

**Ontario's Countryside:
A Resource to Preserve or an Urban Area in Waiting?**

*A Review Of Severance Activity in Ontario's
Agricultural Land During the 1990s*



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Table of Contents

Section	Title	Page Number
1.0	Executive Summary	7
2.0	Introduction	10
3.0	Purpose of Research	12
4.0	Organization of Report	13
5.0	Discussion	14
	Agriculture: An Important Part of Ontario	14
	Why is the Countryside an Important Resource to Preserve?	15
	Why is there a Demand for Rural Non-Farm Development?	17
	What are the Arguments for Limiting Rural Non-Farm Development in Ontario's Agricultural Land?	18
	Rural Development through the Severance Process	19
	Current Land Division Process in Ontario	21
	Planning For Agriculture And Growth Management in the 1990s	22
6.0	Methodology	26
6.1	Initial Contact Survey	27
6.2	Data Collection for Phase I	29
6.3	Definitions	31
7.0	Severance Activity in Ontario: 1990-2000	35
7.1	Regional Trends	38
	Central Ontario	
	Durham Region	40
	Hastings County	42
	City of Kawartha Lakes	45
	Northumberland County	48
	Peterborough County	50
	Prince Edward County	52
	York Region	54
7.2	Eastern Ontario	56
	Lanark County	58
	United Counties of Leeds and Grenville	60
	Lennox and Addington County	62
	City of Ottawa	64
	Prescott and Russell Counties	67
	Renfrew County	69
	Stormont, Dundas and Glengary	71
7.3	Southern Ontario	73
	Chatham-Kent	75

	Elgin County	78
	Essex County	80
	Former Region of Haldimand-Norfolk	82
	City of Hamilton	84
	Lambton County	86
	Middlesex County	88
	Niagara Region	90
	Oxford County	93
7.4	Western Ontario	95
	Bruce County	97
	Dufferin County	99
	Grey County	101
	Halton Region	104
	Huron County	106
	Region of Peel	109
	Perth County	112
	Simcoe County	115
	Waterloo Region	117
	Wellington County	119
7.5	Provincial Trends	122
8.0	Total Lots Created per 1000 acres	127
	Map of New Lots Created per 1000 acres	131
8.1	Residential Lots Created per 1000 acres	132
	Map of Residential Lots Created per 1000 acres	137
9.0	Key Observations	138
10.0	Conclusions	142
11.0	Bibliography	144
12.0	Appendix	146
App 1	Bruce County	147
App 2	Chatham-Kent	149
App 3	Dufferin County	151
App 4	Durham Region	153
App 5	Elgin County	155
App 6	Essex County	157
App 7	Grey County	159
App 8	Haldimand-Norfolk	161
App 9	Halton Region	162
App 10	Hamilton (City of)	164
App 11	Hastings County	166
App 12	Huron County	168
App 13	Kawartha Lakes (City of)	170
App 14	Lambton County	172
App 15	Lanark County	174
App 16	Leeds and Grenville Counties	176
App 17	Lennox and Addington Counties	178

App 18	Middlesex County	180
App 19	Niagara Region	182
App 20	Northumberland County	184
App 21	Ottawa (City of)	186
App 22	Oxford County	188
App 23	Peel Region	190
App 24	Perth County	192
App 25	Prescott and Russell Counties	194
App 26	Peterborough Counties	196
App 27	Prince Edward County	198
App 28	Renfrew County	200
App 29	Simcoe County	202
App 30	Stormont, Dundas, Glengarry Counties	204
App 31	Waterloo Region	206
App 32	Wellington County	208
App 33	York Region	210

Figures and Maps

Type	Title	Page Number
Figure	Restrictions on Agriculture: Impact of Scattered vs. Clustered Development	19
Figure	Land Severance Process in Ontario	21
Figure	Ontario's Agricultural Land	26
Map	Geographic Classification of Counties and Regions in Ontario	36
Table	List of Counties/Regions by Geographic Area of the Province	36
Figure	Comparison of Total Applications Received by Municipalities and Total Severances Granted During the 1990s	122
Figure	Annual Totals of Severances Granted and Their Cumulative Impact during the 1990s in Ontario	123
Figure	Purpose of New Lots Created in Ontario Agricultural Land	124
Figure	Purpose of New Lots Created between 1990 and 2000 by Ontario Region	125
Table	Total Number of New Lots Created per 1000 acres of Agricultural Land During the 1990s	128
Map	New Lots Created per 1000 acres of Agricultural Land in the Counties/Regions of Ontario	131
Table	Total Number of Residential Lots Created per 1000 acres of Agricultural Land During the 1990s	133
Map	Residential Lots Created per 1000 acres of Agricultural Land in the Counties/Regions of Ontario	137

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Note to Reader

The data contained within this report is intended to provide the reader with an indication of the trends regarding rural non-farm lot development within Ontario's agricultural land during the 1990s. While the data provided is as accurate as possible, the data can only be as accurate as the records it came from, and in that sense the data can be described as providing approximate indications of the numbers new lots created in Ontario's agricultural land during the 1990s. In an attempt to verify the accuracy of the data this data was circulated to the respective municipalities for comment and review.

Section 1.0.

Executive Summary

Research Background, Purpose and Methodology

At the same time as agriculture has intensified in Ontario, there has been an increase in the number of rural non-farm lots within the countryside. Numerous conflicts between rural non-farm development and an increasingly industrial farm sector have been documented. The potential for this conflict has risen with the cumulative impact of severance activity. We do not, however, have an accurate count on a provincial basis of new rural lots created during 1990s. This makes it difficult to predict or understand related implications for Ontario's agricultural industry.

Prior to the early 1990s, the Ontario Ministry of Agriculture and Food (OMAF) reviewed severance applications and were able to monitor the creation of new lots in agricultural land. Since the early 1990s, municipalities no longer circulate severance applications to OMAF and thus no accurate records of new rural lots have been collected in Ontario since the early 1990s. The purpose of this research is to fill this gap in knowledge and to evaluate the related implications for Ontario's agricultural industry.

Information was collected during 2001-2002 on the number, type and distribution of new lots created in Ontario's agricultural land. In total, 34 counties/regions were included in this study based on the 1996 Agricultural Ecumene published by Statistics Canada and information from the 1996 Agricultural Census on Total Farm Sales by County/Region (sales over \$36 million – cut off between counties and regions with significant agricultural land).

This research has been undertaken by the School of Rural Planning and Development at the University of Guelph, through a project entitled, *Rural Non-farm Development: Its Impact on the Viability and Sustainability of Agricultural and Rural Communities*. The results of this first phase of research are reported here.

Top 10 Key Observations:**Severance Activity in Ontario's Agricultural Land During the 1990s.**

1. There was over 70,000 severance applications made in the Ontario study area (34 counties) between 1990 and 2000. Of the 70,000 severance applications, over 15,000 were for the purpose of creating a new lot in land designated as agricultural.
2. There was an overall decrease in the number of non-farm lots created per year during the 1990s. 2611 lots were created in Ontario's agricultural land in 1990 whereas only 905 lots were created in 2000. While there has been an overall decrease in the number of new lots created in agricultural land over the decade in Ontario, it is critical to remember that these lots are in addition to the lots created in previous decades. There is an on-going and important cumulative effect.
3. 35% of the new lots that were developed in the study area during the 1990s occurred in Southern Ontario. 30% took place in Eastern Ontario, 18% in Central Ontario and 17% in Western Ontario.
4. The Region of Waterloo had the lowest number of rural non-farm lots during the 1990s, with 0.35 lots created per 1000 acres. Essex County had the highest number of rural non-farm lots created during the 1990s with 4.17 lots created per 1000 acres.
5. High growth rates do not necessarily mean high severance rates. The Region of Waterloo and Halton Region for example have some of the highest growth rates in the country, but also have some of the lowest rates of severance activity on agricultural land.
6. Approximately 80% of the new lots created in rural Ontario took agricultural land out of production for the purpose of creating a new residential lot in an agricultural designation (e.g. surplus dwelling, retirement lots, farm-help lots, rural residential lots).
7. Of those residential lots, 56% were created as rural non-farm residential lots and 44% were created as farm-related residential lots (e.g. retirement lots, surplus dwelling lots, etc).

8. Policy tends to distinguish between residential severances that are created because they are considered farm-related (surplus dwellings, retirement lots) and non-farm related (rural residential). Many of the severances that occur within Ontario's agricultural land are justified because they are considered to be "farm-related". In reality, there are few farm related severances that remain truly connected to agriculture. Both farm-related and non-farm related severances create the same impact on the agricultural industry because they both create a residential lot. A residential severance is a residential severance.
9. Municipalities with a more active agricultural industry tended to have fewer total numbers of severances than municipalities where agriculture is less significant. Where agriculture is a significant component of the municipality's economy (as indicated by the value of farm sales), there tended to be a higher proportion of new lots related to an active agricultural industry, such as agricultural commercial/industrial lots, and new farm parcels. For example, Huron County recorded the highest total farm sales of all the counties in Ontario in 2001. Huron County also had more severances to create new farm parcels than to create farm-related residential lots in its agricultural land during the 1990s.
10. Generally the severance policies governing the creation of rural non-farm lots have become more restrictive over the decade, with a number of municipalities adopting policies which are much more limited than provincial policy. Perth County is an example of a municipality which has adopted new policy during the 1990s which prohibits severances for any residential use on agricultural lands.

