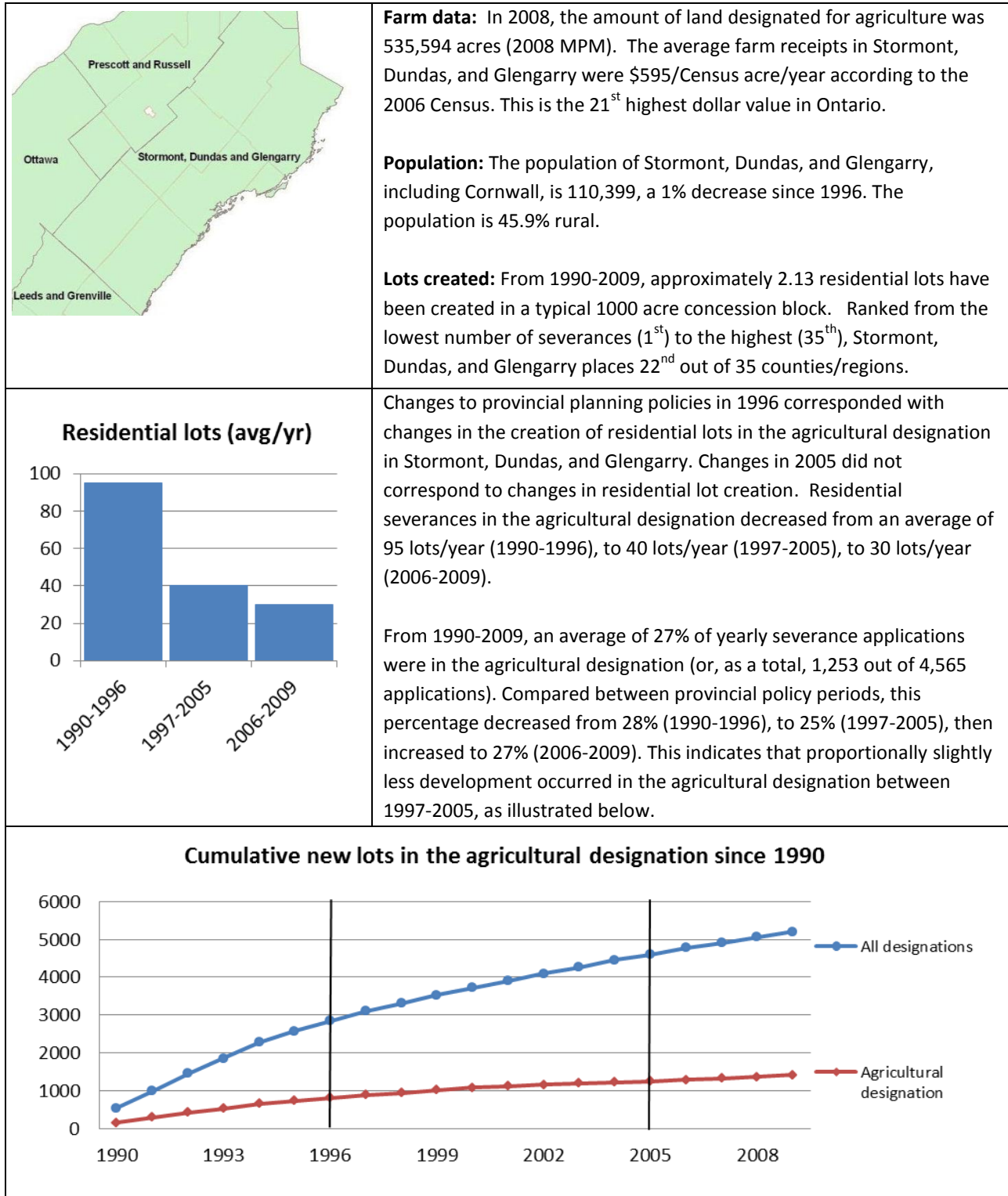
*Data unavailable prior to 1997

Notes for data interpretation

Researchers visited Bradford West Gwillimbury. Researchers received electronic data from Springwater, Ramara, Essa, and New Tecumseth. Tay and Clearview submitted self collected data. Partial data for Severn and Adjala-Tosorontio was self submitted. Innisfil and Oro-Medonte did not continue correspondence. Researchers were unable to establish contact with Tiny. Collingwood, Midland, Penetanguishene, and Wasaga Beach do not have an agricultural designation and therefore were not included in the study. Data prior to 1997 was stored at the lower tier level and was not collected in the previous study. No estimates were generated. Generalisations for the County of Simcoe from the data provided should be done with extreme caution due to the number of eligible municipalities that did not participate. Census data includes the Cities of Barrie and Orillia which are in the geographic boundaries of Simcoe County but are both separated municipalities. Data returned to lower tiers for verification June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

United Counties of Stormont, Dundas, and Glengarry



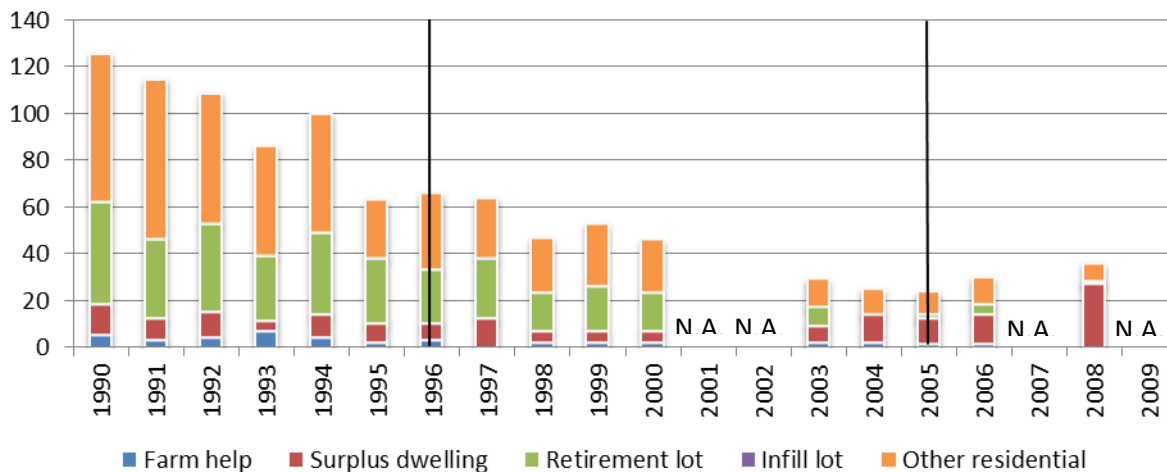
Policy context and severance trends

Consent granting authority is held by the Counties of Stormont, Dundas, and Glengarry.

From 1990-2009, 1,019 residential lots were created in the agricultural designation with an additional estimated 122 lots in years without data collection. Other residential lots were the most common type (498), followed by retirement lots (322), surplus dwelling (159), and farm help (78).

Stormont, Dundas, and Glengarry also granted 152 farm splits; 36 commercial/industrial lots; 9 recreational lots, and 37 lots for other non-residential purposes.

New residential lots per year in the agricultural designation 1990-2009

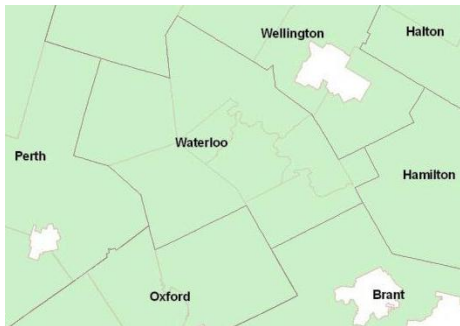


Notes for data interpretation

Researchers visited Stormont, Dundas, and Glengarry to review hardcopy files. Data was estimated for 2001, 2002, 2007, and 2009. Census data includes Cornwall. Data verified April, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

Region of Waterloo

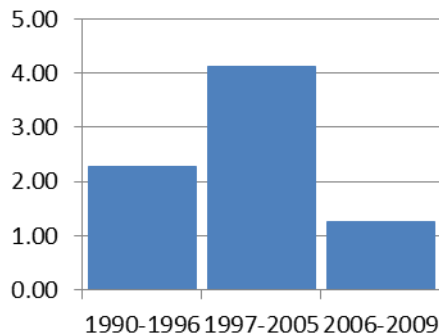


Farm data: From 2000-2008, the number of acres designated for agriculture decreased by 3,017 acres (1.3) to 225,674 acres (2008 MPM). The average farm receipts in Waterloo were \$1,751/Census acre/year according to the 2006 Census. This is the 3rd highest dollar value in Ontario.

Population: The population of the Region of Waterloo is 478,121, an 18% increase since 1996. The population is 6.5% rural.

Lots created: From 1990-2009, approximately 0.25 residential lots have been created in a typical 1,000 acre concession block in Waterloo. Ranked from the lowest number of severances (1st) to the highest (35th) Waterloo places 2nd out of 35 counties/regions.

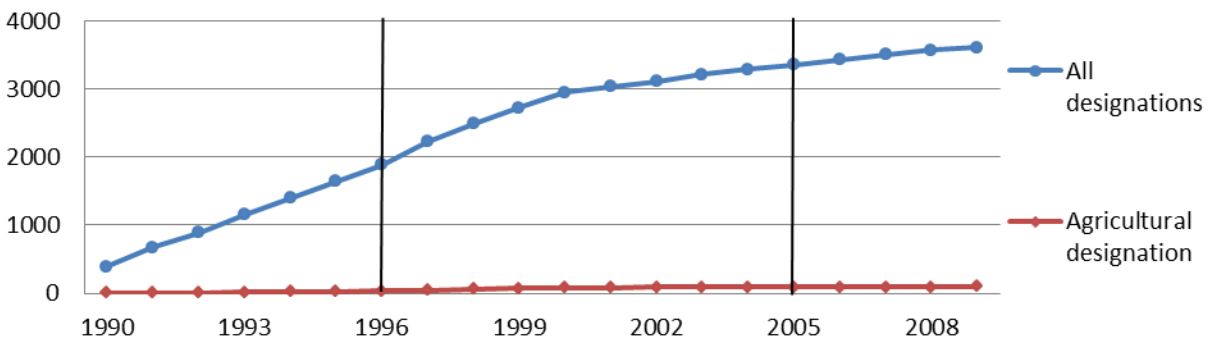
Residential lots (avg/yr)



There were too few severances in Waterloo to identify trends corresponding to provincial policies in 1996 and 2005. Between 1990-1996 there was an average of 2 lots/year. This increased to 4 lots/year (1997-2005), and then decreased to 1 lots/year (2006-2009).

From 1990-2009, an average of 3% of yearly severance applications were in the agricultural designation (or, as a total, 97 out of 3,608). Compared between provincial policy periods, this percentage increased from 2% (1990-1996), to 3% (1997-2005 and 2006-2009). This indicates that proportionally more development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



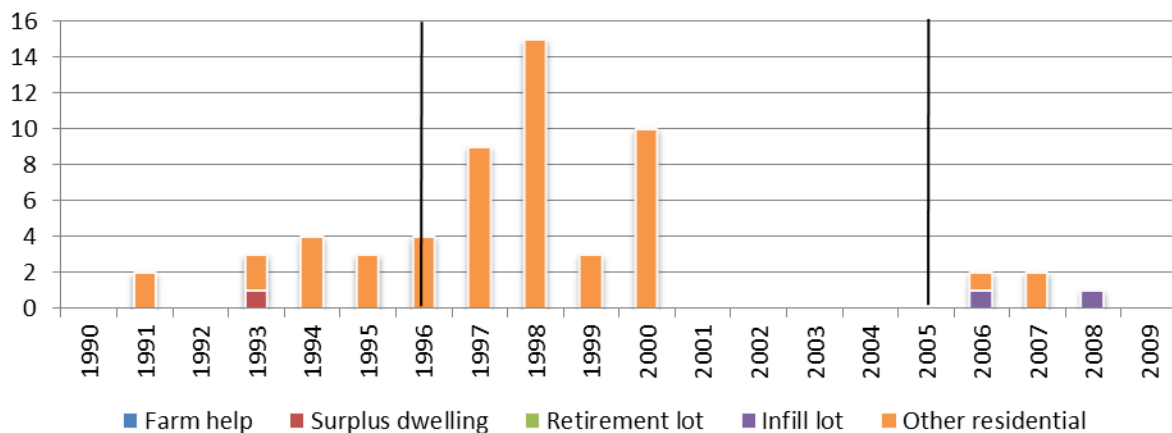
Policy context and severance trends

Consent granting authority is held by the lower tiers.

From 1990-2009, 58 residential lots were created in the agricultural designation. Other residential severances were the most common type (55), followed by infill (2), and surplus dwelling (1). An increase in severance activity followed the 1996 PPS with the highest number of severances occurring in 1998. After a five-year period from 2001-2005, free from residential severances, an increase in severances was seen following the implementation of the 2005 PPS.

Waterloo also granted 31 farm splits; 4 commercial/industrial purposes; 3 institutional; and 1 utility.

New residential lots per year in the agricultural designation 1990-2009

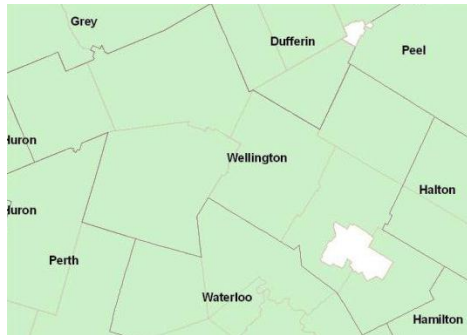


Notes for data interpretation

Researchers received data electronically from the Wilmot and Woolwich. The Township of North Dumfries and the Township of Wellesley did not have any severances in the agricultural designation. Cambridge, Kitchener, and Waterloo were excluded on the basis of no agricultural designation. Data verified June, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

County of Wellington

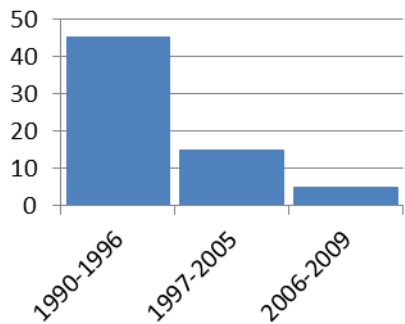


Farm data: In 2008, the amount of land designated for agriculture was 416,027 acres (2010 CLI). The average farm receipts in Wellington were \$1011/Census acre/year according to the 2006 Census. This is the 10th highest dollar value in Ontario.

Population: The population of Wellington and Guelph is 200,425, a 17% increase since 1996. The population is 23.2 % rural.

Lots created: From 1990-2009, approximately 1.14 residential lots have been created in a typical 1000 acre concession block in Wellington. Ranked from the lowest number of severances (1st) to the highest (35th), Wellington places 11th out of 35 counties/regions.