Conclusions

The release of this information is timely as Ontario is currently engaged in discussions to develop a Smart Growth strategy, and a review of the current Provincial Policy Statement. Managing scattered rural development is an important element of a Smart Growth Strategy for Ontario. It is the hope of the researchers that the information documented in this report will contribute to discussions about both Smart Growth for rural communities and a review of development policies as they relate to the future of agriculture.

Section 2.0.

Introduction

In order to compete in today's market, many farmers in Ontario have decided to intensify their operations. At the same time as agriculture has become increasingly intensified, however, there has been an increase in rural non-farm lots and farm-related lots within the countryside.

Rural non-farm development is the creation of new lots in agricultural land, which generally introduces a new land use (such as residential) not directly related to agriculture. Farm-related lots are created because of their connection to agriculture and the agricultural industry and include certain types of residential lots. Examples of farm-related lots, as described under current or previous provincial policy, include: new farm parcels; retirement lots; surplus



dwelling lots; and farm help lots and commercial and industrial operations related to agriculture. With the exception of the creation of new agricultural parcels, residential uses related to farming may have a connection to agriculture when they are severed, but very few remain

connected to agriculture in the long-term. The creation of these types of lots within agricultural land means not only is physical farmland being lost, but restrictions that tend to accompany the gradual introduction of non-farm uses in agricultural areas also threaten production within the agricultural land base.

Numerous conflicts between scattered rural development and an increasingly industrial farm sector have been documented (Caldwell and Williams, 2002). The capability and continued viability of farmers to farm in Ontario is increasingly affected by the presence of scattered rural development. The potential for this conflict has risen with increasing severance activity. Historically we judged the natural advantages of an area for agricultural production based on

climate and soils, we must now increasingly consider the impact of indiscriminate rural non-farm development as an impediment to agricultural production¹.

This project has been completed by researchers at the School of Rural Planning and Development, University of Guelph. This research project is entitled *Rural Non-farm Development: Its Impact on the Viability and Sustainability of Agricultural and Rural Communities*. In addition to looking at rural non-farm development in Ontario's agricultural land, it also reports on all the new lots created in Ontario's agricultural land during the 1990s.

¹ The research supports the argument that scattered rural non-farm development is an impediment to an active agricultural industry in Ontario and should be managed to minimize its impact on agriculture.

Section 3.0.

Purpose of Research:

Prior to the early 1990s, the Ontario Ministry of Agriculture and Food (OMAF) reviewed applications on severance proposals and were able to monitor the creation of new lots in agricultural land. Since the early 1990s, municipalities are no longer required to circulate severance applications to OMAF and thus there is no accurate records of the creation of new rural lots. The purpose of this research is to fill this gap in knowledge.

Information was collected during 2001-2002 on the number, type and distribution of new lots created in Ontario's municipalities with significant amounts of agricultural land. This information was collected for the years 1990 – 2000. The results of that research are documented in this report. A second phase of research identifies municipalities in Ontario who demonstrate best practices to manage rural non-farm development and identifies the implications of this development on the viability of agricultural and rural communities. The results of this phase of research are available in a separate report (Caldwell and Weir, 2003).

The release of this information is timely as Ontario is currently engaged in discussions to develop a Smart Growth strategy, and a review of the current Provincial Policy Statement. Managing scattered rural development is an important element of a Smart Growth Strategy for Ontario. It is the hope of the researchers that the information that is documented in this report will contribute to discussions about both Smart Growth for rural communities and a review of development policies as they relate to the future of agriculture.



Section 4.0.

Organization of the Report

This report documents the results of the first phase of this research project. The majority of this report is devoted to reporting the numbers and types of new lots that were created in Ontario's agricultural land. This information is presented in a variety of ways:

- County/Region/City Trends
 - Regional Trends
 - Provincial Trends

Prior to presenting the data on the severance activity in Ontario's agricultural land, it is important to provide a discussion on the importance of agriculture in Ontario, and the challenges that the agricultural industry faces when non-agricultural uses become established in land designated for agricultural use.



Section 5.0.

Discussion:

Agriculture: An Important Part of Ontario

Ontario's countryside is made up of some of the best farmland in Canada. Ontario possesses the most intensive and diversified agricultural industry in Canada. In 2000, Ontario had approximately 24% of the national total farm cash receipts (Agricultural Census, Statistics Canada, 2001).



In 1977, the Canada Land Inventory established that a total of 16.3 million acres in Ontario is potentially suitable for arable agriculture (Soil Conservation Society of America. 1977, p.5). About 3.5 million acres are north of North Bay where climactic limitations tend to restrict agricultural development. The remaining 12.8 million acres are south of the Laurentian Shield, where most Ontario residents and their space-consuming activities are located (Soil Conservation Society of America. 1977, p.5). The challenge in Ontario is that due to historical settlement patterns, most urban centres are situated in the middle of highly productive agricultural land. In all but a few cases, further outward expansion of these centres has little alternative but to use good farmland for urban uses (Soil Conservation Society of America. 1977, p.5). As a result, there is a great deal of pressure to use agricultural land for purposes other than agriculture. There is competition from residential, industrial, commercial, institutional and recreational uses, gravel pits, landfill sites, highways and other such uses (Ministry of Agriculture and Food, 1992, p.3). This pressure is increasing as the population of Ontario is growing, and is predicted to grow, at rapid rates over the next several decades.



Why Is The Countryside An Important Resource To Preserve And What Have We Done To Try To Preserve It?

The issue of agricultural preservation in Canada has been a topic of discussion for well over thirty years. A variety of perspectives exist regarding the importance of farmland protection. Some argue that low commodity prices, agricultural surpluses, inexpensive food imports and the overall pessimism that exists in certain agricultural sectors, make the argument that agricultural land should not be protected. Others argue that the protection of farmland should be a priority because there is a need to protect both food production potential and the role of agriculture in the local and national economy. The long-term welfare of many rural communities is dependent upon the preservation of the agricultural land resource. A variety of approaches to protect agricultural

Why is the Countryside an Important Resource to Preserve?

We Need to Preserve Agricultural Land To:

- Protect food production
- Protect food security
- Protect the role of agriculture in the local and national economy
- Stewardship and amenity of the countryside
- Protect a resource for future generations

land have been made by the public sector in both Canada and the United States including: the use of legislation; the purchase of development rights; tax incentives; comprehensive planning; ordinances and zoning as basic tools used to preserve farmland (Pfeffer and Lapping 1995, Furuseh et. al. 1982, Daniels 1986, Daniels and Bowers 1997, and Peters 1990). According to Daniels and Bowers (1997, p.9) farmland is a strategic resource, fundamental to our nation's (U.S.A) security and therefore should be worth protecting.

Agricultural land preservation has remained a contentious policy idea which has had limited success in Canada. It continues to provoke debate about its purpose and effectiveness, but it has never quite matured into an integrated element of rural land use planning. The preservation of agricultural land is a key component of some municipalities planning, while other jurisdictions do not truly incorporate agricultural preservation as part of their planning strategy. The Canadian approach to agricultural land preservation has typically been policy and process based (Caldwell, 1995). The development of policy as a planning tool to protect and preserve agriculture as a resource in Ontario came about initially because of an increase in public

awareness of the loss of agricultural land and the demands of an academic and professional community to conserve the agricultural resource.

Throughout the 1950s and 1960s the dominant public perception was of a continent, with a limitless supply of farmland and unbounded technological capabilities, which was the breadbasket of the world (Bunce, 1998, p.233). A study by Krueger (1959) on the loss of tender fruit lands in the Niagara Peninsula was one of the first in Canada to focus attention on the issue of agricultural land loss. This study, and several others elsewhere (combined with public demand) gradually led to provincial action in the early 1970s (Krueger, 1982).

In the early 1970s the Ontario Institute of Agrologists stated “it is imperative ... that ... Governments take steps immediately to designate and preserve for food production all those limited areas of land which are most suitable for effective production of food” (1975, p.3)

To preserve food land, steps must be taken in the immediate future to:

1. greatly reduce the demand for food land by those users of land not engaged in food production; and
2. prevent further fragmentation of food land and further loss of this land to force coming from within agriculture; and
3. ensure the ability of producers to continue using food land for food production

(Ontario Institute of Agrologists, 1975, p.3)

Individuals and groups began to demand that rural land use policies be developed in order to encourage a viable agricultural industry. In response to this demand, the Ontario government began developing policies. The provincial perspective was that agriculture could be protected through planning. Despite a variety of policies (refer to the discussion of planning policies in place during the 1990s) there are still thousands of lots created in Ontario's agricultural land each year. On August 8, 2002, the CBC National News speculated that the drought occurring in Saskatchewan maybe connected to climate change. If climate



change is producing drought in Canada's agricultural heartland, this may put considerable pressure on other agricultural areas in the country. This issue demonstrates the on-going and evolving need to preserve agriculture.

While numerous current issues demonstrate the on-going need to preserve agricultural land and to minimize the impact of rural non-farm development on agriculture, most literature examining the issues around the numbers and impact of rural non-farm lots was written in the 1970s or 1980s. Limited research on the creation of rural non-farm lots has been conducted during the 1990s with only two significant studies being conducted: Bunce (1998) provides a historical review of works written between 1950 and 1980, and a study by Caldwell (1995) provides insight to the number of severance applications made in Southern Ontario from 1983-1992. The identification of a lack of current research further strengthen the need for the presentation of the information contained in this report.

Why Is There A Demand For Non-Agricultural Uses in Ontario's Countryside?

In order to understand some of the reasons why, despite the fact that non-agricultural uses are generally problematic for an active agricultural industry, these lots are created. The most significant reason why residential development is so persistent in Ontario's countryside is the demand. Most typically the demand is for the creation of residential (urban) lots in the countryside. The demand comes from both urban and rural dwellers.

There are a number of push and pull factors that have been identified as creating a demand for rural properties over the last thirty years. Some key push factors from large urban centres include: the economic push primarily related to housing costs and high tax assessments (Bryant, Russwurm and McLellan, 1982); and environmental push factors, such as pollution, congestion or pace of life (Bryant, Russwurm and McLellan 1982; Williams and Sofranko 1979). Numerous factors that pull people to the countryside have also been identified. The most frequently mentioned, "pull factor" influencing the decision to move into rural areas, is the search for rural quality of life (Polch, 1978; Williams and Sofranko, 1979; Fuguitt and Zuiches,

1975; Skaburskis, 1981). Included in quality of life are privacy and space (Bryant, Russwurm and McLellan 1982; Joseph, Smit and McIlravey 1989), freedom of activity, quality of environment for raising children (Bryant, Russwurm and McLellan 1982), decentralization of cultural facilities, retirement, back-to-the-land and return migration (Weeks 1976, Williams and Sofranko 1979).



There is also a significant demand for rural residential properties from farmers and rural residents alike. It is appealing for farmers to create retirement lots, on the original farm property so they can stay close to the farm and perhaps family. It is also appealing for farmers to be able to sell the farm to provide themselves with a retirement income, while keeping their home in the countryside. Farmers have also taken advantage of policies which permit a lot to be severed for the creation of a residential lot for farm help. Farmers also engage in rural non-farm lot development by severing lots, which may be surplus to their agricultural operations, for on farm help or for retirement purposes. In response to these demands, other farmers and rural property owners may sever new lots from their property and sell them, most commonly as residential building lots. While it may be argued that this development is farm-related, it is seldom that it remains related to the farming operation for the long-term.

What Are The Arguments For Limiting Rural Non-Farm Development In Ontario's Agricultural Land?

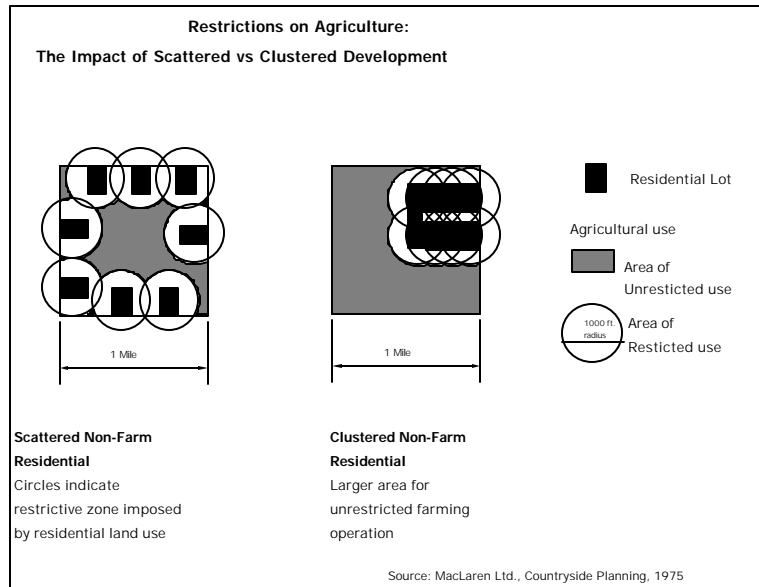
The presence of rural non-farm development in Ontario's agricultural land can be considered challenging for an active agricultural industry. A number of restrictions accompany the presence of non-farm and farm-related development. When a new lot is created, it imposes a minimum distance

Why is the Countryside an Important Resource to Preserve?

Non-Farm Uses in Agricultural Land:

- Fragments the land base and consumes farmland
- Introduces restrictions on farmland
- Environmental and servicing impacts
- May create potential conflict with agriculture
- Can lead to changes in the rural community
- Detract from rural aesthetic

separation (MDS) on surrounding agricultural operations.



This requirement may restrict the expansion of an existing livestock operation or prohibit the establishment of a new operation. Most non-farm development is scattered. When development (as illustrated in the diagram beside) occurs in a scattered way it restricts much more agricultural land than when development occurs in a clustered hamlet or village.

Another reason why rural non-farm lot development can be considered as problematic surrounds the issue of servicing. It is strongly encouraged to develop lots on full services where possible. When lots are created randomly in agricultural land there is little opportunity to provide this development with services such as water or sewer. As more people relocate to the countryside, there are also additional demands put on other municipal services such as roads. In addition, the introduction of residents who may not be familiar with the reality of an active agricultural industry may also lead to conflict within the community.

As rural non-farm development occurs and agriculture becomes less labour intensive, the composition of the rural community changes. This change has political implications which may in turn have implications for agriculture. An indicator of this change may be the degree to which agriculture is understood and supported in local by-laws.

Rural Development Through the Severance Process

The consumption of farmland in Ontario occurs through two main processes: subdivisions and consents (severances). Subdivisions tend to occur as part of the expansion of an existing urban area. They occur at relatively high densities and are the preferred way of accommodating new

growth. Conversely consents lead to scattered rural development. They are consumptive of land with other related agricultural impacts. This report is only concerned with the creation of lots by consent (severance), as it is the most common type of development in Ontario's agricultural land.

Not all provinces or states refer to the process of creating a new lot as a severance. Other common terms to refer to a severance include:

1. Splits
2. Divisions
3. Subdivisions (and these jurisdictions call what we in Ontario know to be subdivisions, 'platts')

Consent to sever is the authorized separation of a parcel of land from an adjoining parcel in order to create a lot which can be conveyed (Anderson, 1995,



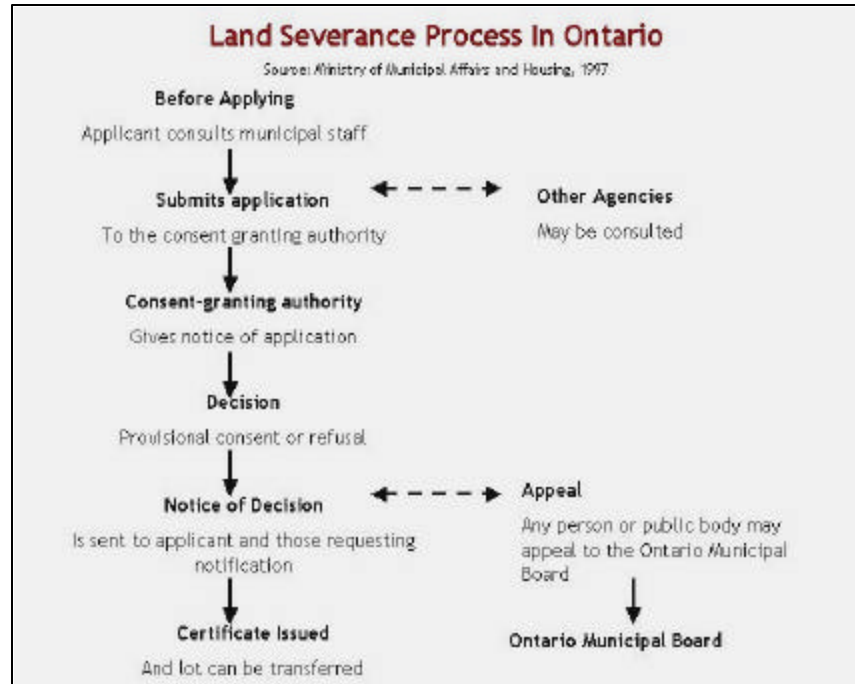
p.19). The approved lot can be sold, mortgaged or leased. The planning principle behind the severance process is based on a desire to prevent indiscriminate division of land by subjecting all applications to review by an approved severance granting authority (Anderson, 1995, p.19).

Non-farm development, which has resulted from consent to sever land, is visible in the landscape of rural Ontario. The majority of development that occurs in rural Ontario results from approval of consents (severances). According to the Ministry of Municipal Affairs in 1977, "In rural areas, consents are undoubtedly the means of subdividing undeveloped lands. They are in fact the predominant vehicle for permitting land division and accounts for more residential lots on an annual basis than do conventional subdivision plans" (p.54). Development by consents is still an on-going issue.

Current Land Division Process in Ontario:

Throughout the period 1970 to the present day, rural municipalities have been and continue to be dependent on the severance process to create new lots for rural development. Currently the authority to grant consents/severances is held at either the County or Regional level unless it has been delegated to lower tier municipalities (refer to section on Who has the Authority to Grant Consents for further detail).

Typically a committee of individuals, known as a land division committee, makes the decision whether or not to approve a severance. (Refer to diagram: Land Division Process in Ontario for further explanation of the process). This decision is usually made after taking into account the input and recommendations of a planner and other key



agencies. The recommendations and decisions are based on the conformity of the severance application to a series of policy. In most municipalities there is a local plan that sets out severance policies in agricultural land. The local policy must be in conformity with a county/regional plan and must have regard for the Provincial Policy Statement. The policy that is developed at each level plays a significant part in influencing the number, type and distribution of rural non-farm and farm-related development in Ontario's agricultural land.

Planning for Agriculture and Growth Management in Ontario Throughout the 1990s

Between 1990 and 2000, there have been four different provincial policies which have directed the creation of new lots in agricultural land. These four include the Foodland Guidelines, the Growth and Settlement Policy Guidelines, the Comprehensive Provincial Policy Statement and most recently the Provincial Policy Statement.