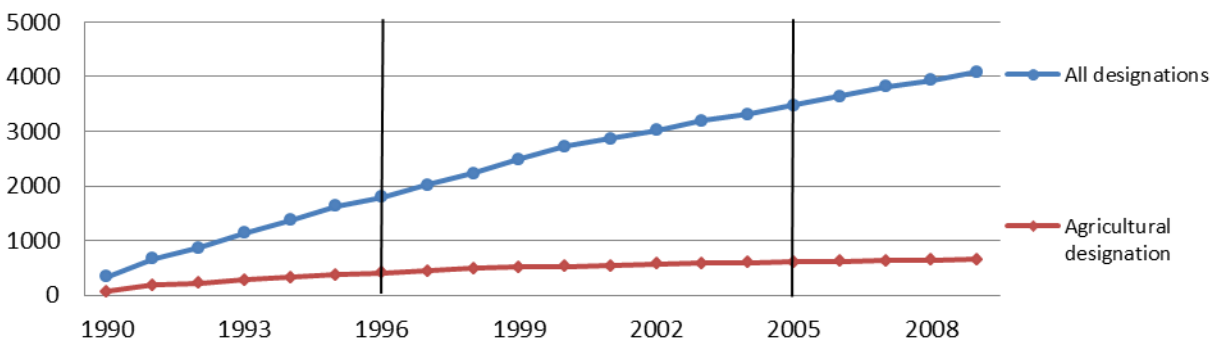
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded with changes in the creation of residential lots in the agricultural designation in Wellington. Residential severances in the agricultural designation decreased from an average of 45 lots/year (1990-1996), to 15 lots/year (1997-2005), to 5 lots/year (2006-2009).

From 1990-2009, an average of 15% of yearly severance applications were in the agricultural designation (or, as a total, 655 out of 4,089 applications). Compared between provincial policy periods, this percentage decreased from 22% (1990-1996), to 12% (1997-2005), to 7% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990



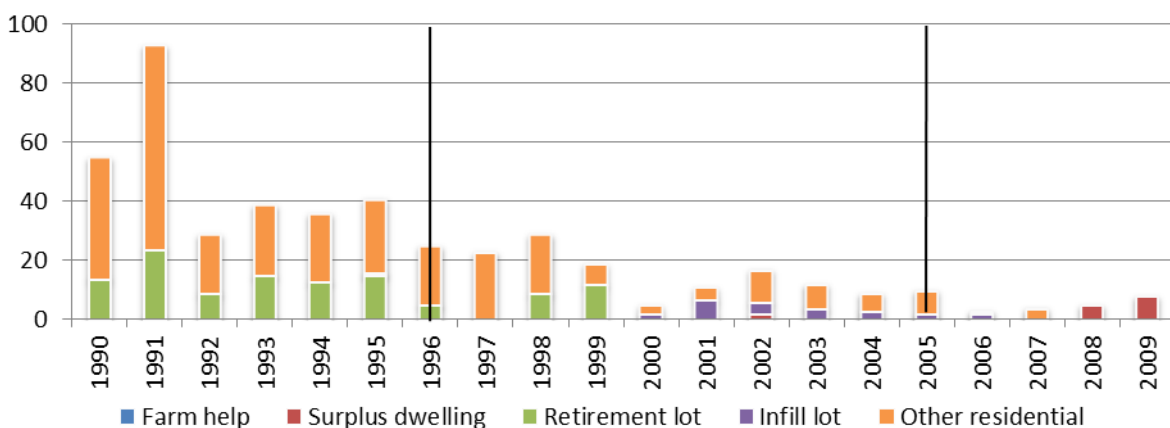
Policy context and severance trends

Consent granting authority is held by the County of Wellington (upper tier).

From 1990-2009, 473 residential lots were created in the agricultural designation. Other residential lots were the most common type (316), followed by retirement lots (115), infill lots (21), surplus dwelling (20) and farm help (1). The last retirement lot was granted in 1999. Surplus dwelling severances were primarily granted post-2005 with nearly three-quarters (14 of 20) occurring between 2006-2009.

Wellington also granted 150 farm splits; 18 new lots for agricultural commercial/industrial uses; 13 institutional lots; and 1 lot for other non-residential uses. The majority of these severances occurred prior to 2002 with only 2 commercial/industrial and 2 institutional lots created between 2002-2009.

New residential lots per year in the agricultural designation 1990-2009

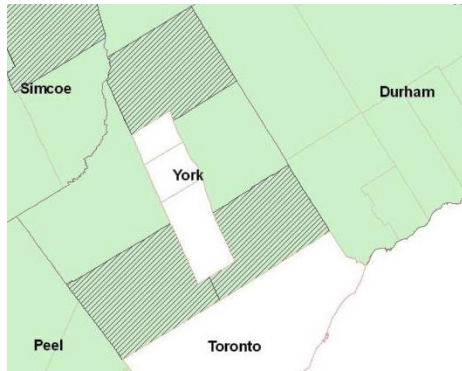


Notes for data interpretation

Researchers visited Wellington to review hardcopy files. Census data includes Guelph. Data verified November, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

Region of York

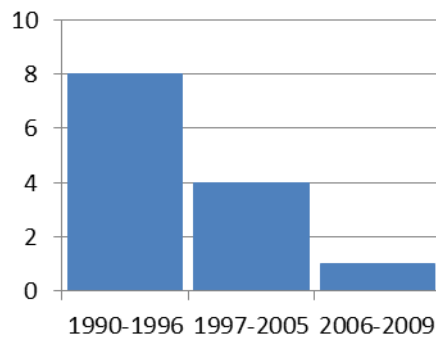


Farm data: From 2000-2008, the amount of land designated for agriculture decreased by 3,847 acres (3%) to 124,222 acres (2008 MPM). The average farm receipts in York were \$1341/Census acre/year according to the 2006 Census. This is the 8th highest dollar value in Ontario.

Population: The population of York is 892,712, a 51% increase since 1996. The population is 5.7% rural.

Lots created: From 1990-2009, approximately 1 residential lot has been created in a typical 1000 acre concession block. Ranked from the lowest number of severances (1st) to the highest (35th), York places 9th out of 35 counties/regions.

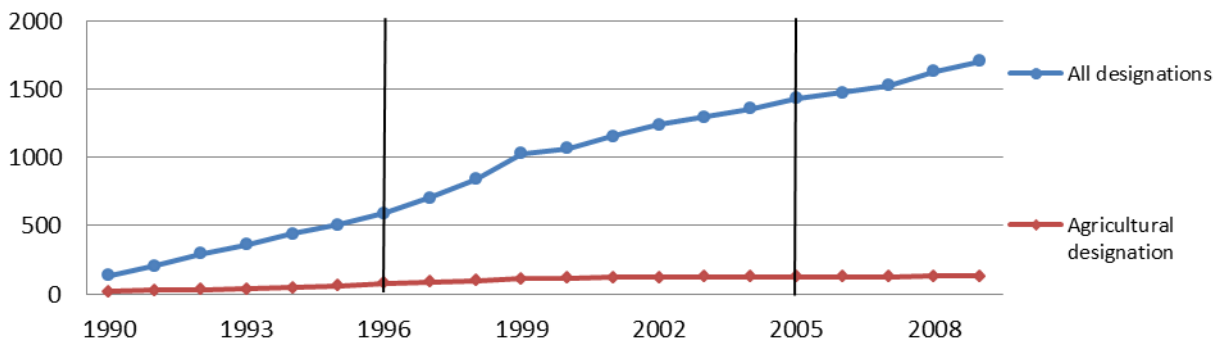
Residential lots (avg/yr)



Changes to provincial planning policies in 1996 and 2005 corresponded to changes in the creation of residential lots in the agricultural designation in York. Residential severances in the agricultural designation decreased from an average of 8 lots/year (1990-1996), to 4 lots/year (1997-2005), to 1 lot/year (2006-2009).

From 1990-2009, an average of 8% of yearly severance applications were in the agricultural designation (or, as a total, 131 out of 1,704 applications). Compared between provincial policy periods, this percentage decreased from 14% (1990-1996) to 6% (1997-2005), to 2% (2006-2009). This indicates that proportionally less development occurred in the agricultural designation, as illustrated below.

Cumulative new lots in the agricultural designation since 1990

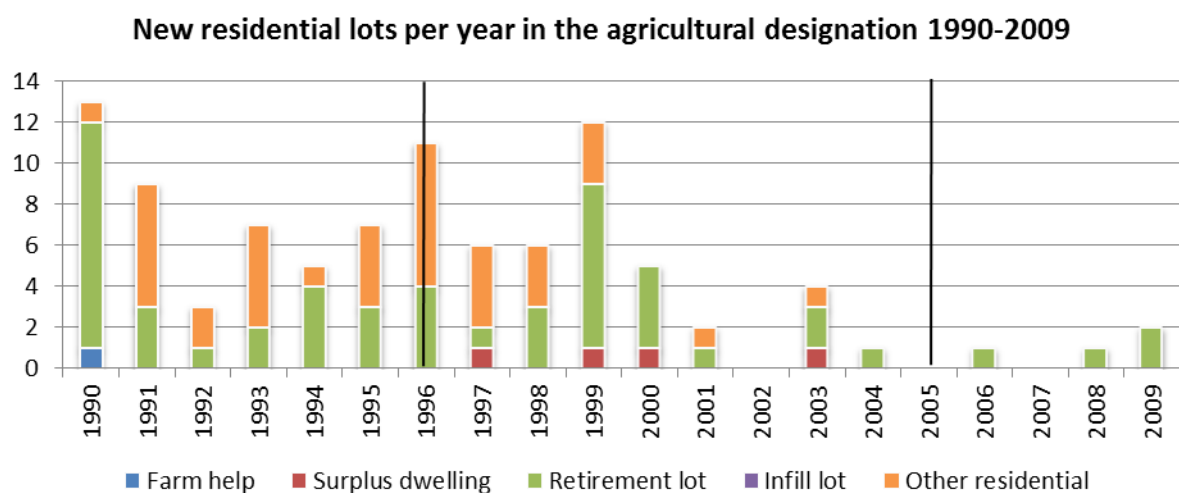


Policy context and severance trends

Consent granting authority is held by the lower tiers.

From 1990-2009, 95 residential lots were created in the agricultural designation with an additional estimated 29 residential lots created in the municipalities that did not participate. Retirement lots were the most common type (52), followed by other residential (38), surplus dwelling (4), and farm help (1).

There were also 35 farm splits granted and 1 commercial/industrial lot.



Notes for data interpretation

Researchers received electronic data from Whitchurch-Stouffville. Researchers visited Georgina and King to review hardcopy files. Municipalities included were Georgina, King, and Whitchurch-Stouffville. East Gwillimbury did not continue correspondence and estimates were utilised. Aurora, Newmarket, and Richmond Hill were excluded on the basis of no agricultural designation. Vaughan was excluded as it only contains a small amount of agricultural land which is inside the greenbelt. Markham required research fees and was excluded from the study. Data verified May, 2011.

Please refer to Section 4.0 Data Summaries for full data summary.

4.0 Municipal Data Summaries

County of Brant	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	85	90	98	100	106	135	90	55	46	53	858
Total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	23	17	14	14	23	24	10	8	11	10	154
Percentage of total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	27%	19%	14%	14%	22%	18%	11%	15%	24%	19%	18%
Total applications classified as a farm split	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	3	0	0	0	5	2	2	0	4	17
Total applications with residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	22	14	12	13	23	17	6	2	8	5	122
Farm help											1	0	0	0	0	0	0	0	0	0	1
Surplus dwelling											4	4	0	1	0	0	6	2	8	5	30
Retirement lot											1	3	5	3	9	15	0	0	0	0	36
Infill lot											1	1	0	0	4	2	0	0	0	0	8
Other residential											15	6	7	9	10	0	0	0	0	0	47
Total applications with non-residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	2	1	0	2	2	4	3	1	15
Commercial/industrial											0	0	2	1	0	0	0	2	0	0	5
Institutional											0	0	0	0	0	0	0	2	0	0	2
Recreational											0	0	0	0	0	0	0	0	0	0	0
Natural environment											0	0	0	0	0	1	0	0	0	0	1
Utility											0	0	0	0	0	1	2	0	3	0	6
Extractive resources											0	0	0	0	0	0	0	0	0	1	1
Other											0	0	0	0	0	0	0	0	0	0	0

Data unavailable for 1990-1999.

County of Bruce	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	350	360	268	198	143	145	129	115	107	70	86	86	100	95	100	125	120	176	144	130	3047
Total severance applications in agricultural designation	48	41	31	46	36	31	40	31	35	25	16	17	23	15	21	22	30	32	28	22	590
Percentage of total severance applications in agricultural designation	14%	11%	12%	23%	25%	21%	31%	27%	33%	36%	19%	20%	23%	16%	21%	18%	25%	18%	19%	17%	21%
Total applications classified as a farm split	27	15	9	17	9	12	10	10	10	9	3	3	12	4	5	6	14	14	14	8	211
Total applications with residential purpose in agricultural designation	15	21	17	26	22	16	23	16	19	12	9	13	10	9	16	15	15	16	13	12	315
Farm help	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Surplus dwelling	7	12	8	11	13	12	22	12	18	12	9	12	9	8	16	11	15	16	12	12	247
Retirement lot	8	9	9	15	9	4	1	4	1	0	0	0	0	0	0	0	0	0	0	0	60
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other residential	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	4	0	0	1	0	7
Total applications with non-residential purpose in agricultural designation	6	5	5	3	5	3	7	5	6	4	4	1	1	2	0	1	1	2	1	2	64
Commercial/industrial	4	2	2	1	3	1	3	3	3	2	2	1	1	0	0	0	1	2	0	0	31
Institutional	0	0	0	1	2	0	2	1	1	1	1	0	0	2	0	0	0	0	1	2	14
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	2	0	0	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	5
Utility	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	3
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	1	1	3	1	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	11