Foodland Guidelines (1978-1992)

The Foodland Guidelines were put in place in 1978. These guidelines were in place until 1992. The policies within the Foodland Guidelines impacted the severances that were created prior to 1992.

The Foodland Guidelines were widely adopted at the county/regional and local level. They helped decision makers and landowners identify prime agricultural areas and make decisions on permitted uses, land severances and policies dealing with the conversion of agricultural land to non-agricultural uses. The Foodland Guidelines remained in effect from 1978 until 1992.

The Guidelines were released as government policy on December 11, 1978 (Ministry of Agriculture and Food, 1992, p.2). These guidelines acted as a policy statement for the Ontario government on planning for agriculture.

The purpose of these guidelines was to preserve farmland, especially land exhibiting high agricultural capability, or specialized soil and climate combinations. It was felt that by curtailing non-farm related severances, land use conflicts and impacts would be reduced (Troughton 1981). Under the Foodland Guidelines, agricultural land in CLI Classes (1-4) as well as specialty croplands were deemed to be *prime* agricultural lands and therefore protected from non-farming uses. As with most other provincial land use policy initiatives, the Foodland Guidelines were implemented through recognition of provincial policy in local official plans.

Another feature of the Foodland Guidelines is that it recognized “farm-related” residential lot creation for *bona-fide* retiring farmers, hired help, or son/daughter involved in the farming operation, and surplus housing that resulted from farm consolidations (Penfold, 1990). The Foodland Guidelines also incorporated the use of the Agricultural Code of Practice within its policy. It uses a distance formula to separate livestock from non-farm land uses in an effort to avoid nuisance conflicts.

Growth and Settlement Policy Guidelines (1992-1994)

The Ministry of Municipal Affairs released the Growth and Settlement Policy Guidelines (GSG) in 1992. It was the last major piece of land use policy released by the Province prior to the “Planning Reform” in 1993 and 1994.

The goal of the Growth and Settlement Policy Guidelines was “to foster land use planning practices which result in efficient, economically viable, sustainable and environmentally sound growth and settlement patterns”(MMA, 1992, p.3). The overall intent of the policy was to direct development into existing settlement areas. These guidelines did not specifically implement new policy directions for planning in agricultural areas but rather complemented the Foodland Guidelines. The Growth and Settlement Policies were only in place for a short period, from 1992 to 1994.

Comprehensive Provincial Policy Statement (1994-1996)

In 1992 the Sewell Commission was established by the province to look at Planning and Development Reform in Ontario. The Commission's broad goals focused on a number of interest areas such as growth management and the environment, including agricultural land protection (Ministry of Agriculture and Food, 1992, p.3). As a result of “Planning Reform” the role of the province shifted from its previous role of performing a reactive regulatory development control function, to a more proactive policy oriented function in which many approval functions have been transferred to upper tier municipal government (Anderson, 1995, p.40).

Less than one year following the release of the Commission's final report, the province released the Comprehensive Set of Policy Statements introducing six new provincial policy statements

including policy specifically for agriculture. The new agricultural land policies replaced the Foodland Guidelines. The most important change was that all development within agricultural areas needed to be consistent with the Comprehensive Set of Policy Statements.

Within the Policy Statements, the goal of the agricultural land policies was to protect prime agricultural areas for long-term agricultural use. The Policy stated:

Lot creation in prime agricultural areas is generally discouraged, and will be permitted only for:

- primary agricultural uses where the severed and retained lots are intended for primary agricultural uses and are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in type or size of agricultural operation;
- existing agriculture-related uses;
- residences surplus to farming operations as a result of farm consolidation;
- residential infilling
- one lot 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 in an existing official plan and has owned and operated the farm for a substantial number of years;
- infrastructure where the facility cannot be accommodated through the use of easements or rights-of-way; and
- legal or technical reasons

(MMA, 1994, p.13)

The development allowed under the Comprehensive Set of Policy Statements was more restrictive than the Foodland Guidelines (1978) in two ways. First, it eliminated the creation of lots for farm help and secondly, it very clearly defined the only types of development to be allowed. All municipal plans had to be consistent with the Comprehensive Set of Policy Statements. The Comprehensive Set of Policy Statements remained in place from 1994 to 1996.

Provincial Policy Statement (1996-present)

In 1996, the NDP government that brought in the Comprehensive Set of Policy Statements was replaced by the Conservative Government led by Mike Harris. The new Conservative

Government replaced the Comprehensive Set of Policy Statements with the current Provincial Policy Statement (1996).

The Provincial Policy Statement reflects the original Foodland Guidelines and the Comprehensive Set of Policy Statements on planning for agriculture. It states “prime agricultural areas will be protected for agriculture” (MMAH, 1996). It allows the same type of lots that were granted under the Comprehensive Set of Policy Statements (agricultural-related uses). Unlike the Comprehensive Set of Policy Statements, the Provincial Policy Statements allow areas to be excluded from “prime agricultural areas for the expansion of an urban area; extraction of mineral resources; and limited non-residential uses where need is demonstrated” (MMAH, 1996).

The fact that the Provincial Policy Statement moved from the wording “consistent with” to “shall have regard to”, combined with providing opportunities for prime agricultural land to be excluded from these policies, suggests that these policies are not as committed to keeping agricultural land for agricultural uses. The Provincial Policy Statement was put in place in 1996 and it is currently the policy governing development in Ontario. The Ministry of Municipal Affairs and Housing are in the process of reviewing the Provincial Policy Statement.

The fact that no accurate count of the number, type or distribution of new lots created during the 1990s exists, has made it difficult for policy-makers to evaluate the effectiveness of the severance policies in achieving their stated goal. It is the hope of the researchers that the information that is documented in this report will contribute to the discussions around Smart Growth for rural communities and a review of local and provincial policies as they relate to agriculture.

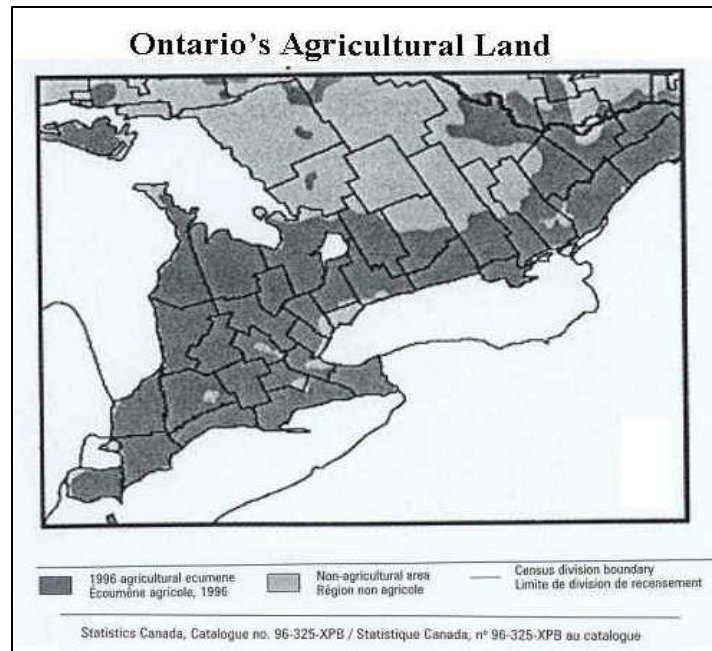
Section 6.0.

Research Methodology

Identification of Study Areas:

Due to the specific purpose of this research, the study area was limited to those Counties and Regions with significant agricultural land. A combination of information from the 1996 Agricultural Census was used to identify the counties and regions to be included in this study.

Based on the 1996 Agricultural Ecumene published by Statistics Canada and information from the 1996 Agricultural Census on Total Farm Sales by County/Region (sales over \$36 million – cut off between counties and regions with significant agricultural land), 34 counties/regions were identified to be included in this study.



The following Counties/Regions are included in this study:

Brant County	Middlesex County
Bruce County	Niagara Region
Chatham-Kent	Northumberland County
Dufferin County	Ottawa-Carleton
Durham Region	Oxford County
Elgin County	Peel Region
Essex County	Perth County
Grey County	Peterborough County
Haldimand-Norfolk Region	Prescott and Russell County
Halton Region	Prince Edward County
Hamilton-Wentworth Region	Renfrew County
Hastings County	Simcoe County
Huron County	Stormont, Dundas & Glengarry County
Lambton County	Victoria County
Lanark County	Waterloo Region
Leeds and Grenville County	Wellington County
Lennox and Addington County	York Region

Section 6.1.

Initial Contact Survey:

Rural Non-Farm Development and the Future of Agriculture: Who's Making the Decisions

In September 2000 a survey was distributed to each county/regional municipality identified in the study area. The purpose was to determine who currently holds responsibility for granting severances in these municipalities and how do they store their severance records. This preliminary survey has provided some interesting results.

Survey Results: Who Has The Responsibility To Grant Severances?

Counties and Regions across the province were surveyed and asked the question: "Who has the responsibility to grant severances?" The results are presented in Table 1.

Table 1: Responsibility for Granting Severances in 2000

Level Of Government in Individual Counties or Regions with Responsibility For Granting Severances	Number of Municipalities
Region	2
County	14
Single Tier	1
Shared County/Region and Lower Tier	6
Lower Tier*	11
Uncertain due to Amalgamations	1
Total Municipalities Surveyed	35

*11 Counties/Regions reported that they had delegated the responsibility to grant severances to their lower tier municipalities.

Across Ontario, results show that the responsibility for granting severance most often lies at the county level. Very few regional municipalities have retained the responsibility to grant severances.

After the county level of government, lower tier municipalities are most likely to have responsibility for severances. The significant number of lower tier municipalities granting severances can be explained by the fact that many regional level governments delegated the responsibility to them.

There are several municipalities where there is a shared responsibility to grant severances between the regional/county level and lower tier municipalities. Most frequently in this arrangement, the upper tier municipality grants severances for rural areas and urban lower tier governments grant their own severances.

How Do Municipalities Store Records Of Severance Activity?

Results to the question, “How do municipalities store records of severance activity?” are summarized in Table 2

Table 2: Method of Recording Severance Activity by Type of Municipality, as reported by County or Region

Municipality responsible for granting severances	Records of severance activity are stored in the form of:			
	Computerized Database	Annual Summary	Individual Files	No Response
Region	1	0	1	0
County	4	5	6	0
Single Tier	1	0	0	0
Shared Region/County and Lower Tier	2	1	2	0
Lower Tier	0	4	6	1
Uncertain Due to Amalgamations	0	0	0	1
	Computerized Database	Annual Summary	Individual Files	No Response
Total municipalities using:	8	10	15	2
Total municipalities surveyed:	35	35	35	35

The most common method of recording severance activity is in individual files (i.e. no computerized database or annual summary available). Of the upper tier municipalities surveyed, 43% stored severance records only in individual paper files. Storing severance record information in an annual summary was the second most common method, with 29% of respondents using this approach. Only 23% of municipalities surveyed are using a computerized database to store records of severance. These results indicate that most Ontario municipalities continue to rely on non-computer aided methods to store records of severance activity.

Data Collection

Based on the results of the Initial Contact Survey, most information was stored in individual files at a county/regional level. Due to the fact that few municipalities have summarized records, the majority of the information that was collected for this study is based on primary data taken directly from the severance application. Where it was available, secondary data (data from summaries or data bases that do exist and contained the required information) was used. This data collection took place during the period between June 2001 and May 2002.

Criteria For Inclusion In This Study

In order for a severance (or rather the new lot that it created) to be included in the study the following criteria must have been met:

1. The severance must create a new lot.
2. The land involved must be designated agriculture by a local official plan or identified as agriculture by zoning where only a rural designation exists.
3. The severed (or retained parcel) must be either changing the use of the agricultural land (including residential, commercial, industrial, institutional, etc.) or be classified as a farm split.

This study did not collect any information on lot additions in agricultural lands. Nor did it collect any information regarding any severance activity in areas designated as an urban settlement (hamlet, village, town or city).

The information to decide whether or not the severance would be included in the study was obtained from the severance application, and was verified with the planning report (if one was included in the file). For municipalities where a database was available, the researcher had to rely on the municipality's classification of severances to determine which would be included.

Information Collected

From each file the following information was collected:

- County/Region name
- File number
- Township name
- Land use of retained and severed parcels
- Size of retained and severed parcels (where available).

For counties/regions where there were a large amount of files, data was collected for every other year (ex., 1991, 1993, 1995, etc). For the purposes of generating summaries for the decade, the data was extrapolated for the missing years, based on the trends identified in the collected data.

In addition to the collection of this information, the total numbers of severance applications received by a county/region per year were collected. Also, the policies governing severances in agricultural areas were collected for purposes of analysis.

Section 6.2.

Definitions

The following terms are used throughout this report. It is acknowledged that different municipalities may have definitions which may be more or less restrictive than the definition used here.

Agricultural Commercial/Industrial Uses:

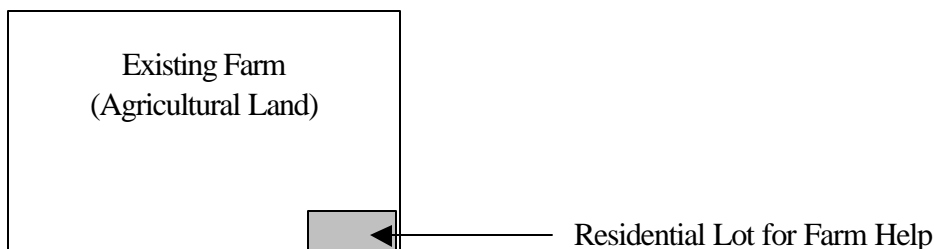
Those farm related commercial and farm related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation (Provincial Policy Statement, 1997, p. 13)

Agricultural uses:

The growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agroforestry; maple syrup production; and associated on-farm buildings and structures. (Provincial Policy Statement, 1997, p. 13)

Farm Help Lot:

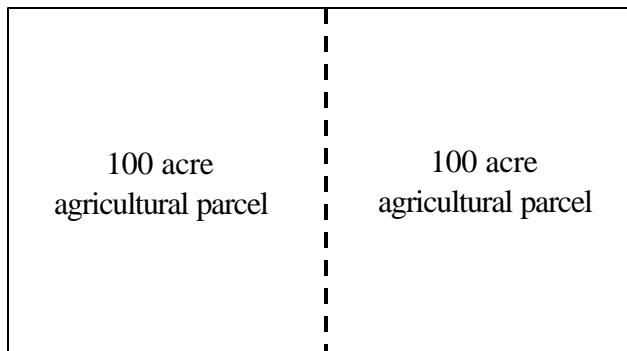
A lot severed from an existing and active farming operation for the purpose of providing a building lot for hired farm help. This type of a severance is not allowed under current provincial policy (1996 Provincial Policy Statement) but it was allowed in a number of municipalities prior to 1996.



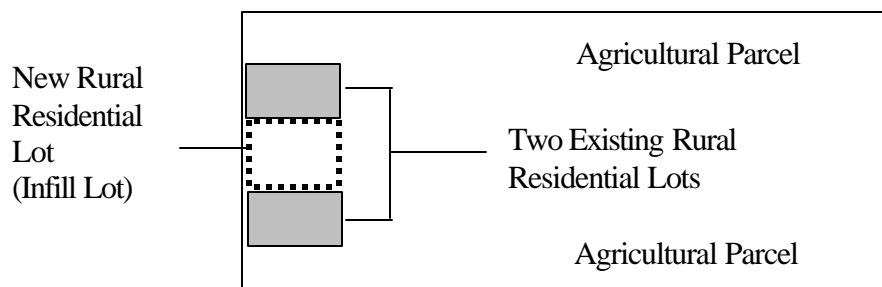
Farm Split:

For the purposes of this study information was also gathered on the number of farm splits (division of 1 large agricultural parcel into two smaller parcels) that were created. While a farm split is a farm-related severance, and does not truly qualify as a rural non-farm lot, this information was still collected. In the case of a farm split, while the predominant use of the land remains agricultural, it does allow for the further fragmentation of the agricultural land base and it allows for the introduction of another residence. 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. Some municipalities may chose to have a 50 acre minimum for their new farm parcels can be 50 acres in size, while other municipalities may chose not to state a minimum size, but rather they assess the viability of the proposed agricultural parcel on a case by case basis.

A 200 acre parcel split into 2 – 100 acre parcels

***Infilling:***

The creation of a residential lot between two existing non-farm residences which are on separate lots of a similar size and which are situated on the same side of the road and are not more than 100 metres apart (Provincial Policy Statement, 1997, p. 17)



Prime agricultural area:

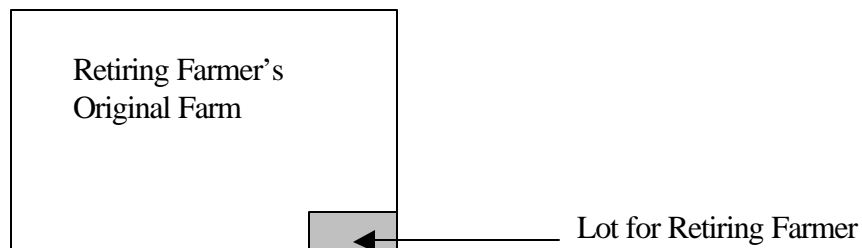
An area where *prime agricultural land* predominates. Prime agricultural areas may also be identified through an alternative agricultural land evaluation system approved by the Province (Provincial Policy Statement, 1997, p. 17)

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 (Provincial Policy Statement, 1997, p. 17)

Retirement Lot:

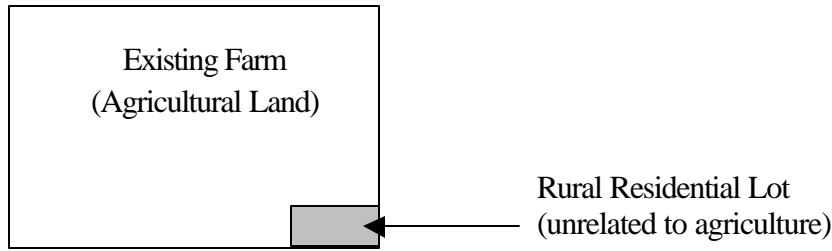
One lot from a farm operation for a full time farmer of retirement age who is retiring from active working life, was farming on January 1, 1994 or an earlier date set out in an existing official plan, and has owned and operated the farm operation for a substantial number of years (Provincial Policy Statement, 1997, p. 14). Some municipalities have more or less restrictive definitions.

***Rural non-farm lot development:***

Development that occurs in agricultural land which generally involves changing the land use of property from agricultural land to another use. For example, most commonly agricultural land is changed to a residential use, most commonly because of the creation of a retirement/surplus/ or rural residential lot.

Rural Residential:

A lot created for a residential purpose, unrelated to agriculture.