Municipality of Chatham-Kent	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	186	103	182	194	185	184	139	200	150	119	111	114	106	152	160	113	101	111	134	88	2832
Total severance applications in agricultural designation	57	34	66	103	96	75	80	111	56	54	64	98	68	73	98	67	47	59	68	55	1429
Percentage of total severance applications in agricultural designation	31%	33%	36%	53%	52%	41%	58%	56%	37%	45%	58%	86%	64%	48%	61%	59%	47%	53%	51%	63%	52%
Total applications classified as a farm split	17	15	16	17	23	23	18	16	7	12	7	13	7	9	13	16	10	7	9	5	260
Total applications with residential purpose in agricultural designation	39	19	49	84	71	52	62	94	49	42	54	82	58	60	84	50	36	51	59	49	1144
Farm help	2	0	3	6	5	1	5	6	3	0	1	0	0	0	0	0	0	0	0	0	32
Surplus dwelling	21	10	32	52	53	35	46	63	31	32	39	43	40	32	55	41	36	51	58	49	819
Retirement lot	14	7	11	19	10	6	10	22	12	9	10	28	11	15	24	6	0	0	0	0	214
Infill lot	2	0	0	0	0	0	0	0	0	0	2	6	6	1	4	0	0	0	0	0	21
Other residential	0	2	3	7	3	10	1	3	3	1	2	5	1	12	1	3	0	0	1	0	58
Total applications with non-residential purpose in agricultural designation	1	0	1	2	2	0	0	1	0	0	3	3	3	4	1	1	1	1	0	1	25
Commercial/industrial	0	0	0	0	2	0	0	0	0	0	3	2	2	2	1	0	0	1	0	0	13
Institutional	1	0	1	2	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	6
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	1	0	0	0	1	1	2	0	0	0	0	0	1	6
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Dufferin	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	107	86	64	60	57	58	27	40	82	63	78	50	51	63	71	51	65	29	21	15	1138
Total severance applications in agricultural designation	73	51	40	30	34	30	15	23	28	16	29	18	12	27	28	17	8	3	1	1	484
Percentage of total severance applications in agricultural designation	68%	59%	63%	50%	60%	52%	56%	58%	34%	25%	37%	36%	24%	43%	39%	33%	12%	10%	5%	7%	39%
Total applications classified as a farm split	9	2	4	3	4	2	1	3	4	2	4	0	1	3	3	4	4	0	1	1	55
Total applications with residential purpose in agricultural designation	64	49	36	26	28	28	14	20	24	14	24	16	11	24	25	12	3	3	0	0	421
Farm help	2	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Surplus dwelling	0	0	1	2	1	1	0	1	2	0	3	0	0	1	1	1	3	2	0	0	19
Retirement lot	19	9	7	4	6	6	2	4	3	4	11	1	6	7	3	1	0	0	0	0	93
Infill lot												1	0	0	0	0	0	0	0	0	1
Other residential	43	38	27	20	21	21	11	15	19	10	10	14	5	16	21	10	0	1	0	0	302
Total applications with non-residential purpose in agricultural designation	0	0	0	1	2	0	0	0	0	0	1	2	0	0	0	1	1	0	0	0	8
Commercial/industrial	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Institutional	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2
Recreational	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
Natural environment	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	3
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Region of Durham	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	N/A	144	94	122	211	136	108	177	168	187	332	268	254	230	225	295	208	222	156	126	3663
Total severance applications in agricultural designation	N/A	22	12	18	23	12	9	22	16	22	18	10	17	7	25	26	4	5	1	3	272
Percentage of total severance applications in agricultural designation	N/A	15%	13%	15%	11%	9%	8%	12%	10%	12%	5%	4%	7%	3%	11%	9%	2%	2%	1%	2%	8%
Total applications classified as a farm split	N/A	1	3	4	5	1	4	2	5	2	0	3	1	0	1	5	0	1	0	0	38
Total applications with residential purpose in agricultural designation	N/A	19	7	13	17	11	4	17	10	19	18	6	16	5	24	21	4	4	1	3	219
Farm help (includes intra family residential until 1999)	N/A	6	0	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Surplus dwelling	N/A	1	1	2	1	0	1	1	0	5	6	2	0	0	2	7	2	4	1	3	39
Retirement lot	N/A	9	5	6	14	8	2	14	8	13	8	4	11	4	22	13	2	0	0	0	143
Infill lot (includes cluster until 1999)	N/A	3	1	1	1	2	0	0	0	1	4	0	5	1	0	1	0	0	0	0	20
Other residential (includes 10 acre lots until 1999)	N/A	0	0	0	0	1	1	2	2	0	0	0	0	0	0	0	0	0	0	0	6
Total applications with non-residential purpose in agricultural designation	N/A	2	2	1	1	0	1	3	1	1	0	1	0	2	0	0	0	0	0	0	15
Commercial/industrial	N/A	1	1	1	1	0	1	3	1	1	0	0	0	1	0	0	0	0	0	0	11
Institutional	N/A	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Recreational	N/A	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Natural environment	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	N/A	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
Other	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Data unavailable for 1990.

County of Elgin	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	296	208	183	188	208	188	146	102	142	124	113	94	87	147	141	127	100	107	88	92	2881
Total severance applications in agricultural designation	28	22	18	22	15	21	26	14	14	15	41	40	29	42	42	26	15	18	14	22	484
Percentage of total severance applications in agricultural designation	9%	11%	10%	12%	7%	11%	18%	14%	10%	12%	36%	43%	33%	29%	30%	20%	15%	17%	16%	24%	19%
Total applications classified as a farm split	0	0	0	0	0	0	0	0	0	0	8	4	6	7	9	3	1	4	1	4	47
Total applications with residential purpose in agricultural designation	28	22	18	22	15	21	26	14	14	15	33	34	23	32	33	22	13	14	13	18	430
Farm help	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus dwelling	14	13	11	14	5	8	17	11	6	10	10	14	11	14	7	12	13	12	13	18	233
Retirement lot	14	9	7	8	10	13	9	3	8	5	18	16	8	13	14	8	0	0	0	0	163
Infill lot	0	0	0	0	0	0	0	0	0	0	5	2	1	4	0	1	0	0	0	0	13
Other residential	0	0	0	0	0	0	0	0	0	0	0	2	3	1	12	1	0	2	0	0	21
Total applications with non-residential purpose in agricultural designation	0	0	0	0	0	0	0	0	0	0	0	2	0	3	0	1	1	0	0	0	7
Commercial/industrial	0	0	0	0	0	0	0	0	0	0	0	1	0	3	0	1	1	0	0	0	6
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Essex	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	276	277	302	269	352	555	306	516	509	618	375	479	468	404	362	388	213	193	167	136	7165
Total severance applications in agricultural designation	116	130	129	116	135	134	163	179	171	109	83	123	188	172	126	103	64	43	43	34	2361
Percentage of total severance applications in agricultural designation	42%	47%	43%	43%	38%	24%	53%	35%	34%	18%	22%	26%	40%	43%	35%	27%	30%	22%	26%	25%	34%
Total applications classified as a farm split	11	15	9	9	13	17	22	32	19	14	7	8	12	16	10	14	16	13	8	13	278
Total applications with residential purpose in agricultural designation	104	114	119	107	121	117	139	142	151	95	75	115	176	156	116	88	48	30	35	20	2068
Farm help	5	4	5	5	4	6	3	2	2	0	0	0	0	0	0	0	0	0	0	0	36
Surplus dwelling	20	22	22	19	30	26	40	33	42	25	20	25	27	20	17	14	18	20	20	15	475
Retirement lot	35	35	62	48	53	55	50	77	75	52	41	30	60	46	48	51	1	0	0	0	819
Infill lot	8	5	3	5	4	1	2	1	8	6	7	16	18	19	10	8	0	0	0	0	121
Other residential	36	48	27	30	30	29	44	29	24	12	7	44	71	71	41	15	29	10	15	5	617
Total applications with non-residential purpose in agricultural designation	1	1	1	0	1	0	2	5	1	0	1	0	0	0	0	1	0	0	0	1	15
Commercial/industrial	1	1	1	0	1	0	1	5	1	0	1	0	0	0	0	1	0	0	0	1	14
Institutional	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Grey	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	N/A	N/A	N/A	N/A	N/A	N/A	N/A	45	189	159	173	157	149	184	245	250	172	138	149	109	2119
Total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18	31	32	33	2	4	6	10	6	6	13	7	6	174
Percentage of total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40%	16%	20%	19%	1%	3%	3%	4%	2%	3%	9%	5%	6%	10%
Total applications classified as a farm split	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14	24	28	30	1	3	6	7	6	5	9	5	6	144
Total applications with residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	2	1	2	1	0	0	3	0	1	4	2	0	19
Farm help								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus dwelling								0	2	0	1	1	0	0	2	0	1	3	2	0	12
Retirement lot								3	0	1	1	0	0	0	0	0	0	0	0	0	5
Infill lot								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other residential								0	0	0	0	0	0	0	1	0	0	1	0	0	2
Total applications with non-residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	5	3	1	0	1	0	0	0	0	0	0	0	11
Commercial/industrial								0	4	2	0	0	0	0	0	0	0	0	0	0	6
Institutional								0	0	1	1	0	1	0	0	0	0	0	0	0	3
Recreational								1	1	0	0	0	0	0	0	0	0	0	0	0	2
Natural environment								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other								0	0	0	0	0	0	0	0	0	0	0	0	0	0

Data unavailable prior to 1997.

County of Haldimand	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	53	58	73	74	69	67	58	57	509
Total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13	13	17	17	6	10	8	7	91
Percentage of total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25%	22%	23%	23%	9%	15%	14%	12%	18%
Total applications classified as a farm split	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	0	1	0	1	0	1	5
Total applications with residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	12	17	15	6	9	8	5	84
Farm help													0	0	0	0	0	0	0	0	0
Surplus dwelling													7	3	11	6	6	8	8	5	54
Retirement lot													0	0	0	0	0	0	0	0	0
Infill lot													0	0	0	0	0	0	0	0	0
Other residential													5	9	6	9	0	1	0	0	30
Total applications with non-residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	1	0	0	0	1	2
Commercial/industrial													0	0	0	0	0	0	0	1	1
Institutional													0	0	0	1	0	0	0	0	1
Recreational													0	0	0	0	0	0	0	0	0
Natural environment													0	0	0	0	0	0	0	0	0
Utility													0	0	0	0	0	0	0	0	0
Extractive resources													0	0	0	0	0	0	0	0	0
Other													0	0	0	0	0	0	0	0	0

Prior to 2001 Haldimand County existed as a part of the Regional Municipality of Haldimand-Norfolk. For Haldimand-Norfolk data from 1990-1999, please see Appendix C. Data unavailable for 2000 and 2001. See also County of Norfolk data summary.

Region of Halton	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	147	160	98	96	99	111	87	115	97	44	52	30	30	36	20	38	36	30	17	27	1370
Total severance applications in agricultural designation	15	9	3	7	9	4	11	2	0	0	0	2	0	4	5	1	3	0	0	0	75
Percentage of total severance applications in agricultural designation	10%	6%	3%	7%	9%	4%	13%	2%	0%	0%	0%	7%	0%	11%	25%	3%	8%	0%	0%	0%	5%
Total applications classified as a farm split	0	1	1	3	0	1	0	0	0	0	0	0	0	0	1	0	1	0	0	0	8
Total applications with residential purpose in agricultural designation	15	7	2	4	7	3	11	2	0	0	0	2	0	4	4	1	2	0	0	0	64
Farm help	3	3	1	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Surplus dwelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retirement lot	0	1	0	0	2	0	0	0	0	0	0	2	0	4	4	1	1	0	0	0	15
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other residential	12	3	1	2	5	2	10	2	0	0	0	0	0	0	0	0	1	0	0	0	38
Total applications with non-residential purpose in agricultural designation	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Commercial/industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

City of Hamilton	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	350	162	153	131	164	163	145	161	158	129	111*	210	228	237	245	239	205	173	170	105	3528
Total severance applications in agricultural designation	85	52	37	41	41	31	34	41	39	27	N/A	15	17	19	18	8	6	6	2	3	522
Percentage of total severance applications in agricultural designation	24%	32%	24%	31%	25%	19%	23%	25%	25%	21%	N/A	7%	7%	8%	7%	3%	3%	3%	1%	3%	15%
Total applications classified as a farm split	8	5	4	4	4	1	1	5	5	5	N/A	3	1	2	4	1	2	0	1	1	57
Total applications with residential purpose in agricultural designation	77	46	33	36	37	27	31	35	31	21	N/A	12	16	16	14	7	2	6	1	2	450
Farm help	2	1	3	3	3	2	1	0	0	0		1	0	0	0	0	0	0	0	0	16
Surplus dwelling	2	1	0	0	0	0	0	0	3	1		0	0	0	0	1	0	3	1	2	14
Retirement lot	28	17	12	13	23	17	21	20	16	7		4	9	10	5	6	0	1	0	0	209
Infill lot	0	0	0	0	0	0	0	0	0	0		2	4	6	2	0	0	0	0	0	14
Other residential	45	27	18	20	11	8	9	15	12	13		5	3	0	7	0	2	2	0	0	197
Total applications with non-residential purpose in agricultural designation	N/A	1	N/A	1	N/A	3	2	1	3	1	N/A	0	0	1	0	0	2	0	0	0	15
Commercial/industrial		0		0		2	1	1	2	1		0	0	1	0	0	1	0	0	0	9
Institutional		1		1		1	1	0	0	0		0	0	0	0	0	0	0	0	0	4
Recreational		0		0		0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
Natural environment		0		0		0	0	0	1	0		0	0	0	0	0	1	0	0	0	2
Utility		0		0		0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
Extractive resources		0		0		0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
Other		0		0		0	0	0	0	0		0	0	0	0	0	0	0	0	0	0

*Based on highest file number from 2000

County of Hastings	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	783	454	376	311	277	245	193	160	128	116	117	115*	122	145*	215	198	207*	153	150*	121	3969
Total severance applications in agricultural designation	109	64	51	44	35	38	21	30	14	17	15	N/A	5	N/A	9	7	N/A	1	N/A	8	468
Percentage of total severance applications in agricultural designation	14%	14%	14%	14%	13%	16%	11%	19%	11%	15%	13%	N/A	4%	N/A	4%	4%	N/A	1%	N/A	7%	11%
Total applications classified as a farm split	5	3	3	2	1	6	1	6	1	1	6	N/A	0	N/A	3	1	N/A	0	N/A	1	40
Total applications with residential purpose in agricultural designation	92	54	43	41	34	28	20	23	13	15	8	N/A	5	N/A	6	6	N/A	1	N/A	7	396
Farm help	2	1	1	2	2	0	0	0	0	0	0		0		0	0		0		0	8
Surplus dwelling	4	2	2	1	0	1	3	2	1	0	0		0		0	1		0		1	18
Retirement lot	11	6	5	5	7	0	2	0	3	0	3		1		2	1		0		0	46
Infill lot	0	0	0	0	0	0	0	0	0	0	0		0		1	0		0		0	1
Other residential	75	45	35	33	25	27	15	21	9	15	5		4		3	4		1		6	323
Total applications with non-residential purpose in agricultural designation	12	7	5	1	0	4	0	1	0	1	1	N/A	0	N/A	0	0	N/A	0	N/A	0	32
Commercial/industrial	5	3	2	0	0	2	0	1	0	0	1		0		0	0		0		0	14
Institutional	0	0	0	0	0	0	0	0	0	0	0		0		0	0		0		0	0
Recreational	0	0	0	0	0	0	0	0	0	0	0		0		0	0		0		0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0		0		0	0		0		0	0
Utility	2	1	1	0	0	1	0	0	0	0	0		0		0	0		0		0	5
Extractive resources	0	0	0	0	0	0	0	0	0	0	0		0		0	0		0		0	0
Other	5	3	2	1	0	1	0	0	0	1	0		0		0	0		0		0	13

*Based on highest file number

County of Huron	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	149	108	64	113	98	81	79	90	66	79	92	89	94	67	97	111	88	85	79	52	1781
Total severance applications in agricultural designation	50	32	27	25	31	41	39	44	33	18	40	27	34	18	22	24	28	23	29	16	601
Percentage of total severance applications in agricultural designation	34%	30%	42%	22%	32%	51%	49%	49%	50%	23%	43%	30%	36%	27%	23%	22%	32%	27%	37%	31%	34%
Total applications classified as a farm split	25	15	13	14	15	18	23	14	10	8	18	12	18	10	13	8	7	6	4	6	257
Total applications with residential purpose in agricultural designation	20	10	9	6	12	18	14	23	15	10	16	11	14	6	9	12	15	16	24	10	270
Farm help	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus dwelling	20	10	9	6	12	18	14	23	15	10	16	11	14	6	9	12	15	16	24	10	270
Retirement lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total applications with non-residential purpose in agricultural designation	5	7	5	5	4	5	2	7	8	0	6	4	2	2	0	4	6	1	1	0	74
Commercial/industrial	4	2	5	2	3	2	0	1	4	0	5	3	0	0	0	3	3	1	1	0	39
Institutional	1	0	0	2	1	3	1	2	0	0	0	0	0	1	0	0	0	0	0	0	11
Recreational	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1	0	0	0	3
Natural environment	0	1	0	1	0	0	0	3	3	0	0	0	2	1	0	1	2	0	0	0	14
Utility	0	4	0	0	0	0	1	1	0	0	1	0	0	0	0	0	0	0	0	0	7
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

City of Kawartha Lakes	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	464	232	218	115	120	119	89	75	83	88	66*	70*	105	104	177	109	88	80	76	90	2432
Total severance applications in agricultural designation	158	80	74	43	38	31	28	27	25	27	N/A	N/A	21	10	18	6	5	4	3	2	600
Percentage of total severance applications in agricultural designation	34%	34%	34%	37%	32%	26%	31%	36%	30%	31%	N/A	N/A	20%	10%	10%	6%	6%	5%	4%	2%	22%
Total applications classified as a farm split	19	3	9	11	5	4	3	3	1	3	N/A	N/A	5	0	0	0	0	0	0	0	66
Total applications with residential purpose in agricultural designation	134	72	63	32	32	27	24	23	23	22	N/A	N/A	16	9	17	5	5	4	3	2	513
Farm help	0	0	0	0	1	1	2	2	0	0			0	0	0	0	0	0	0	0	6
Surplus dwelling	0	0	0	0	2	2	1	1	2	0			0	0	0	1	2	0	2	2	15
Retirement lot	0	0	0	4	4	0	0	1	0	0			0	0	8	1	2	1	0	0	21
Infill lot	0	0	0	0	0	0	0	0	0	0			0	0	0	0	0	0	0	0	0
Other residential	134	72	63	28	25	24	21	19	21	22			16	9	9	3	1	3	1	0	488
Total applications with non-residential purpose in agricultural designation	5	5	2	0	1	0	1	1	1	2	N/A	N/A	0	1	1	1	0	0	0	0	21
Commercial/industrial	4	4	2	0	1		1	1	1	1			0	1	1	0	0	0	0	0	17
Institutional	1	1	0	0	0	0	0	0	0	0			0	0	0	0	0	0	0	0	2
Recreational	0	0	0	0	0	0	0	0	0	0			0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	1			0	0	0	0	0	0	0	0	1
Utility	0	0	0	0	0	0	0	0	0	0			0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0			0	0	0	1	0	0	0	0	1
Other	0	0	0	0	0	0	0	0	0	0			0	0	0	0	0	0	0	0	0

*Based on highest file number

County of Lambton	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	210	147	167	214	148	130	159	114	94	94	77	22	46	30	58	41	45	31	43	21	1891
Total severance applications in agricultural designation	88	50	41	42	48	39	33	40	28	34	20	9	8	11	22	17	13	11	6	15	575
Percentage of total severance applications in agricultural designation	42%	34%	25%	20%	32%	30%	21%	35%	30%	36%	26%	41%	17%	37%	38%	41%	29%	35%	14%	71%	33%
Total applications classified as a farm split	19	11	8	7	14	9	11	18	10	7	3	0	1	2	3	2	0	2	2	6	135
Total applications with residential purpose in agricultural designation	66	36	32	34	32	28	21	20	17	21	16	9	7	9	18	12	13	9	4	9	413
Farm help	10	6	6	9	6	1	2	1	1	2	0	0	0	0	0	0	0	0	0	0	44
Surplus dwelling	15	9	9	11	12	13	8	11	8	12	11	7	6	9	17	10	11	8	2	9	198
Retirement lot	21	10	10	10	11	9	10	3	3	3	4	2	0	0	0	0	1	0	0	0	97
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	0	0	0	3
Other residential	20	11	7	4	3	5	1	5	5	4	1	0	1	0	0	0	1	1	2	0	71
Total applications with non-residential purpose in agricultural designation	3	3	1	1	2	2	1	2	1	6	1	0	0	0	1	3	0	0	0	0	27
Commercial/industrial	0	2	0	0	1	1	0	1	1	5	0	0	0	0	0	3	0	0	0	0	14
Institutional	0	0	0	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	3	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	3

County of Lanark	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	566	431	341	289	342	280	160	212	147	129	133	176	141	199	195	223	157	172	194	156	4643
Total severance applications in agricultural designation	122	115	76	78	75	53	35	41	33	22	29	1	4	2	5	2	0	3	2	2	700
Percentage of total severance applications in agricultural designation	22%	27%	22%	27%	22%	19%	22%	19%	22%	17%	22%	1%	3%	1%	3%	1%	0%	2%	1%	1%	13%
Total applications classified as a farm split	13	9	8	9	8	7	4	4	4	3	3	0	1	0	2	0	0	2	0	1	78
Total applications with residential purpose in agricultural designation	103	104	63	65	63	46	29	37	27	15	24	1	3	2	3	2	0	1	2	1	591
Farm help	1	0	1	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	5
Surplus dwelling	1	2	1	0	1	0	0	0	0	1	1	1	3	2	3	2	0	1	2	1	22
Retirement lot	11	12	7	6	7	9	3	1	3	2	3	0	0	0	0	0	0	0	0	0	64
Infill lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0
Other residential	90	90	54	58	54	37	26	36	24	11	20	0	0	0	0	0	0	0	0	0	500
Total applications with non-residential purpose in agricultural designation	6	2	5	4	4	0	2	0	2	4	2	0	0	0	0	0	0	0	0	0	31
Commercial/industrial	2	1	2	2	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0	11
Institutional	1	0	1	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	4
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	3	1	2	2	2	0	1	0	1	3	1	0	0	0	0	0	0	0	0	0	16

United Counties of Leeds and Grenville	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	849	686	613	475	499	272	261	213	160	168	160	154*	168	177*	229	288	242	195*	209	126	5618
Total severance applications in agricultural designation	178	145	127	100	104	59	54	49	35	31	35	N/A	11	N/A	13	13	12	N/A	3	6	975
Percentage of total severance applications in agricultural designation	21%	21%	21%	21%	21%	22%	21%	23%	22%	18%	22%	N/A	7%	N/A	6%	5%	5%	N/A	1%	5%	15%
Total applications classified as a farm split	14	5	10	4	8	5	4	8	3	4	3	N/A	1	N/A	0	3	2	N/A	1	0	75
Total applications with residential purpose in agricultural designation	155	137	111	90	91	54	47	39	30	26	30	N/A	10	N/A	11	10	9	N/A	2	6	858
Farm help	2	1	1	0	1	0	0	2	0	0	0		0		0	0	0		0	0	7
Surplus dwelling	3	0	2	2	2	1	1	2	1	2	1		3		3	1	0		0	2	26
Retirement lot	14	8	10	2	8	6	4	7	3	7	3		4		3	0	0		0	0	79
Infill lot	0	0	0	0	0	0	0	0	0	0	0		0		0	0	0		0	0	0
Other residential	136	128	98	86	80	47	42	28	26	17	26		3		5	9	9		2	4	746
Total applications with non- residential purpose in agricultural designation	9	3	6	6	5	0	3	2	2	1	2	N/A	0	N/A	2	0	1	N/A	0	0	42
Commercial/industrial	1	0	1	2	1	0	1	1	1	0	1		0		1	0	1		0	0	11
Institutional	0	0	0	0	0	0	0	0	0	0	0		0		0	0	0		0	0	0
Recreational	0	0	0	0	0	0	0	0	0	0	0		0		0	0	0		0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0		0		0	0	0		0	0	0
Utility	1	0	1	1	0	0	0	0	0	0	0		0		1	0	0		0	0	4
Extractive resources	0	0	0	0	0	0	0	0	0	0	0		0		0	0	0		0	0	0
Other	7	3	4	3	4	0	2	1	1	1	1		0		0	0	0		0	0	27

*Based on highest file number

County of Lennox and Addington	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	289	190	125	126	100	66	65	69	52	52	35	13	16	16	27	32	42	33	32	16	1396
Total severance applications in agricultural designation	59	32	26	27	20	10	13	18	11	10	3	3	4	8	22	19	0	0	0	0	285
Percentage of total severance applications in agricultural designation	20%	17%	21%	21%	20%	15%	20%	26%	21%	19%	9%	23%	25%	50%	81%	59%	0%	0%	0%	0%	22%
Total applications classified as a farm split	9	6	4	3	1	0	0	0	N/A	N/A	0	1	0	0	0	0	0	0	0	0	24
Total applications with residential purpose in agricultural designation	50	26	22	24	19	10	13	18	11	10	3	2	4	8	22	19	0	0	0	0	261
Farm help	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus dwelling	3	3	2	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	11
Retirement lot	5	0	2	5	2	0	1	2	1	1	0	1	1	0	0	0	0	0	0	0	21
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other residential	42	23	18	19	16	10	11	15	10	9	3	1	3	8	22	19	0	0	0	0	229
Total applications with non-residential purpose in agricultural designation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial/industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Middlesex	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	N/A	N/A	N/A	N/A	N/A	N/A	92	186	124	107	67	78	95	93	100	76	100	85	76	71	1350
Total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	14	48	31	21	17	12	6	12	11	8	6	14	9	5	214
Percentage of total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	15%	26%	25%	20%	25%	15%	6%	13%	11%	11%	6%	16%	12%	7%	15%
Total applications classified as a farm split	N/A	N/A	N/A	N/A	N/A	N/A	9	14	14	9	4	1	3	5	3	2	3	5	4	3	79
Total applications with residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	5	34	17	12	11	11	2	6	8	6	2	8	4	2	128
Farm help							0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Surplus dwelling							1	9	6	1	3	6	2	4	6	1	2	8	4	2	55
Retirement lot							2	7	0	2	0	0	0	0	0	0	0	0	0	0	11
Infill lot							0	2	3	2	0	3	0	1	0	3	0	0	0	0	14
Other residential							2	15	8	7	8	2	0	1	2	2	0	0	0	0	47
Total applications with non-residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	2	0	1	1	0	0	1	1	1	0	7
Commercial/industrial							0	0	0	0	2	0	1	1	0	0	0	1	1	0	6
Institutional							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recreational							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment							0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Utility							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Data unavailable prior to 1996.

Region of Niagara	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	794	525	478	490	577	432	352	475	444	455	463	291	337	271	297	349	308	224	228	167	7957
Total severance applications in agricultural designation	128	93	82	94	111	62	42	80	79	64	73	49	26	27	37	34	8	10	10	6	1115
Percentage of total severance applications in agricultural designation	16%	18%	17%	19%	19%	14%	12%	17%	18%	14%	16%	17%	8%	10%	12%	10%	3%	4%	4%	4%	13%
Total applications classified as a farm split	8	8	3	9	8	2	2	8	11	4	9	1	1	1	1	2	1	0	1	1	81
Total applications with residential purpose in agricultural designation	120	85	78	84	103	60	40	71	68	60	64	48	25	26	36	31	7	10	9	5	1030
Farm help	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus dwelling	15	12	14	12	9	6	1	27	24	24	18	17	5	8	15	15	6	10	8	5	251
Retirement lot	69	53	39	45	72	31	19	16	26	23	21	10	7	12	17	11	0	0	0	0	471
Infill lot	0	0	1	3	1	1	1	2	2	10	4	3	5	1	2	2	0	0	0	0	38
Other residential	36	20	24	24	21	22	19	26	16	3	21	18	8	5	2	3	1	0	1	0	270
Total applications with non-residential purpose in agricultural designation	6	3	4	2	4	2	2	1	3	3	4	1	0	0	0	2	0	1	2	0	40
Commercial/industrial	6	3	3	1	4	2	2	0	3	3	3	1	0	0	0	0	0	1	2	0	34
Institutional	0	0	1	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	4
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	2
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Norfolk	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	101	142	103	181	101	85	131	88	932
Total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30	43	37	89	20	16	24	18	277
Percentage of total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30%	30%	36%	49%	20%	19%	18%	20%	28%
Total applications classified as a farm split	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	4	5	0	1	1	11
Total applications with residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30	43	37	85	15	16	23	17	266
Farm help													0	0	0	0	0	0	0	0	0
Surplus dwelling													20	27	21	38	15	14	22	17	174
Retirement lot													10	16	16	47	0	2	1	0	92
Infill lot													0	0	0	0	0	0	0	0	0
Other residential													0	0	0	0	0	0	0	0	0
Total applications with non-residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0
Commercial/industrial													0	0	0	0	0	0	0	0	0
Institutional													0	0	0	0	0	0	0	0	0
Recreational													0	0	0	0	0	0	0	0	0
Natural environment													0	0	0	0	0	0	0	0	0
Utility													0	0	0	0	0	0	0	0	0
Extractive resources													0	0	0	0	0	0	0	0	0
Other													0	0	0	0	0	0	0	0	0

Prior to 2001 Norfolk County existed as a part of the Regional Municipality of Haldimand-Norfolk. For Haldimand-Norfolk data from 1990-1999, please see Appendix C. Data unavailable for 2000 and 2001. See also County of Haldimand data summary.

County of Northumberland	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	362	189	145	168	178	151	125	96	110	96	91*	46	41	46	56	60	47	35	32	25	2008
Total severance applications in agricultural designation	122	69	44	35	49	34	25	29	31	17	N/A	4	5	1	5	11	4	1	1	1	488
Percentage of total severance applications in agricultural designation	34%	37%	30%	21%	28%	23%	20%	30%	28%	18%	N/A	9%	12%	2%	9%	18%	9%	3%	3%	4%	18%
Total applications classified as a farm split	4	4	3	5	3	3	3	5	3	3	N/A	1	1	0	1	0	3	0	1	0	43
Total applications with residential purpose in agricultural designation	118	65	40	30	46	31	22	24	26	14	N/A	3	4	1	4	11	1	1	0	1	442
Farm help	9	2	3	1	5	2	0	1	1	0		0	0	0	0	0	0	0	0	0	24
Surplus dwelling	0	1	0	1	3	5	7	8	5	6		1	1	1	2	0	1	1	0	0	43
Retirement lot	27	15	10	6	11	3	3	3	2	1		1	3	0	1	11	0	0	0	0	97
Infill lot	7	5	1	0	2	4	0	0	0	0		1	0	0	1	0	0	0	0	0	21
Other residential	75	42	26	22	25	17	12	12	18	7		0	0	0	0	0	0	0	0	1	257
Total applications with non-residential purpose in agricultural designation	0	0	1	0	0	0	0	0	2	0	N/A	0	0	0	0	0	0	0	0	0	3
Commercial/industrial	0	0	1	0	0	0	0	0	2	0		0	0	0	0	0	0	0	0	0	3
Institutional	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
Recreational	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0

*Based on highest file number

City of Ottawa	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	209	132	132	155	149	86	127	116	84	81	278	169	134	107	131	109	63	33	52	49	2396
Total severance applications in agricultural designation	109	61	65	58	70	48	61	41	51	33	75	48	30	33	30	49	19	1	10	18	910
Percentage of total severance applications in agricultural designation	52%	46%	49%	37%	47%	56%	48%	35%	61%	41%	27%	28%	22%	31%	23%	45%	30%	3%	19%	37%	37%
Total applications classified as a farm split	12	3	7	4	6	5	6	4	7	1	0	0	0	0	0	0	0	0	0	1	56
Total applications with residential purpose in agricultural designation	97	56	56	52	62	43	55	33	44	31	75	47	30	33	27	49	19	1	10	17	837
Farm help	10	9	5	8	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54
Surplus dwelling	12	1	7	10	10	5	15	13	22	14	13	11	2	8	1	9	7	0	10	13	183
Retirement lot	47	33	32	23	35	17	25	13	9	7	34	13	5	4	6	11	3	0	0	0	317
Infill lot	23	10	6	10	3	9	8	5	10	9	10	10	18	15	16	29	9	1	0	0	201
Other residential	5	3	6	1	3	1	7	2	3	1	18	13	5	6	4	0	0	0	0	4	82
Total applications with non-residential purpose in agricultural designation	0	2	2	2	2	0	0	4	0	1	0	1	0	0	3	0	0	0	0	0	17
Commercial/industrial	0	1	2	2	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	7
Institutional	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Utility	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3
Other	0	1	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	4

County of Oxford	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	249	155	140	165	187	140	165	132	111	112	128	119	144	114	134	107	115	112	80	59	2668
Total severance applications in agricultural designation	19	14	25	10	18	9	5	16	23	19	18	15	24	15	18	11	7	9	7	4	286
Percentage of total severance applications in agricultural designation	8%	9%	18%	6%	10%	6%	3%	12%	21%	17%	14%	13%	17%	13%	13%	10%	6%	8%	9%	7%	11%
Total applications classified as a farm split	11	6	4	2	8	6	0	0	11	5	7	8	14	8	12	10	6	7	6	3	134
Total applications with residential purpose in agricultural designation	8	7	18	7	10	2	4	15	11	13	11	7	10	7	6	0	0	0	0	0	136
Farm help	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0
Surplus dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	2	2	5	4	0	0	0	0	0	15
Retirement lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0
Infill lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	2	3	0	1	0	0	0	0	0	7
Other residential	8	7	18	7	10	2	4	15	11	13	8	3	5	2	1	0	0	0	0	0	114
Total applications with non-residential purpose in agricultural designation	0	1	3	1	0	1	1	1	1	1	0	0	0	0	0	1	1	2	1	1	16
Commercial/industrial	0	0	3	1	0	1	1	1	0	1	0	0	0	0	0	0	1	2	1	1	13
Institutional	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	2
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Prior to 2000, the type of residential severance was not recorded at the County level. All residential severances 1990-1999 are recorded as 'other residential'.