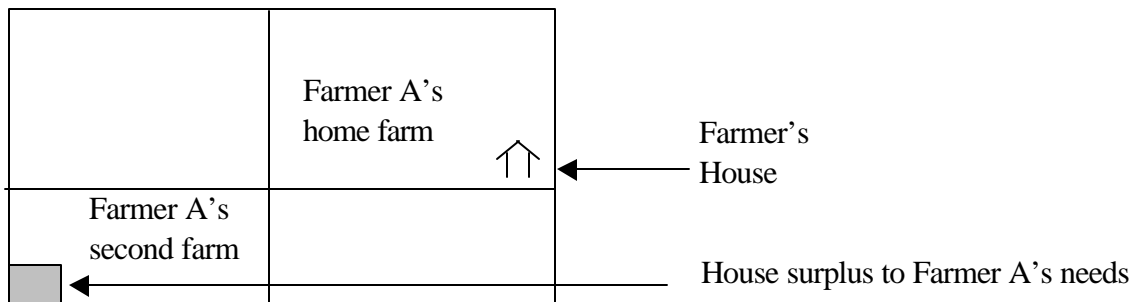


Severance:

A severance is the authorized separation of a piece of land to form two new adjoining properties. This is commonly known as a consent. It is required if you want to sell, mortgage, charge or enter into any agreement for (at least 21 years) a portion of your land. A severance may also be known as a split, division or subdivision in other regions of Canada or the United States.

Surplus Dwelling Severance:

Where one or two more existing farm residences were built prior to 1978 and surplus to the farm, or an existing farm residence that is rendered surplus as a result of farm consolidation (farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation) (Provincial Policy Statement, 1997, p. 17)



Total Number of Lots Created (1990-2000) per 1000 acres of Agricultural Land:

The measure “total number of lots created per 1000 acres of agricultural land” is a useful measure to compare municipalities with different acreages of agricultural land. The measure indicates how many lots that were created in a typical concession block (1000acres).

$$\frac{\text{Total Number of Lots Created in Lands Designated as Agricultural} * 1000}{\text{Total Agricultural Land Reported in the 1996 Agricultural Census}}$$

This measure provides an indication of the real ‘on the ground’ impact of scattered rural development.

Section 7.0.

Severance Activity in Ontario's Agricultural Land 1990-2000

The following sections of this report present data on the severance activity which has occurred in Ontario's agricultural land between 1990 and 2000.

Due to the fact that few municipalities have summarized records, the majority of the information that was collected for this study is based on primary data taken directly from the severance application. Where it was available, secondary data (data from summaries or data bases that do exist and contained the required information) was used. This data collection took place during the period between June 2001 and May 2002.

In order for a severance (or rather the new lot that it created) to be included in the study the following criteria must have been met:

1. The severance must create a new lot.
2. The land involved must be designated agriculture by a local official plan or identified as agriculture by zoning where only a rural designation exists
3. The severed (or retained parcel) must be either changing the use of the agricultural land (including residential, commercial, industrial, institutional, etc.) or be classified as a farm split.

The first section will present the data at a regional (Central Ontario, Eastern Ontario, Southern Ontario and Western Ontario) level and an individual county/city/region level. General trends and anomalies in the severance activity experienced in each region of Ontario will be presented here.

The regions are presented in alphabetical order. Each county/region in the study has its own section describing the specific severance activity during the 1990s and current severance policies for the area. The counties/regions are listed alphabetically, by region.

Map 7.1: Geographic Classification of Counties and Regions in Ontario

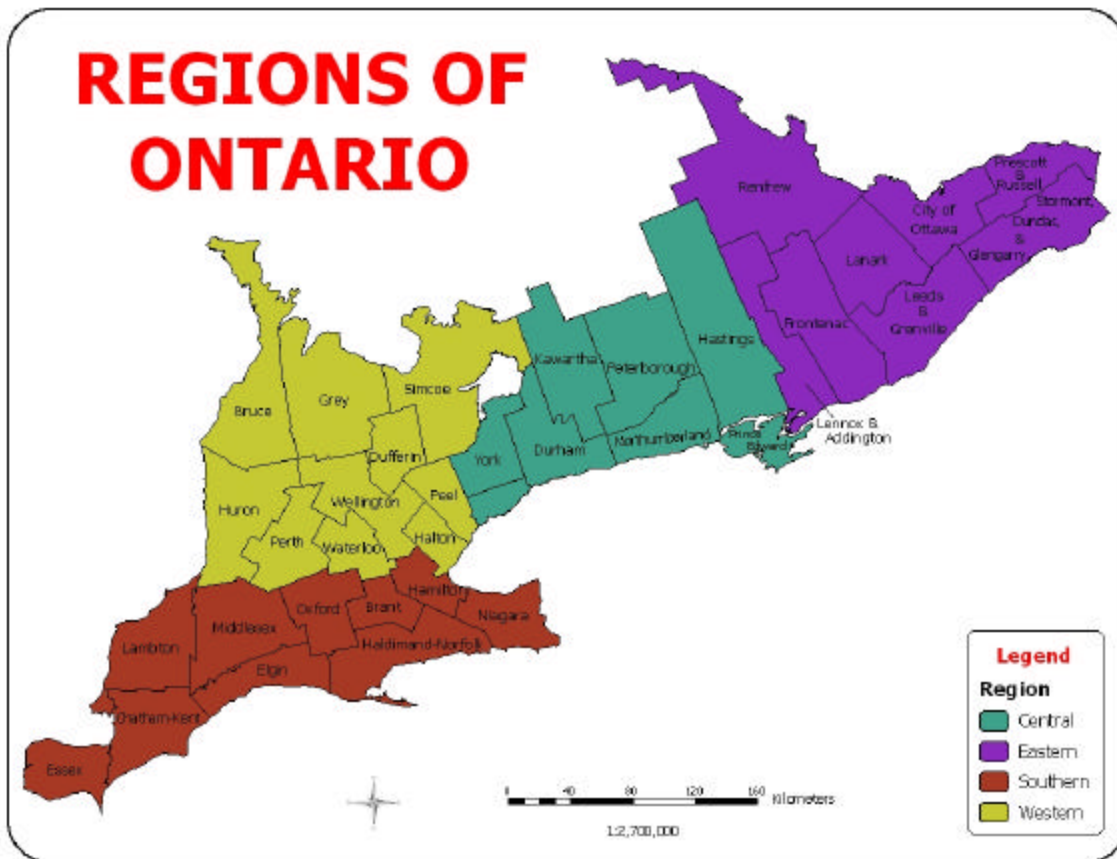


Table 7.1: List of Counties/Regions by Geographic Area of the Province

<p>Central Ontario</p> <ul style="list-style-type: none"> Durham Region Hastings County City of Kawartha Lakes Northumberland County Peterborough County Prince Edward County York Region 	<p>Eastern Ontario</p> <ul style="list-style-type: none"> Frontenac County Lanark County Leeds and Grenville Lennox and Addington City of Ottawa Prescott and Russell Renfrew County Stormont, Dundas and Glengary
<p>Southern Ontario</p> <ul style="list-style-type: none"> Brant County Chatham-Kent Elgin County Essex County Haldimand-Norfolk City of Hamilton Lambton County Middlesex County 	<p>Western Ontario</p> <ul style="list-style-type: none"> Bruce County Dufferin County Grey County Halton Region Huron County Region of Peel Perth County Simcoe County Waterloo Region Wellington County

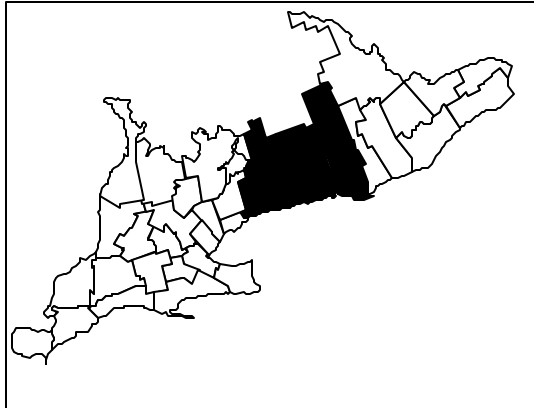
Data is also presented on the severance policies that are currently (2001) in effect in each country/region surveyed for this study. It is important to stress that these policies are not the policies that have been in effect throughout the whole decade, but rather they are the severance policies that are in effect for each region and county in 2001. Further detail about county/regional trends in rural non-farm development are included in the appendix to this report.

A discussion of the provincial perspective with regards to severance activity in the 1990s will conclude this section of the report. This section will also present data on the number of new lots and residential lots created per 1000 acres of agricultural land.



Section 7.1.

Central Ontario



There are 7 counties/regions in Central Ontario. This region of Ontario has both the lowest acreage of agricultural land and the lowest value of farm sales (2001) of all regions in the Province. The 2001 census counted 8,936 farms in Central Ontario, down 14.1% from 1996, the largest decrease in the province (Statistics Canada, 2001). This region accounts for 15% of the farms in the province

(Statistics Canada, 2001). The average farm size rose 11.5% between 1996 and 2001 to 221 acres, the largest percentage increase (Statistics Canada, 2001).