Region of Peel	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	87	106	58	58	93	145	43	43	53	37	34	43	28	35	44	50	33	15	20	15	1040
Total severance applications in agricultural designation	24	20	16	18	45	62	9	6	9	7	2	4	3	3	6	4	5	1	1	1	246
Percentage of total severance applications in agricultural designation	28%	19%	28%	31%	48%	43%	21%	14%	17%	19%	6%	9%	11%	9%	14%	8%	15%	7%	5%	7%	18%
Total applications classified as a farm split	0	5	1	0	6	10	1	0	3	5	1	1	0	0	0	0	0	1	0	1	35
Total applications with residential purpose in agricultural designation	24	15	15	18	38	52	8	6	6	2	1	2	3	3	6	3	5	0	1	0	208
Farm help	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
Surplus dwelling	0	0	0	0	0	0	1	1	1	0	0	0	0	1	0	0	0	0	0	0	4
Retirement lot	0	0	0	0	0	0	1	0	0	1	0	0	0	2	1	0	0	0	0	0	5
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other residential	23	15	15	18	38	52	6	5	4	1	1	2	3	0	5	3	5	0	1	0	197
Total applications with non-residential purpose in agricultural designation	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	3
Commercial/industrial	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	2
Institutional	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Perth	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	97	71	86	68	62	49	54	51	38	48	35	43	41	41	45	45	54	31	45	33	1037
Total severance applications in agricultural designation	31	15	29	24	22	10	14	8	7	14	5	5	3	5	3	8	6	2	6	2	219
Percentage of total severance applications in agricultural designation	32%	21%	34%	35%	35%	20%	26%	16%	18%	29%	14%	12%	7%	12%	7%	18%	11%	6%	13%	6%	19%
Total applications classified as a farm split	17	11	12	18	12	5	11	6	5	11	4	4	3	4	3	8	5	2	5	2	148
Total applications with residential purpose in agricultural designation	11	2	9	4	7	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	37
Farm help	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus dwelling	6	1	5	2	3	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	21
Retirement lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other residential	5	1	4	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Total applications with non-residential purpose in agricultural designation	3	2	8	2	3	3	2	1	2	3	1	1	0	1	0	0	1	0	1	0	34
Commercial/industrial	2	1	4	1	1	3	2	1	2	3	1	1	0	1	0	0	1	0	0	0	24
Institutional	1	1	4	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	9
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Peterborough	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	639	329	229	214	188	144	96	84	107	116	101	118*	137	132*	202	236	203*	194	153	149	3318
Total severance applications in agricultural designation	75	29	27	31	30	14	14	6	7	12	13	N/A	18	N/A	23	32	N/A	9	6	5	351
Percentage of total severance applications in agricultural designation	12%	9%	12%	14%	16%	10%	15%	7%	7%	10%	13%	N/A	13%	N/A	11%	14%	N/A	5%	6%	3%	10%
Total applications classified as a farm split	13	8	6	9	8	4	3	0	3	1	5	N/A	7	N/A	4	3	N/A	1	0	2	77
Total applications with residential purpose in agricultural designation	46	13	20	21	20	9	11	6	3	8	7	N/A	10	N/A	19	28	N/A	6	6	2	235
Farm help	13	4	4	6	7	5	4	0	0	1	1		1		1	0		0	0	0	47
Surplus dwelling	5	0	1	2	2	1	2	2	0	2	0		2		0	2		0	0	1	22
Retirement lot	28	9	15	12	11	3	5	2	3	5	2		4		17	20		0	0	0	136
Infill lot	0	0	0	0	0	0	0	0	0	0	0		1		1	0		0	0	0	2
Other residential	0	0	0	1	0	0	0	2	0	0	4		2		0	6		6	6	1	28
Total applications with non-residential purpose in agricultural designation	16	8	1	1	2	1	0	0	1	3	1	N/A	1	N/A	0	1	N/A	2	0	0	38
Commercial/industrial	4	4	0	0	1	0	0	0	0	0	0		0		0	1		1	0	0	11
Institutional	1	1	0	0	0	0	0	0	0	1	0		0		0	0		0	0	0	3
Recreational	3	2	0	0	0	1	0	0	0	0	0		0		0	0		0	0	0	6
Natural environment	0	0	0	0	0	0	0	0	0	0	1		0		0	0		0	0	0	1
Utility	5	1	1	1	1	0	0	0	0	0	0		0		0	0		0	0	0	9
Extractive resources	0	0	0	0	0	0	0	0	0	0	0		1		0	0		1	0	0	2
Other	3	0	0	0	0	0	0	0	1	2	0		0		0	0		0	0	0	6

*Based on highest file number

United Counties of Prescott and Russell	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	570	534	452	481	424	274	253	217	148	165	128	168	156	168	156	91	152	140	115	111	4903
Total severance applications in agricultural designation	131	123	75	81	72	30	31	29	29	26	18	22	29	20	19	18	16	26	15	14	824
Percentage of total severance applications in agricultural designation	23%	23%	17%	17%	17%	11%	12%	13%	20%	16%	14%	13%	19%	12%	12%	20%	11%	19%	13%	13%	16%
Total applications classified as a farm split	17	14	7	7	6	1	0	2	0	1	5	9	4	4	3	5	8	10	1	0	104
Total applications with residential purpose in agricultural designation	111	106	68	74	66	29	31	27	29	25	11	13	25	16	16	13	8	16	14	14	712
Farm help	26	24	9	10	8	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78
Surplus dwelling	4	5	7	7	7	5	14	10	11	10	6	5	6	6	8	10	5	13	12	10	161
Retirement lot	36	34	31	34	30	17	12	13	13	11	4	6	9	8	6	1	0	0	1	0	266
Infill lot	7	7	7	7	7	4	3	2	5	4	0	2	1	2	0	1	0	0	0	0	59
Other residential	38	36	14	16	14	2	2	2	0	0	1	0	9	0	2	1	3	3	1	4	148
Total applications with non-residential purpose in agricultural designation	3	3	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	8
Commercial/industrial	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	1	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	4

County of Prince Edward	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	440	338	197	184	157	128	101	118	94	77	110	67	78	103	136	131	101	123	97	68	2848
Total severance applications in agricultural designation	137	62	65	44	52	55	32	49	30	28	30	19	21	29	38	38	21	13	12	5	780
Percentage of total severance applications in agricultural designation	31%	18%	33%	24%	33%	43%	32%	42%	32%	36%	27%	28%	27%	28%	28%	29%	21%	11%	12%	7%	27%
Total applications classified as a farm split	12	5	5	1	4	9	3	7	2	1	2	1	1	5	6	4	3	4	2	1	78
Total applications with residential purpose in agricultural designation	118	55	57	43	45	45	28	39	26	25	26	18	20	23	31	34	18	8	10	4	673
Farm help	15	7	10	8	0	0	1	2	1	1	1	0	0	1	1	0	0	0	0	0	48
Surplus dwelling	9	4	5	4	6	6	2	3	3	3	3	2	2	3	11	5	4	2	3	3	83
Retirement lot	10	5	4		6	6	3	4	4	4	4	1	0	2	0	0	0	0	0	0	53
Infill lot	3	1	0	0	0	0	0	0	0	0	0	4	2	0	1	2	0	0	0	1	14
Other residential	81	38	38	31	33	33	22	30	18	17	18	11	16	17	18	27	14	6	7	0	475
Total applications with non-residential purpose in agricultural designation	7	2	3	0	3	1	1	3	2	2	2	0	0	1	1	0	0	1	0	0	29
Commercial/industrial	3	1	1	0	1	0	0	3	2	2	2	0	0	1	1	0	0	0	0	0	17
Institutional	4	1	2	0	2	1	1	0	0	0	0	0	0	0	0	0	0	1	0	0	12
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Renfrew	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	514	392	392	473	332	350	190	188	192	172	190	132	216	190	201	271	245	233	226	223	5322
Total severance applications in agricultural designation	78	86	66	86	52	66	33	32	16	23	27	1	5	5	3	3	3	4	1	4	594
Percentage of total severance applications in agricultural designation	15%	22%	17%	18%	16%	19%	17%	17%	8%	13%	14%	1%	2%	3%	1%	1%	1%	2%	0%	2%	10%
Total applications classified as a farm split	32	29	23	22	14	19	16	10	5	7	3	0	1	1	0	0	1	1	0	0	184
Total applications with residential purpose in agricultural designation	15	15	13	30	16	14	9	12	9	11	18	1	4	3	3	3	2	3	1	4	186
Farm help	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus dwelling	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	2	1	1	0	3	11
Retirement lot	0	0	0	0	0	0	0	0	0	0	4	0	1	0	1	0	0	1	0	0	7
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other residential	15	15	13	30	16	14	9	12	9	11	13	0	2	2	2	1	1	1	1	1	168
Total applications with non-residential purpose in agricultural designation	31	42	30	34	22	33	8	10	2	5	6	0	0	1	0	0	0	0	0	0	224
Commercial/industrial	1	1	0	0	0	0	1	0	0	1	0	0	0	1	0	0	0	0	0	0	5
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	30	41	30	34	22	33	7	10	2	4	6	0	0	0	0	0	0	0	0	0	219
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Simcoe	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	N/A	N/A	N/A	N/A	N/A	N/A	N/A	285	423	470	588	148	126	107	171	190	103	95	106	108	2920
Total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	48	57	59	66	24	25	17	25	15	11	11	15	14	387
Percentage of total severance applications in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17%	13%	13%	11%	16%	20%	16%	15%	8%	11%	12%	14%	13%	14%
Total applications classified as a farm split	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6	9	13	7	0	3	0	1	1	1	1	1	4	47
Total applications with residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	38	47	45	57	24	22	17	24	14	10	10	14	10	332
Farm help								0	0	2	0	0	0	0	0	0	0	0	0	0	2
Surplus dwelling								5	18	7	20	11	7	6	7	2	5	6	6	10	110
Retirement lot								10	10	7	15	9	3	4	7	6	0	0	0	0	71
Infill lot								0	0	0	2	4	12	7	10	6	5	4	8	0	58
Other residential								23	19	29	20	0	0	0	0	0	0	0	0	0	91
Total applications with non-residential purpose in agricultural designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	1	1	2	0	0	0	0	0	0	0	0	0	8
Commercial/industrial								4	1	0	1	0	0	0	0	0	0	0	0	0	6
Institutional								0	0	0	1	0	0	0	0	0	0	0	0	0	1
Recreational								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment								0	0	1	0	0	0	0	0	0	0	0	0	0	1
Utility								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other								0	0	0	0	0	0	0	0	0	0	0	0	0	0

Data unavailable prior to 1997.

United Counties of Stormont, Dundas, & Glengarry	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	531	450	467	406	425	292	275	258	204	223	190	176*	190*	177	192	135	181	126*	159	150*	4565
Total severance applications in agricultural designation	155	132	135	102	124	76	81	78	59	74	59	N/A	N/A	33	35	25	37	N/A	48	N/A	1253
Percentage of total severance applications in agricultural designation	29%	29%	29%	25%	29%	26%	29%	30%	29%	33%	31%	N/A	N/A	19%	18%	19%	20%	N/A	30%	N/A	27%
Total applications classified as a farm split	17	14	15	13	14	9	9	9	7	14	7	N/A	N/A	3	5	0	5	N/A	11	N/A	152
Total applications with residential purpose in agricultural designation	126	115	109	86	100	63	66	64	47	53	46	N/A	N/A	29	25	24	30	N/A	36	N/A	1019
Farm help	5	3	4	7	4	2	3	0	2	2	2			2	2	1	1		0		40
Surplus dwelling	13	9	11	4	10	8	7	12	5	5	5			7	12	11	13		27		159
Retirement lot	44	34	38	28	35	28	23	26	16	19	16			8	0	2	4		1		322
Infill lot											0			0	0	0	0		0		0
Other residential	64	69	56	47	51	25	33	26	24	27	23			12	11	10	12		8		498
Total applications with non-residential purpose in agricultural designation	12	3	11	3	10	4	6	5	5	7	6	N/A	N/A	1	5	1	2	N/A	1	N/A	82
Commercial/industrial	6	1	5	2	5	3	3	1	2	3	2			1	1	0	1		0		36
Institutional	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0		0		0
Recreational	0	0	0	0	0	0	0	0	0	0	2			0	4	1	1		1		9
Natural environment	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0		0		0
Utility	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0		0		0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0		0		0
Other	6	2	6	1	5	1	3	4	3	4	2			0	0	0	0		0		37

*Based on highest file number

Region of Waterloo	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	396	276	217	261	248	245	245	334	272	228	228	87	73	99	82	64	73	74	67	39	3608
Total severance applications in agricultural designation	3	3	1	7	9	3	7	16	17	5	13	3	2	0	1	0	2	2	2	1	97
Percentage of total severance applications in agricultural designation	1%	1%	0%	3%	4%	1%	3%	5%	6%	2%	6%	3%	3%	0%	1%	0%	3%	3%	3%	3%	3%
Total applications classified as a farm split	3	1	1	4	4	0	3	6	0	1	2	3	2	0	0	0	0	0	0	1	31
Total applications with residential purpose in agricultural designation	0	2	0	3	4	3	4	9	15	3	10	0	0	0	0	0	2	2	1	0	58
Farm help	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus dwelling	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Retirement lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	2
Other residential	0	2	0	2	4	3	4	9	15	3	10	0	0	0	0	0	1	2	0	0	55
Total applications with non-residential purpose in agricultural designation	0	0	0	0	1	0	0	1	2	1	1	0	0	0	1	0	0	0	1	0	8
Commercial/industrial	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	0	0	1	0	4
Institutional	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	3
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

County of Wellington	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	340	325	198	274	232	259	172	217	215	255	241	136	159	167	120	170	164	173	120	152	4089
Total severance applications in agricultural designation	68	115	40	56	47	48	34	36	43	31	9	16	27	19	13	12	8	10	9	14	655
Percentage of total severance applications in agricultural designation	20%	35%	20%	20%	20%	19%	20%	17%	20%	12%	4%	12%	17%	11%	11%	7%	5%	6%	8%	9%	15%
Total applications classified as a farm split	12	19	8	13	8	6	7	11	12	9	3	2	10	7	4	2	4	4	4	5	150
Total applications with residential purpose in agricultural designation	54	93	29	39	37	41	25	23	29	19	5	11	17	12	9	10	3	4	5	8	473
Farm help	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Surplus dwelling	0	0	0	1	0	0	0	0	0	0	0	1	2	0	1	1	0	1	5	8	20
Retirement lot	14	23	9	14	13	15	5	0	9	12	1	0	0	0	0	0	0	0	0	0	115
Infill lot	0	0	0	0	0	1	0	0	0	0	1	6	4	4	2	1	2	0	0	0	21
Other residential	41	69	20	24	24	25	20	23	20	7	3	4	11	8	6	8	1	3	0	0	316
Total applications with non-residential purpose in agricultural designation	2	3	3	4	2	1	2	2	2	3	1	3	0	0	0	0	1	2	0	1	32
Commercial/industrial	2	1	2	2	1	0	2	2	1	1	0	2	0	0	0	0	1	0	0	1	18
Institutional	0	2	1	2	1	1	0	0	1	1	1	1	0	0	0	0	0	2	0	0	13
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1

Region of York	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Totals
Total severance applications	137	70	88	68	77	69	82	111	137	188	37	90	88	54	62	74	42	54	100	76	1704
Total severance applications in agricultural designation	16	12	3	8	7	13	20	11	7	14	6	2	0	5	3	0	1	0	1	2	131
Percentage of total severance applications in agricultural designation	12%	17%	3%	12%	9%	19%	24%	10%	5%	7%	16%	2%	0%	9%	5%	0%	2%	0%	1%	3%	8%
Total applications classified as a farm split	3	3	0	1	2	6	9	5	1	2	1	0	0	1	1	0	0	0	0	0	35
Total applications with residential purpose in agricultural designation	13	9	3	7	5	7	11	6	6	12	5	2	0	4	1	0	1	0	1	2	95
Farm help	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Surplus dwelling	0	0	0	0	0	0	0	1	0	1	1	0	0	1	0	0	0	0	0	0	4
Retirement lot	11	3	1	2	4	3	4	1	3	8	4	1	0	2	1	0	1	0	1	2	52
Infill lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other residential	1	6	2	5	1	4	7	4	3	3	0	1	0	1	0	0	0	0	0	0	38
Total applications with non-residential purpose in agricultural designation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Commercial/industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractive resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

5.0 Appendices

5.1 Appendix A: Detailed Methodology

Overview

This research integrates quantitative and qualitative research methods. Quantitative data was obtained through municipal document review (digital and paper) and self-reported by municipalities from their own databases. Descriptive statistics and time series were analyzed to better understand severance activity in each municipality, and comparative measures were developed to compare results across municipalities. Data was integrated with GIS shape files to analyze spatial distribution of severance activity.

This research builds upon and adapts methods used by Caldwell and Weir (2002) for assessing the scale and impacts of lot creation in Ontario's agricultural designations. All of the severance data collected in the previous study period (1990-2000) was entered into a new digital database and combined with new data collected in the current study period (2000-2009). Data categories were kept as consistent as possible between the two periods. Credit for the collection of data prior to 2001 belongs to Dr. Wayne Caldwell and Claire Weir, who pioneered the study methods and analysis.

A verification survey was carried out with a planner or equivalent staff person in each municipality as part of the verification process. These surveys were conducted online, over the phone, or, where possible, in person. Interviews provided a rich source of qualitative knowledge that revealed contextual layers that could not be captured in quantitative severance trends. A set of semi-structured interview questions were used to filter for the most relevant information to improve research efficiency, based on guidelines in Creswell (2009).

Key informant interviews were conducted regarding interviewees' perspectives on the impacts of severance activity. Each interviewee was given analysed data for his or her municipality. These interviews were conducted between June 12, 2011 and August 15, 2011. Respondents were strategically chosen on the basis of their individual roles in municipal councils, planning offices or agricultural organizations. The interviews were exploratory and were not intended to be a random sample. A total of eleven interviews were conducted, including four interviews with planners (county, regional, provincial, and industry organizations), two with provincial policy advisors, four with industry associations, and two with regional politicians. Interviewees were selected based on experience and knowledge of the area in question.

These interviews were conducted via telephone and lasted between 15 and 90 minutes. Each interview utilized a consistent set of four interview questions that were uniformly delivered; however, respondents were encouraged to include other relevant thoughts. Respondents were provided with the questions and data relevant to their location prior to the interview to allow time for reflection. The questions were as follows:

1. What are the costs and benefits of rural severances on prime agricultural land?
2. Have you noticed provincial or local policy changes that have impacted decision-making and trends on the ground?
3. What changes to current policy do you think would be beneficial?
4. What are the implications for agriculture in Ontario?

Study area and criteria for inclusion

Study area

The purpose of this research is to measure lot creation trends and impacts on agriculture. Due to the size and diversity of agriculture across Ontario, it was necessary to define exactly which areas in the province would be eligible to participate in the study. The broadest boundary used to define the study area is the 2006 Agricultural Ecumene, prepared by Statistics Canada (2008). The Agricultural Ecumene is the area populated by a certain intensity of agricultural activity, as measured by three indicators.

These indicators are: the amount of agricultural land in a census dissemination area; the proportion of farmed land within each dissemination area's total land area; and the value of farm receipts per acre farmed (Statistics Canada, 2008). Within Ontario, the Agricultural Ecumene does not encompass Muskoka, Parry Sound, or Haliburton. These municipalities were not included in the study.

Municipalities further north of these three municipalities were also not included. Some municipalities were not completely encompassed by the Agricultural Ecumene, but still included large portions of the Agricultural Ecumene and were thus eligible for the study. These were the counties of Renfrew, Frontenac, Lennox Addington, Hastings and Peterborough. Data was collected from Frontenac, which has the lowest amount of prime agricultural lands (see Figure 19).

Furthermore, the study is intended to focus on the impacts of severance policies for prime agricultural areas as defined by Ontario's Provincial Policy Statement (PPS)². Many municipalities define prime

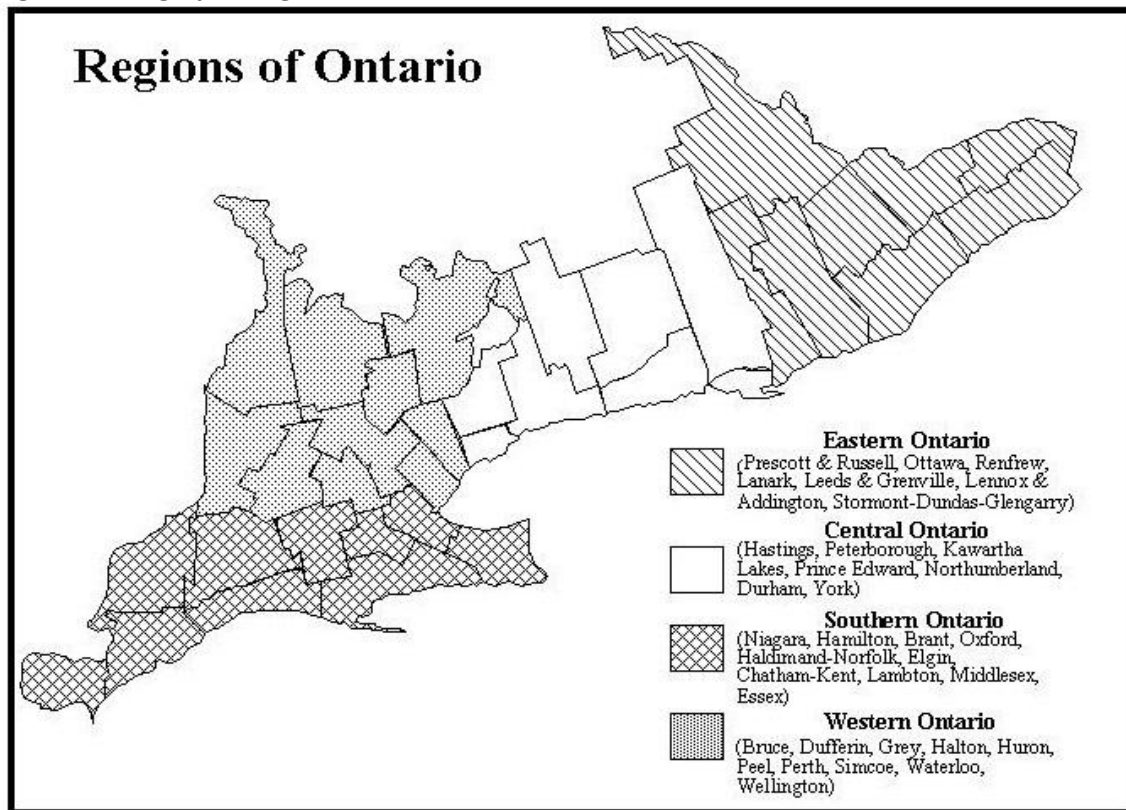
²Boundaries for prime agricultural lands can be mapped using Canada Land Inventory data. However, the distinction between prime agricultural lands and prime agricultural areas is important. Prime agricultural lands are currently defined as being Classes 1, 2 and 3 soils under the Canada Land Inventory. Prime agricultural areas are

agricultural areas through Agricultural designations in Official Plans. Agricultural designations were used as the most accurate boundary available for the study. However, caution is required in using Official Plan designations and zones as boundaries for prime agricultural areas because the protection of prime agricultural areas is by no means consistent or comprehensive across the province. Some municipalities protect all prime agricultural areas and additional lands; others protect only portions of prime agricultural areas within their boundaries. A number of counties distinguish between Rural and Agricultural designations in their Official Plans. Agriculture is a crucial component of land uses in many Rural designations. However, Official Plans are not required by the PPS to provide the same level of protection for agricultural land uses in the Rural designation as in the Agricultural designation. In municipalities with both Rural and Agricultural designations, the research focused on the Agricultural designation rather than the Rural, because the Agricultural Designation is the area in which PPS policies regarding severances are typically applied to the protection of prime agricultural areas.

As a result of the above criteria, the following upper tier municipalities were included (organized by provincial region):

broader areas in which Class 1, 2, and 3 soils predominate, including associated lower capacity soils with a concentration of agricultural activities.

Figure 2: Geographic regions of Ontario



Western	Southern	Central	Eastern
Bruce	Brant	Durham	Lanark
Dufferin	Chatham-Kent	Hastings	Leeds and Grenville
Grey	Elgin	Kawartha Lakes	Lennox and Addington
Halton	Essex	Northumberland	Ottawa
Huron	Haldimand	Peterborough	Prescott and Russell
Peel	Hamilton	Prince Edward	Renfrew
Perth	Lambton	York	Stormont, Dundas and Glengarry
Simcoe	Middlesex		
Waterloo	Niagara		
Wellington	Norfolk		
	Oxford		

Criteria for inclusion of individual severance files

Within each municipality, a set of five criteria were used to determine which severances should be counted, as follows:

- 1) To be counted, a severance application must have been in a primary agricultural area where the region's Class 1, 2, and 3 soils predominate, including associated lower capacity soils with a concentration of agricultural activities. This agricultural area was typically designated Agricultural in the Official Plan of the consent granting authority (upper- or lower-tier municipality). If an agricultural designation **existed**, only severances in that designation were counted – the rural designation or lower priority agricultural designation was not included. If an agricultural designation **did not exist**, the designation(s) that contained primary agricultural areas were counted (e.g. some rural lands, Greenbelt Protected Countryside and some lands in the Oak Ridges Moraine). Severances in urban areas, expansion areas or settlement areas were not counted.
- 2) To be counted, a severance must have created a new lot. The severance application was not counted if it was a lot addition, easement, right of way, or technical adjustment.
- 3) To be counted, a severance application must have occurred between the years 2000-2009 and it must have been complete. The severance application was not counted if it had been denied, withdrawn, or if it had lapsed. If approval of the application was still pending, it was not counted.
- 4) Farm splits were counted since the severance resulted in the creation of a new lot. Where feasible, lot size was recorded for these applications.
- 5) New lots for commercial, extractive, and industrial operations in agricultural designations were counted. Where feasible, lot size and a brief note regarding expected use (e.g. aggregate pit, farm supply outlet) were recorded for these severance applications. Private information was not recorded.

Two other questions frequently occurred in deciding which severances to count in the study:

What if the original (parent) parcel contains multiple designations with different severance policies?

Researchers recorded both the original designation of parcels subject to a severance application, as well as the designation of the severed parcel. This allowed the study to record areas that are redesignated or rezoned from agriculture. All severances that removed land from an agricultural designation were counted because they may impact agricultural adaptability. If a severance was strictly made on the boundary of an agricultural designation with another designation, it was not counted because it did not remove land from an agricultural designation (the number of such applications was relatively small).

What if a municipality's Official Plan designations changed in the past 10 years?

A follow-up interview was conducted with each municipality that had experienced significant severance policy changes. If the geographic area of designations moved, but the new designation continued to have very similar policies as the original agricultural designation, the area of the original designation was counted the same as the analogous new designation. If the policies were significantly different on the same geographic area, then that area was not counted for the years following the re-designation.

Other provincial plan overlays

The agricultural designations of a number of municipalities in the GGH overlap with provincial plans such as the Greenbelt Plan, Oak Ridges Moraine Area, and the Niagara Escarpment Plan (NEP). As of 2005, these areas are encompassed by the Greenbelt Area (as defined by Ontario Regulation 59/05) and are governed by the Greenbelt Plan. The Greenbelt Plan section 4.6 outlines severance policies in prime agricultural areas that are very similar to the PPS. Surplus dwellings and farm splits are permitted, to the exclusion of all other lots. Even more restrictive than the PPS, the Greenbelt Plan outlines minimum lot sizes for new farm lots³.

Affected municipalities are at various stages of bringing their Official Plans into conformity with the Greenbelt Plan. For the purposes of this study, severances were counted where the Greenbelt Protected Countryside overlapped with pre-existing Agricultural designations. This includes lands in the Oak Ridges Moraine. This does **not** include lands in the Niagara Escarpment, because consents in the Niagara Escarpment Plan area are approved by the Niagara Escarpment Commission and thus could not be counted at municipal offices.

The *Places to Grow Act* and associated plans did not directly affect which lands were eligible for this study.

Typical data collection process

Data was collected between June 2010 and June 2011. For each consent granting authority (upper tier or lower tier), a letter was sent to the Planning Director requesting that a key contact person be identified to help with the study. This contact was typically a planner or secretary-treasurer of a consent granting committee. The majority of municipalities did not have sufficient information available in digital

³ Interestingly, Section 32 of the Oak Ridges Moraine plan includes permission to sever a retirement lot or surplus dwelling.

format. These municipalities required a researcher to physically visit the municipal office and review hardcopy files. The length of time required for research visits varied depending on the level of file organization, staff assistance and the number of eligible files. As often as possible, data was summarized and discussed with planning staff while the researcher was physically present. In each municipality, Official Plan policies, maps and Zoning By-laws were reviewed before collecting data. Municipal Metadata was tracked in each location to note any interesting or missing files and staff comments. Data collection was prioritized for 2002, 2004, 2005, 2006, 2007 and 2009. Data for remaining years was usually collected. However, for some municipalities with a large number of hardcopy files to be collected in a short amount of time, data was collected for alternating years and estimated for in-between years (please see Considerations for interpretation of the data).