	Total Severance Applications (90-00)	Total New Lots Created in Ag Land (90-00)	% of Total	New Farm Parcels	Residential Use	Other Use	Total Farm Sales (2001) \$'000	Total Acreage (2001)
Durham (91-00)	1521	179	12%	29	138	12	233,891	330,286
Hastings	3160	437	14%	35	372	30	72,059	306,068
Kawartha	1687	551	32%	63	469	19	86,119	360,690
Northumberland	1711	474	28%	39	432	3	123,299	253,665
Peterborough	2246	429	19%	60	335	34	69,576	258,642
Prince Edward	1932	604	31%	52	525	28	66,286	143,223
York Region*	1081	118	11%	30	76	4	178,963	175,965
Central Region Total	13338	2785	27	308	2347	130	830,193	1,828,539

*York Region includes East Gwillimbury, Georgina, King Township, Whichurch-Stouffville

Key Observations regarding Trends in Severance Activity in Central Ontario

Severance Activity

- Compared to other regions in Ontario, there were fewer new agricultural parcels created in Central Ontario during the 1990s.
- Central Ontario also has the smallest acreage and the lowest value of total farm sales in the Province (with the exception of Northern Ontario).

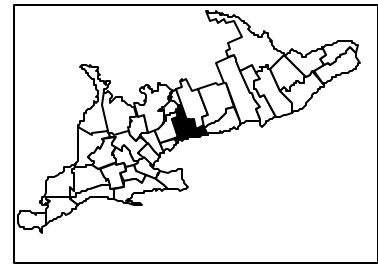
- The majority of the new lots created in Central Ontario were for a residential use (2347). Of these lots, 71% were non-farm rural residential lots and 29% were farm-related residential lots. Of all the regions, Central Ontario has the highest percentage of non-farm rural residential lots created during the 1990s.
- Prince Edward County and City of Kawartha Lakes had the highest numbers of new lots created in agricultural land during the 1990s in Central Ontario.
- York Region had the fewest number of new lots created in Central Ontario during the 1990s. York Region had the second highest acreage of agricultural land in Central Ontario. Durham Region had the second fewest number of new lots created. Durham Region also has the highest total farm sales and the second largest acreage of agricultural land in Central Ontario.
- Where agricultural land is less productive (as demonstrated through the value of total farm sales) there were a larger number of new lots created during the 1990s in agricultural land.

Current Severance Policies (2001):

- The majority of counties/regions in Central Ontario allow all severances permitted by the Provincial Policy Statement.
- Two counties have policy which states that one residential severance is allowed on an existing farming operation (City of Kawartha Lakes and Hastings County).
- All counties/regions in Central Ontario permit surplus dwelling severances.
- All counties permit retirement lots.
- Only 3 counties in Central Ontario permit severances for commercial and industrial uses related to agriculture in their agricultural designation (counties which permit agricultural industrial/commercial severances are Hastings County, Peterborough County, and Prince Edward County).
- Very few current official plans permit institutional severances in an agricultural designation.
- There is only 1 county in Central Ontario without a County Official Plan (Northumberland County).
- Many counties/regions in Central Ontario approved their current official plan in the later half of the 1990s.

Durham Region

Total Farm Sales (2001): \$233,891,000
Total Arable Acres (2001): 330,286 acres
Data Collected: 1991-2000
Source of Data: Municipal database
Data Verified: Yes



Trends in Rural Development:

During the period 1991 to 2000, there were 1521 applications to sever land in Durham Region. Of those 1521 applications, 12%(179) created a new lot in land designated as agricultural. There has been some variation in both the numbers of applications received in the region and also the number of new lots that were created in agricultural land. There has not been a consistent increase or decrease in the number of lots created over the period.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications		144	94	122	211	136	108	177	168	187	174	1521
New Lots Created in Agricultural Land		22	12	19	23	15	9	22	18	25	14	179
% of Total Applications		15%	13%	16%	11%	11%	8%	12%	11%	13%	8%	12%

Of those new lots created in agricultural land, 29 of the 179 lots were created through the division of an existing agricultural parcel to create a new farm lot. Compared to other counties and regions this is a relatively low number of farm splits with an average of 2.9 new farm lots being created each year. There was no consistent increase or decrease during the 1990s with respect to farm splits.

Total New Lots Created For A Farm Due To A Farm Split:

29 new lots created between 1991 and 2000

The largest number of lots created in the agricultural designation was for a residential use (138). The most numerous type of residential lot was a retirement lot (83) that would have been created due to a retiring farmer severing a lot from their original farm. The second highest number of residential lots were created because they were residences surplus to the needs of a farmer (18). The region also allows intra-family residential lots to be severed in the agricultural designation. During the 1990s, 11 of these lots were created by the owner of the agricultural land severing a

lot to a member of their family. Durham Region also allows development to take place in agricultural areas by permitting development in the form of clusters (13 lots), rural area residential (7) and ten-acre lots (6). The number of residential lots created per year stayed fairly consistent over the decade.

Total New Lots Created For A Residential Use In An Agricultural Area:

138 new lots created between 1991 and 2000

- Surplus residential = 18
- Retirement Lot = 83
 - Cluster = 13
 - Ten Acre Lot = 6
- Rural Residential = 7
- Intra-family residential = 11

Between 1991 and 2000 12 lots were created for other uses in an agricultural area. The majority (7) of these lots were to create a commercial operation related to agriculture. All of the lots created for agricultural commercial uses were severed between 1991 and 1997. A further 3 were created to permit the establishment of an agricultural industrial use. Two of these industrial lots were created after 1997. The lots created for the institutional and recreational use were severed prior to 1993.

Total New Lots Created For Another Use In An Agricultural Area:

12 new lots created between 1991 and 2000

- Agricultural commercial = 7
- Agricultural industrial = 3
 - Institutional = 1
- Recreation/natural env. = 1
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 Agricultural Census Durham Region has 336,857 acres of agricultural land. During the 1990s, there were 0.53 lots created per 1000 acres of agricultural land. This means that during the 1990s there was less than 1 lot created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the Region.

Durham Region has an official plan. The current official plan was approved locally in 2000.

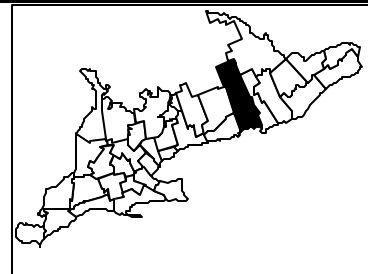
The following severances are currently permitted in Durham's agricultural land:

- Creation of parcels of land for agriculture and farm-related uses of less than 40 ha will not be permitted.
- Surplus Dwelling lot, Retirement Lot, Minor Lot Line Adjustments.

Refer to appendix for details on rural development trends during the 1990s in this Region

Hastings County

Total Farm Sales (2001): \$72,059,000
Total Arable Acres (2001): 306,068 acres
Data Collected: 1990-2000
Source of Data: Individual files
Data Verified: Yes



Trends in Rural Development:

There were 3160 applications to sever land received during the 1990s by Hastings County. Of the total applications received by the County, 437 created a new lot in agricultural land (14%). In Hastings, the productive agricultural land is mainly limited to south of Highway 7. There has been a significant (and relatively steady) decrease in both the total number of severance applications and the number of new lots created in agricultural land during the 1990s in Hastings County. While this decrease is noted, it is interesting to observe that the percentage of lots created in agricultural land compared to the total severance applications received has remained very steady over the study period.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	783	454	376	311	277	245	193	160	128	116	117	3160
New Lots Created in Agricultural Land	108	65	51	44	35	38	21	30	14	17	14	437
% of Total Applications	14%	14%	14%	14%	13%	16%	11%	19%	11%	15%	12%	14%

During the study period, 35 new farm lots were created as a result of a separation of an existing farm parcel. Over the 11 years, there was some variability in the number of new farm lots that were created per year, with some years only having 1 lot created while in other years 6 lots were created.

Total New Lots Created For A Farm Due To A Farm Split:

35 new lots created between 1990 and 2000

The majority of severances granted in agricultural land during the 1990s were to create residential lots. There was a significant decrease in the number of residential lots created during the 1990s. In 1990 there were 92 lots created for a residential purpose, while in 2000 there were only 8 created. Rural residential severances were the most common type of residential lot created (306). Despite the fact that there was a significant decrease in all types of residential lots during the decade it remained consistent that there were more rural residential lots created than any other type of lots. The number of surplus residential and retirement lots that were created per year remained fairly steady during the decade. All 8 farm help lots that were created occurred before 1995.

Total New Lots Created For A Residential Use In An Agricultural Area:

372 new lots created between 1990 and 2000

- Surplus residential = 16
- Retirement Lot = 42
- Farm Help Lots = 8
- Rural Residential = 306

There were 30 new lots created for another use in agricultural areas within Hastings County. The majority of these lots (23) were created prior to 1993. There has been little development of this type in the later half of the 1990s in Hastings. The majority of lots were created by severing off parcels of bush (13) from a farm or for agricultural commercial uses (9).

Total New Lots Created For Another Use In An Agricultural Area:

30 new lots created between 1990 and 2000

- Agricultural commercial = 9
- Agricultural industrial = 4
 - Institutional = 0
- Recreation/natural env. = 0
 - Agricultural to utility = 4
- Agricultural to other (bush lots, extractive) = 13

According to the 1996 agricultural census, Hastings County has 226,566 acres of agricultural land. During the 1990s, there were 1.92 lots created per 1000 acres of agricultural land. This means there were almost 2 lots created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the County.

The Hasting County has an official plan. The current official plan was approved locally in 2000.