For a small number of municipalities, a sufficient level of detail for each severance application was available in digital format (e.g. Excel sheet, database). In these municipalities, data was requested via email. Additionally, a small number of municipalities chose to collect their own data, whether from hardcopy or electronic formats, and submit this data via email. Municipalities were fully informed of the study criteria before submitting refined data, often through a written letter and follow-up phone conversations. These criteria were provided to ensure that self-reported data was as consistent as possible. A wide variety of digital formats were received, including PDFs, meeting minutes, planning reports on CD and entire database files.

The following data was collected in each municipality:

- County/Region name
- File number
- Township name
- Land use of retained and severed parcels
- Size of retained and severed parcels (where available).
- Total numbers of severances in all designations
- Official Plan or other documents not available online

Initial Contact Survey

Consent granting authority

Over the year-long period from June 2010 to June 2011, 116 municipalities were contacted to pre-screen for study eligibility. Eligible municipalities were then asked to complete an online survey. This survey collected details about each municipality's severance application process, approval structure and

methods of storing and reporting severance information. Out of the initial 116 municipalities, 102 contained an agricultural designation under either an upper tier or lower tier official plan.

Responsibility for granting severances as of 2010

Table 1: Number of consent granting authorities with agricultural designations

Consent granting authority held at:	Number of consent granting authorities
Upper tier	14 (12 counties and 2 regions)
Single tier	8 (regions)
Lower tier	80 (57 from 8 counties, and 23 from 5 regions)
Total consent granting authorities in agricultural designations	102 (or 35 upper and single tiers)

Several municipalities have delegated granting of straightforward consents to staff, typically the Planning Director or a committee of planners and other municipal staff. Other municipalities have shared arrangements with lower tiers, usually to delegate some or all consent granting authority to urban lower tiers, due to higher numbers of applications in urban areas.

As of 2010, 12 out of 20 counties have retained consent granting authority. Regions are more likely to delegate; only 2 out of 7 regions have retained consent granting authority. A total of 80 lower tier municipalities now hold consent granting authority (57 lower tiers from 8 counties, and 23 lower tiers from 5 regions). The majority of delegations from upper tiers to lower tiers occurred between 1997 and 2001. This makes for an interesting comparison between the two decades of 1990-1999 and 2000-2009, in that delegation occurred roughly around the year 2000 and could influence the number and type of consents observed in the decade 2000-2009. Thus, a comparison of severance activity between the two decades should take into account the different approaches upper tier and lower tier municipalities may take to granting consents.

Severance application storage and reporting methods

Many municipalities have upgraded their severance application storage and reporting methods over the past ten years. The results reported here apply to the most current arrangements as of 2009. Several interesting changes have occurred in comparison with the previous study period (1990-2000).

A major difference between this study and the last is that much of the data is no longer stored at the upper tiers (counties and regions). The previous Initial Contact Survey in 2001 demonstrated that most information was stored at the county or regional level, even though many had recently delegated. As of 2009, almost all regions and counties that delegated consent granting authority early in the decade no longer stored the type of information required for this study⁴. Some basic information may be tracked at each county, but usually not the details required for this study, such as the designation in which a severance occurred, or the policy under which it was permitted. This change added a new level of complexity to the study. In addition to 22 upper or single tiers with severance records, 80 lower tiers in 13 municipalities would need to be contacted, surveyed, visited, analyzed, and verified. This more than doubled the administrative effort required for data collection. In addition, many lower tiers had one staff member or none at all. For these small departments, the work required to participate in the study seemed disproportionately large. As a result, some municipalities were unable to participate in a timely fashion. At the conclusion of data collection, it was possible to obtain data from 57 of the lower tiers. The remaining 23 lower tiers were estimated based on neighbouring municipalities. Site visits were required for 40 municipalities. Staff were able to submit most of the required information in 29 municipalities. Several other municipalities involved a shared effort between researchers and staff.

Consent granting authorities stored the details required for this study, such as designation and intended use, in an array of different formats. As a reminder, these details were the designation (agricultural or otherwise), and the intended use (e.g. surplus dwelling). Hardcopy files remain, by far, the most common format in which this information can be found (58%). This is higher than the previous study because of the number of upper tier municipalities that delegated resulting in a higher number of participating lower tiers; many lower tiers stored the necessary information in hardcopy files. Approximately the same percentage of municipalities use a computerized database as in the previous study (24%). The percentage using summary sheets has decreased from 21% to 11%. Several municipalities have recently started compiling digital databases, which may partially explain this change. At least three municipalities were able to identify relevant severance applications through the use of GIS databases linked to updated parcel fabric information.

⁴ A small number of counties that have delegated consent granting authority still do store information at the detailed level required for this study. Examples are Grey County, which collects decision information at the county level, Middlesex, and Lambton, which assists three of its rural lower tiers by coordinating a consent granting committee.

Table 2: Methods of storing severance application information

Method	2001 #	2001 %	2009 #	2009
Hardcopy files	15	43%	42	58%
Digital Database	8	23%	17	24%
Summary sheets	10	29%	8	11%
Other	2	5%	5	7%

The lack of consistent approaches to storing and reporting on severance activity should be an area for further collaboration and consolidation amongst municipalities. Councillors may be able to make more informed decisions if counts of the number and type of severances were available on a periodic basis. Although this research now provides a good deal of that information for the past 20 years, a number of staff contacts noted that it would be more efficient to track this information continuously at the time each application occurred, rather than collecting all the information once every ten years.

Researchers and overall data collection timeline

Dr. Wayne Caldwell served as the director for this project and its encompassing research contract with the Ontario Ministry of Agriculture, Food and Rural Affairs. Data was collected by a number of researchers. In the previous study (1990-2000), Claire Weir and Dr. Wayne Caldwell were the lead researchers, collecting and analyzing all project deliverables in the studies published in 2002. In the current study (2000-2009), Arthur Churchyard was responsible for project management, data collection and analysis, and report writing and preparation. Anneleis Eckert was responsible for data management, data collection and analysis, and report writing and preparation. Charlie Toman collected severance data. Kate Procter conducted interviews with farm organization leaders and provincial planners to assess qualitative understandings of severance trends and impacts. Dr. Caldwell continues to be integral in managing the project, adapting methods, and producing written reports. The following timeline relates to the overall funded research.

Table 3: Overall research timeline

Milestones for reporting period	Completion Date (Target)	Completion Date (Actual)
Establish Research Advisory Committee	May, 2010	May, 2010
Initial survey – responsibility for consent granting	June, 2010	March, 2011*
Document the numbers and purpose of lots created within agricultural designations of Ontario (Obj. 1)	July, 2011	July, 2011
Data summarized in report format (data summaries and trends)	July, 2011	August, 2011
Analysis of data, including impact interviews and case studies examining local policies (Obj. 1, 2)	Dec., 2011	September, 2011
Develop recommended policy options reflecting the data. The recommendations will be made in light of the Provincial Policy Statement, the <i>Greenbelt Act</i> and Places to Grow (Obj. 3, 4)	April, 2012	October, 2011
Identification and KTT of best practices for municipalities in agricultural consents (Obj. 4)	Ongoing	Ongoing

* The initial contact survey was conducted on a continuous basis throughout study period.

Comparing municipalities by accounting for land area

The previous study used an approach to compare lot creation trends in municipalities with different land areas. The approach was to create a ratio by dividing the numerator ‘number of severances’ by the denominator ‘number of acres of land farmed’. At the time of the previous study, the most relevant data set available for the denominator was the Census of Agriculture. However, since that time, Municipal Performance Measurements (MPM) have been collected. After comparing MPM results with Canada Land Inventory and Census datasets, it was determined that MPM are now the most desirable for this particular study. MPM allows for the use of a more accurate denominator: the number of hectares of land designated for agricultural purposes in each Official Plan. MPM data sets for this denominator are available from 2000-2008. We have obtained the appropriate data sets from the Ministry of Municipal Affairs and Housing. We verified the MPM denominator with each municipality to ensure accuracy.

Data was sorted and summarized based on consistent templates. A verification survey was given to each municipality to identify any inconsistencies, confirm local trends, and collect ideas for research dissemination. Where verification was not received, it was noted in the data summary to maintain appropriate levels of confidence in the data.

Developing a performance indicator for lot creation

It is challenging to compare municipalities across a vast area with diverse economic, political, and environmental contexts. Although there is likely no all-encompassing indicator, a fair comparison would begin by accounting for the types of lots being created and the amount of land available to create lots. This could take the form of a ratio as follows: # lots created / land available. To make the ratio easier to visualize, the ratio can be expressed as the number of lots created per concession block, which is typically 1,000 acres. The revised ratio would be: # lots created / 1,000 acres land available.

This study measures the type of lot being created with a high degree of detail. As described earlier, these types could be new farm lots, new residential development (farm help, surplus dwelling, retirement, infill, other) and non-residential lots (commercial/industrial, institutional, other, etc.). There are at least three accessible measures of 'land available'. These measures are: the area farmed from the 2006 Census; the area of prime agricultural lands from the Canada Land Inventory; or the area protected for agricultural uses as reported in the Municipal Performance Measures (MPM) collected by MMAH. Table 4 can be used to compare the values of these measures, and discuss the merits of each. Ultimately, the most recent available Municipal Performance Measures were chosen as the measure of 'land available' in the ratio of lots created per 1000 acres available land. See Table 4 for a summary of the different measures available for agricultural lands.

The previous study used Census data from 1996. This provides a measure of the total number of acres farmed in a census division as reported by farmers. However, this measure of land may not always align with the amount of land in which PPS policies for a 'prime agricultural area' may apply. When a ratio uses census data as the ratio denominator, it may unfortunately be including large areas of poor agricultural productivity. This would lead to an overestimate of lands in the denominator (and a subsequent underestimate of severances per 1,000 acres). This is especially important in a number of municipalities in Central and Eastern Ontario where the amount of land farmed can exceed the amount of land designated for agriculture by two to five times. In Southern Ontario, the predominance of prime agricultural lands often leads to the reverse situation, in which many municipalities have less land being farmed than is actually designated agricultural.

Table 4: Acres of agricultural land: comparing measures

Municipality	Census (2006)	Canada Land Inventory (Class 1,2, and 3)	Municipal Performance Measure (2005-2008)
Brant	167356	157579	186369
Bruce	613156	435558	537580
Chatham-Kent	553769	530750	584295
Dufferin	190607	191845	221532
Durham	326702	279363	275028
Elgin	393595	326785	406679
Essex	329776	646665	334481
Grey	567212	388198	286148
Haldimand	502698	467531	407724
Halton Region	88899	90287	43179
Hamilton	133205	111855	136620
Hastings	301187	163754	60341
Huron	723533	589981	647997
Kawartha Lakes	356946	176238	328294
Lambton	589407	547877	472567
Lanark	232575	89667	97582
Leeds & Grenville	328040	172223	N/A
Lennox & Addington	185835	104607	104056
Middlesex	617258	564327	648657
Niagara	231728	253649	320963
Northumberland	241159	149630	121022
Ottawa	283366	251556	231800
Oxford	415974	380051	430351
Peel (Town of Caledon)	95289	104059	55319
Perth	498161	435385	484401
Peterborough	249429	122344	137848
Prescott & Russell	296476	243300	287346
Prince Edward	145610	129434	89007
Renfrew	387731	173515	92286
Simcoe	533753	428263	540269
Stormont, Dundas & Glengarry	494589	444063	535594
Waterloo	226384	186607	225674
Wellington	485862	416027	N/A
York	167076	168832	124222
*Please note: some MPM numbers for upper tiers are the sum of lower tier MPM numbers			

After the previous study (Caldwell and Dodds-Weir 2003), MMAH started to require Municipal Performance Measures reporting. This included a question to each municipality requesting the number of hectares of land designated for agriculture. This is an excellent measure for this study because, in theory, it provides a consistent number across the province that accounts for the amount of land

actually affected by PPS policies for prime agricultural areas. It allows the ratios to compare 'apples to apples'. MPM data is further desirable because it adapts to changing geographic boundaries of municipal policies on a yearly basis, providing more current information. However, one ongoing issue is that the MPM data could be inaccurate or inconsistently measured across municipalities. To address this issue, the researchers took every possible opportunity to verify with municipalities how MPM data had been calculated. An internal analysis was also conducted in which the numbers were compared for each municipality in the reporting years 2005, 2006, 2007, 2008 (these are the tabulated numbers currently available from the MAH reporting website). Of the 34 upper tier municipalities only 22 reported data for more than one year of these years. Five of those 22 municipalities had changes in their reported MPM numbers. These changes ranged from decreases of 11 to 2,900 hectares, or increases of 6,658 to 41,996 hectares. The largest increase is likely attributable to the splitting of a former municipality into two separate municipalities (Haldimand and Norfolk).

MPM data is only as accurate as the means by which it is collected at the municipal level. In some instances the number of hectares of agricultural land is based on previous measurements from which land taken from the agricultural designation was deducted. This data is only as accurate as the original estimates of agricultural land. In discussion with one municipality regarding significant changes in their reported numbers, it was discovered that the way the municipality arrived at the total hectares of land in the agricultural designation had changed from an old system of estimation to utilizing GIS data.

Each municipality also reports the number of hectares in the agricultural designation for the year 2000. Five of the 22 municipalities examined reported changes in the 2000 baseline data. These five municipalities were the same that had reported changes over the four years. For each reporting year, a baseline of the number of hectares of agricultural land as of January 1, 2000 was recorded. Changes to this baseline ranged from decreases of 27 hectares to 33,785 to a single increase of 41,996.

After examining the hectares reported for each year for the different municipalities it is believed that MPM data has internal consistency, recognizing that these numbers are only as valuable as the original data and that the accuracy of the original data varies between municipalities and their reporting methods.

For a few municipalities, MPM data was deemed to be too inaccurate or, more frequently, was simply not available. In these cases, CLI data was used. The CLI data has been updated by OMAFRA staff to

exclude settlement areas and a number of non-agricultural uses⁵. It may therefore be an underestimate of lands actually designated agricultural. Conversely, in some areas of the province with rapid urbanization, the CLI is an overestimate of lands designated agricultural. CLI data for prime lands and MPM data do vary considerably from each other; in fact, only six municipalities report MPM data that is within 10% of their CLI prime lands area. However, the variation is not as wide as the difference between MPM data and Census data. If an assumption can be made that as much of the prime agricultural land as possible has been included in agricultural designations across the province, the CLI data can serve as the best approximation of lands actually designated for agriculture in cases where MPM numbers are not available. CLI data was used for the counties of Wellington and Leeds and Grenville.

Statistical Analysis

The proportion of farm severances is at the interval level of measurement. As such, de Vaus (2004) recommends the following descriptive statistics for exploration and accurate interpretation of results: minimum, maximum, mean, variation, n=, and standard deviation.

Time series

Beyond the use of simple descriptive statistics, it is also possible to use time series as one to better understand the data. Time series analysis includes both descriptive and inferential techniques. Traditional methods begin with looking for trends in the time series, determining whether seasonal variation plays a role, and understanding irregular fluctuations (Chatfield, 1989). Time series analysis can be used to ask questions about explanation, prediction, and control (Chatfield, 1989). The approach in time series is to look for turning points, where an upward trend turns into a downward trend, and then to develop a different model for different parts of the series. Statistical analysis in this report uses only basic time series techniques in the form of charts and descriptions of trends over time.

Tests of significance are not required in this research because the data is comprehensive for the population of municipalities in Ontario – the data descriptors are for an entire population, not samples.

⁵ CLI data updated by OMAFRA in December 2010; non-agricultural land uses were removed by subtracting the following datasets from the CLI polygons: Wooded areas; Water polygons; Wetlands; -Built up areas (based on SOLRIS); Northern Ontario Land Settlements/infrastructure; Active aggregate sites; Golf courses; Ontario road network with a buffer depending on road classification

Considerations for interpretation of data

The following considerations affecting the data will continue to be taken into account for improvement of the analysis and modeling:

- 1) The impacts of policy changes on economic and land use variables may not be fully realized over a period of 20 years; severance activity today may be a result of economic and land use decisions made 40 years ago. The study will need to be continued for several more decades.
- 2) The geographic spread of prime agricultural areas may have shifted within the research period due to rezoning carried out by local municipalities. This could potentially be addressed with GIS analysis of CLI classes overlayed by zoning classes, or by analyzing performance measures submitted by municipalities to the Ministry of Municipal Affairs and Housing.
- 3) Time series analysis may provide a more appropriate technique for describing and predicting severance activity models in future studies.
- 4) The specific counties have unique political structures for approval of severances. The effect of whether the process is more politically or technically determined will likely also have an impact.
- 5) Data collection methods may differ from those used in 2000, despite efforts to maintain consistent methods across the two study periods
- 6) Estimates were created for gaps in data for the calculation of the ratio. In between years were estimated by taking an average of the preceding and following year as a percentage of total severance applications, then multiplying that average by the total application number in the estimated year. Estimates for 2000-2009 data were generally only created for the number of applications in the agricultural designation and the number of farm splits, residential lots, and non-residential lots. Specific types of residential and non-residential lots were not estimated and therefore the graphs depicting residential severances by year are a true representation for the years 2000-2009. Any estimates in the 1990-1999 data are noted in the data interpretation section accompanying each profile. These estimates are type specific and reflected in the residential type graph on in each profile.

5.2 Appendix B: Definitions

The following key terms are used throughout this report. Different municipalities may have definitions which may be more or less restrictive than the definitions used here.

Agricultural designation: Many municipalities have identified an Agricultural designation in their Official Plans. This designation is typically the area within a municipality where Class 1, 2, and 3 soils predominate, and/or a concentration of viable agricultural uses occur. In municipalities where an Agricultural designation existed and was identified in the Official Plan, only severances within that designation were counted. If an Agricultural designation did not exist the designation(s) that contained prime agricultural areas were counted (e.g. some rural lands, Greenbelt Protected Countryside and some lands in the Oak Ridges Moraine). For the purposes of this study, agricultural designations do not include urban areas, expansion areas or settlement areas.

Agricultural related uses: 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 (PPS 2005, unchanged from 1996).

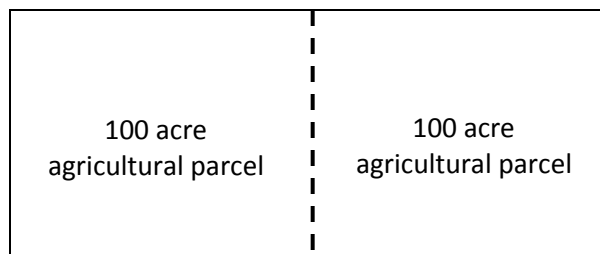
Agricultural uses: the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment (PPS 2005; the last sentence was added to the PPS 1996 definition).

Consent: Under Section 53 in Part VI (Subdivision of Land) of the 1990 *Planning Act*, an owner of land or the owner's agent may apply for a consent to create a deed or any other agreement that has the effect of granting the use of or right in land directly or by entitlement to a renewal for a period of twenty-one years or more. Municipal council or the Minister may give consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. The *Planning Act* outlines the right of council to request application information, dispute procedures, responsibility for providing notice of application, public meetings and decisions, the ability to set conditions of consent, and delegation of approval authority.

Farm Help Lot: a lot severed from an existing and active farming operation for the purpose of providing a building lot for hired farm help. This type of severance was not allowed under the 1996 or 2005 Provincial Policy Statements.

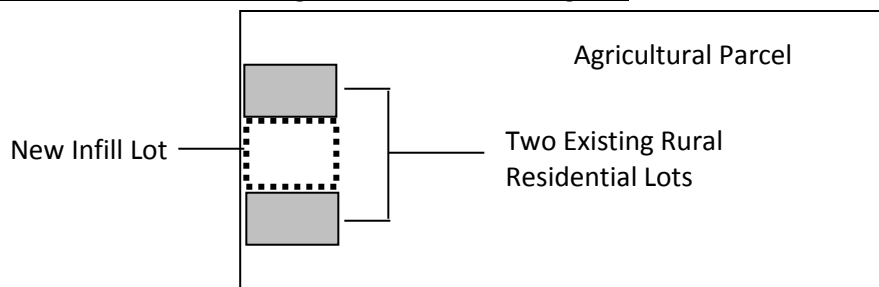
Farm Split: a large farm divided into two farm lots. Farm splitting is a particular form of agricultural related use that is not further defined in the 2005 or 1996 PPS. The diagram below illustrates a farm split. While the diagram illustrates the creation of 100 acre parcels, there is no provincial standard for the minimum size for a new agricultural parcel, except in the Greenbelt, which limits new farm sizes to 100 acres or greater. Some municipalities have set a 100 or 50 acre minimum for new farm parcels, or use these measures as a guideline. Other municipalities base the acceptable size on an assessment of viable agricultural parcels in the area, or even on a case by case basis.

Figure 3: A 200 acre farm split creating two 100 acre parcels



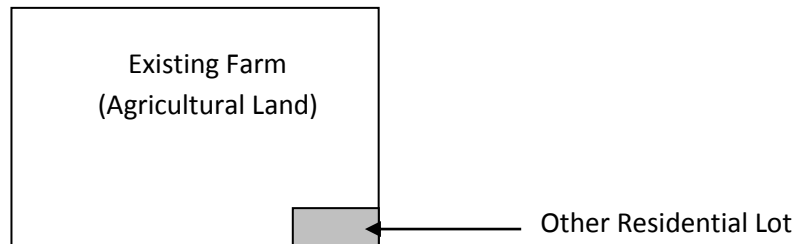
Infill lot: means the creation of a residential lot between two existing non-farm residences which are on separate lots of a similar size, are situated on the same side of the road and are not more than 100 metres apart (PPS 1996). The 2005 PPS no longer permits or defines residential infilling.

Figure 4: Residential infilling between two existing lots



Other Residential Lot: means a lot created for a residential purpose, unrelated to agriculture, that does not meet the definition for other types of residential uses defined here (i.e. Other residential means the lot is not farm help, surplus, retirement, or infill).

Figure 5: Other residential lot



Prime agricultural area: areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province (PPS 2005). This definition adds to the 1996 definition by including local, viable farm concentrations, and identifying OMAFRA as the ministry responsible for identifying prime agricultural areas.

Prime agricultural land: land that includes *specialty crop lands* and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection (PPS 2005; unchanged from 1996).

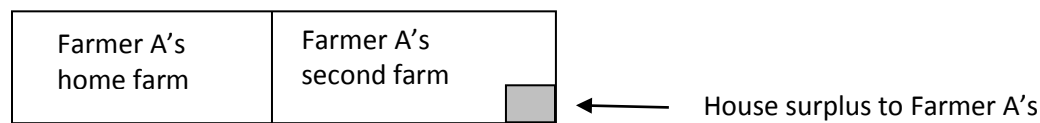
Retirement Lot: a lot separated from a farm operation for a full-time farmer of retirement age who is retiring from active working life, was farming on January 1, 1994 or an earlier date set out in an existing Official Plan, and has owned and operated the farm operation for a substantial number of years (PPS 1996). The 2005 PPS no longer permits or defines retirement lots.

Severance: A severance is the authorized separation of a piece of land to form two new adjoining properties. The term is used in the 2005 and 1996 PPS, but not in the Planning Act. The terms consent and severance are very similar. A severance is required to sell, mortgage, charge or enter into any agreement for a portion of land. Severances do not always create new lots; severances include easements, corrections of deeds, and minor boundary adjustments. In other

regions of Canada and the United States, this terminology varies. A severance may be known elsewhere as a split, new lot, division or subdivision.

Surplus dwelling: an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation) (PPS 2005). Section 2.3.4.1.c permits the creation of new lots for a residence surplus to a farming operation as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective (2005). The 1996 PPS included the condition that the existing farm residence be built prior to 1978, but this condition was removed in the 2005 PPS. Some debate exists over whether a farm consolidation should require that consolidating farms be abutting.

Figure 6: Creation of a new lot for a surplus dwelling



5.3 Appendix C: Haldimand-Norfolk

The current County of Haldimand is comprised of Haldimand, Dunnville, and a portion of Nanticoke.
The current County of Norfolk is comprised of Simcoe, Delhi, Norfolk, and a portion of Nanticoke.

Regional Municipality of Haldimand-Norfolk												
Number of Severances (One Lot Off the Farm and Infilling Lots)												
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total
Dunnville	20	3	7	1	4	6	3	1	4	0	2	51
Haldimand	36	8	5	9	16	7	3	13	6	10	3	116
Nanticoke	34	19	11	14	16	14	4	6	4	9	7	138
Simcoe	1	0	1	0	1	0	0	0	1	0	0	4
Delhi	92	21	16	7	22	23	2	4	6	9	11	213
Norfolk	65	43	17	27	75	26	8	9	9	5	10	294
Total	248	94	57	58	134	76	20	33	30	33	33	816

5.4 Appendix D: Ratio Calculation Table

Municipality	Ratio	Ratio Rank	Total Severances 1990-1999	Total Severances 2000-2009	Acres in Agricultural Designation 2000	Acres in Agricultural Designation 2009	Ratio 1990-1999	Ratio 2000-2009	Special Notes
Brant	1.34	15	118	122	173577.87	186369.35	0.68	0.65	1990s estimates generated through a line of best fit of 1980's and 2000s data
Bruce	0.58	6	187	128	543036.84	537580.23	0.34	0.24	
Chatham-Kent	1.96	20	561	583	584806.63	584295.50	0.96	1.00	
Dufferin	1.90	18	303	118	Not reported	221532.42	1.37	0.53	33 estimated residential lots for non-participating municipality 2000-2009
Durham	0.79	7	117	102	276329.46	275028.29	0.42	0.37	
Elgin	1.06	10	195	235	Not reported	406678.62	0.48	0.58	
Essex	6.78	34	1209	1059	Not reported	334481.26	3.61	3.17	200 lots estimated in non-participating municipalities in 2000-2009
Grey	1.31	14	362	13	286574.23	286148.03	1.26	0.05	356 lots estimated for 1990-1996 using line of best fit of 1980s and post-1996 data
Haldimand	1.18	13	236	96	Not available	278594.24	0.84	0.34	236 lots estimated for 1990-2000 based on Regional Municipality of Haldimand-Norfolk; 12 lots estimated for 2001
Halton Region	1.45	16	51	13	44478.00	43179.19	1.15	0.30	
Hamilton	3.37	27	373	88	139505.25	136619.62	2.73	0.64	12 lots estimated for 2001; used 2008 MPM for both
Hastings	3.61	30	363	53	132053.36	60340.00	2.75	0.88	Estimated 20 lots for unavailable years in 2000s. MPM adjusted to exclude non-participating municipalities
Huron	0.42	5	137	133	650451.21	647996.80	0.21	0.21	

Municipality	Ratio	Ratio Rank	Total Severances 1990-2009	Total Severances 2000-2009	Acres in Agricultural Designation 2000	Acres in Agricultural Designation 2009	Ratio 1990-1999	Ratio 2000-2009	Special Notes
Kawartha Lakes	1.67	17	452	96	328526.86	328294.32	1.38	0.29	
Lambton	0.95	8	307	141	Not reported	472566.80	0.65	0.30	35 lots estimated in non-participating municipalities 2000-2009
Lanark	6.06	33	552	39	Not reported	97581.91	5.66	0.40	Estimated for even years in 90s
Leeds & Grenville	5.18	32	780	112	Not reported	172222.60	4.53	0.65	64 lots estimated for 2000, 2001, 2003, 2007; Estimated for even years 90s
Lennox & Addington	3.81	31	203	192	Not reported	104056.08	1.95	1.85	134 lots estimated for non-participating municipality; Estimated for even years in 90s and 1999
Middlesex	0.31	3	133	60	649156.41	648656.57	0.20	0.09	68 lots estimated for 1990-1995 based on line of best fit for 80s and post-1995 data
Niagara	3.60	29	769	261	321091.62	219039.00	2.39	1.19	MPM adjusted to exclude non-participating municipalities
Norfolk	3.04	25	582	283	284257.00	284257.00	2.05	1.00	582 lots estimated for 1990-2000 based on Regional Municipality of Haldimand-Norfolk; 17 lots estimated for 2001
Northumberland	2.56	24	416	89	197144.87	197144.87	2.11	0.45	47 estimated lots in non-participating municipalities 2000-2009
Ottawa	3.55	28	529	308	235856.95	231799.67	2.24	1.33	
Oxford	0.31	4	95	41	438681.57	430351.32	0.22	0.10	
Peel (Town of Caledon)	3.36	26	184	24	62849.89	55319.48	2.93	0.43	
Perth	0.08	1	37	0	470280.72	484401.25	0.08	0.00	
Peterborough	1.91	19	157	106	Not available	137847.74	1.14	0.77	28 lots estimated for 2001, 2003, 2006
Prescott & Russell	2.48	23	566	146	286700.25	287346.49	1.97	0.51	Estimated for 1990,1992,1993,1994
Prince Edward	7.55	35	481	192	89203.10	89007.36	5.39	2.16	Estimated for even years in 90s
Renfrew	2.01	21	144	42	92400.57	92286.45	1.56	0.46	In the 1990s, most of the development occurred in class 4-7 soils

Municipality	Ratio	Ratio Rank	Total Severances 1990-1999	Total Severances 2000-2009	Acres in Agricultural Designation 2000	Acres in Agricultural Designation 2009	Ratio 1990-1999	Ratio 2000-2009	Special Notes
Simcoe	1.15	12	408	215	545787.07	531168.63	0.75	0.40	278 lots estimated for 1990-1996 based on average residential lots created 1997-2000; MPM adjusted to exclude non-participating municipalities for 2009 size data
Stormont, Dundas & Glengarry	2.13	22	829	312	Not reported	535593.50	1.55	0.58	129 lots estimated for 2001, 2002, 2007, 2009; Estimated for even years in 90s
Waterloo	0.25	2	43	15	228691.05	225673.93	0.19	0.07	
Wellington	1.12	11	389	84	Not available	416026.60	0.94	0.19	
York	1.00	9	98	31	128069.46	124222.35	0.77	0.25	19 lots estimated for non-participating municipalities in 1990s; 10 lots estimated for non-participating in 2000s
<p>Notes</p> <p>Acres in Agricultural Designation in 2000 indicates 2000 MPM unless otherwise noted</p> <p>Acres in Agricultural Designation in 2009 indicates 2008 MPM unless otherwise noted</p> <p>Where agricultural designation size was unreported or unavailable for 2000, the 2009 size was used for calculation purposes</p> <p>If 2000 data was unavailable for a municipality but collected in the previous study, it was included in the 1990-1999 ratio</p> <p>Minor variations exist due to rounding</p>									