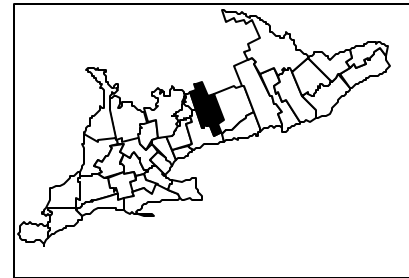
The following severances are currently permitted in Hastings agricultural land:

- An existing property (as of December 31, 1998) is eligible for one residential consent provided it is related to a viable farm operation of approximately 30 hectares.
- New residential lots shall be a minimum of 0.4 hectares.
- Lots additions and boundary adjustments.
- Retirement lot.
- Infilling lot may be permitted between two existing non-farm dwellings.
- Farm related industrial and commercial severances.

Refer to appendix for details on rural development trends during the 1990s in this County

City of Kawartha Lakes

Total Farm Sales (2001): \$86,119,000
Total Arable Acres (2001): 360,690 acres
Data Collected: 1990-2000 (data collected for odd years
and extrapolated for even years)
Source of Data: Individual files
Data Verified: Yes



Trends in Rural Development:

During the 1990s there were 1669 severance applications received by the City of Kawartha Lakes (formerly Victoria County). Out of those 1669 severance applications received, 551 applications created new lots in agricultural land. There has been a significant decrease in the numbers of severance applications received and lots created in agricultural land over the decade. While the total numbers have decreased, the percentage of new lots created in agricultural land compared to the total number of severance applications has remained fairly constant over the period.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	464	232	218	115	120	119	89	75	83	88	66	1669
New Lots Created in Agricultural Land	158	80	74	39	38	35	28	26	26	27	20	551
% of Total Applications	34%	34%	34%	34%	32%	29%	32%	35%	31%	31%	31%	33%

There were 63 new farm lots created through the separation of an existing agricultural parcel during the 1990s in Kawartha Lakes. Over the decade there has been a significant decrease in the number of farm splits granted per year. In 1990, 19 new farm lots were granted whereas in 2000 there were only 2 lots created.

Total New Lots Created For A Farm Due To A Farm Split:

63 new lots created between 1990 and 2000

During the 1990s, 469 new residential lots were created in agricultural land. During the decade there was a significant decrease in the number of lots created per year (134 lots in 1990

compared to 17 lots in 2000). 93% (or 436) of the residential lots that were created during the 1990s were rural residential lots. There were very few residential lots created that have a tie to an active agricultural industry (surplus residential – 8- retirement lots – 9 – farm related residential lots – 6-).

Total New Lots Created For A Residential Use In An Agricultural Area:	
469 new lots created between 1990 and 2000	
▪	Surplus residential = 8
▪	Retirement Lot = 9
▪	Farm Help Lots = 6
▪	Recreational Residential Lots = 10
▪	Rural Residential = 436

There were 19 new lots created between 1990 and 2000 for another use in agricultural land. The majority of these lots were created to establish an agricultural commercial operation (16).

Total New Lots Created For Another Use In An Agricultural Area:	
19 new lots created between 1990 and 2000	
▪	Agricultural commercial = 16
▪	Agricultural industrial = 0
▪	Institutional = 2
▪	Recreation/natural env. = 1
▪	Agricultural to utility = 0
▪	Agricultural to other (bush lots, extractive) = 0

According to the 1996 agricultural census, City of Kawartha Lakes has 378,692 acres of agricultural land. During the 1990s, there were 1.46 lots created per 1000 acres of agricultural land. This means there were almost one and a half lots created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the City of Kawartha Lakes.

The City has an official plan. The current official plan was approved in 1978 and was consolidated in May 1999.

The following severances are currently permitted in City of Kawartha Lakes' agricultural land:

- On parcels greater than twenty-five hectares (62 acres) one consent to create a new lot may be considered.
- On parcels twenty-five hectares (62 acres) or less where the parcel was not created by the Land Division Committee consent to create a new lot may be created.

- Where a farm holding has been divided by a road other than a concession or side road, railway track or utility right of way then it shall be considered as one parcel.

Refer to appendix for details on rural development trends during the 1990s in this City

Northumberland County

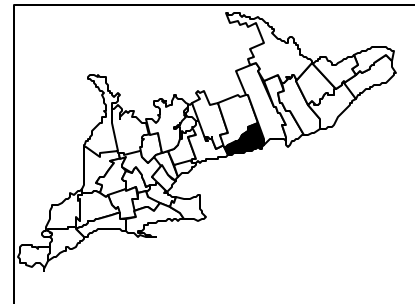
Total Farm Sales (2001): \$123,299,000

Total Arable Acres (2001): 253,665 acres

Data Collected: 1990-2000

Source of Data: Individual files and municipal summaries
from lower tier offices

Data Verified: Yes



Trends in Rural Development:

Over the 1990s, Northumberland County received 1711 severance applications. Of those 1711 applications, 474 created new lots in agricultural land. Similar to many other counties, there has been a significant decrease in the number of total severance applications and lots created in agricultural land. There is some variability in the proportion of new lots created in agricultural land compared to total severance applications over the decade.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	362	189	145	168	178	151	125	96	110	96	91	1711
New Lots Created in Agricultural Land	122	69	43	36	49	34	25	29	30	17	20	474
% of Total Applications	34%	37%	30%	21%	28%	23%	20%	30%	27%	18%	22%	28%

During the 1990s, there were 39 new lots created for the purpose of creating a new agricultural lot by subdividing an existing agricultural parcel. The number of lots created per year (ranging between 3 and 5 lots per year) has remained consistent over the decade.

Total New Lots Created For A Farm Due To A Farm Split:

39 new lots created between 1990 and 2000

There were 432 severances between 1990 and 2000 which created a residential lot in agricultural land. The majority (60%) of residential severances created a rural residential lot. There were also a significant number of lots created that were related to an active agricultural industry. There were 89 retirement lots, 38 surplus dwelling lots and 24 farm help lots created during the 1990s. While the number of rural residential lots created per year decreased significantly, the

number of retirement lots, surplus dwelling lots, and farm help lots created per year remained fairly constant over the decade.

<p style="text-align: center;">Total New Lots Created For A Residential Use In An Agricultural Area:</p> <p style="text-align: center;">432 new lots created between 1990 and 2000</p> <ul style="list-style-type: none">▪ Surplus residential = 38▪ Retirement Lot = 89▪ Farm Help Lots = 24<ul style="list-style-type: none">▪ Infilling = 20▪ Rural Residential = 261

There were very few lots created during the 1990s for other purposes. There were only 2 lots created for the purpose of establishing an agricultural commercial operation and 1 created for an agricultural industrial operation.

<p style="text-align: center;">Total New Lots Created For Another Use In An Agricultural Area:</p> <p style="text-align: center;">3 new lots created between 1990 and 2000</p> <ul style="list-style-type: none">▪ Agricultural commercial = 2▪ Agricultural industrial = 1<ul style="list-style-type: none">▪ Institutional = 0▪ Recreation/natural env. = 0▪ Agricultural to utility = 0▪ Agricultural to other (bush lots, extractive) = 0

According to the 1996 agricultural census, Northumberland County has 274,809 acres of agricultural land. During the 1990s, there were 1.72 lots created per 1000 acres of agricultural land. This means there were almost 2 lots created in a typical concession block.

Current Severance Policies in Effect:

- Authority to grant severances is held at the lower tier municipalities.
- Northumberland County does not have a County official plan.
- Each municipality has its own policies directing the type of severances which are allowed in agricultural land.

Refer to appendix for details on rural development trends during the 1990s in this County

Peterborough County

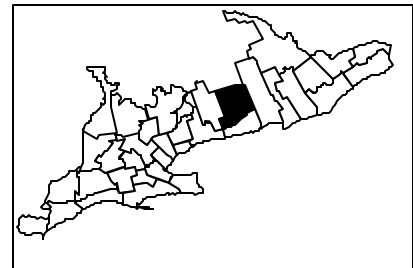
Total Farm Sales (2001): \$69,576,000

Total Arable Acres (2001): 258,642 acres

Data Collected: 1990-2000

Source of Data: Individual files

Data Verified: Yes



Trends in Rural Development:

There were 2246 severance applications made in Peterborough County between 1990 and 2000. Of those 2246 severance applications, 429 applications created new lots in lands designated as agricultural. There was a significant decrease in the number of both applications and new lots created. There was also a substantial decrease in the percentage of the total severance applications that resulted in the creation of new lots in agricultural land.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	639	329	229	214	188	144	96	84	107	116	100	2246
New Lots Created in Agricultural Land	128	75	44	47	43	20	19	10	9	21	13	429
% of Total Applications	20%	23%	19%	22%	23%	14%	20%	12%	8%	18%	13%	19%

During the 1990s there were 60 new farm lots created because an existing agricultural parcel was divided. There was some variation in the number of new farm lots created per year, with 13 lots created in 1990, 0 lots created in 1997 and 5 created in 2000.

Total New Lots Created For A Farm Due To A Farm Split:

60 new lots created between 1990 and 2000

Between 1990 and 2000, there were 335 residential lots created in land designated as agricultural. The majority of these were to create rural residential lots (177).

Total New Lots Created For A Residential Use In An Agricultural Area:

335 new lots created between 1990 and 2000

- Surplus residential = 17
- Retirement Lot = 95
- Farm Help Lots = 45
- Recreational Residential = 3
- Rural Residential = 177

There were a significant number of lots created in agricultural land for another purpose. The majority of these lots were created prior to 1992 (24 of 34). There were a number of lots that were created for agricultural commercial uses (9). There were also a significant number of lots created for recreational (7) and bush lots (6) in Peterborough County during the 1990s.

Total New Lots Created For Another Use In An Agricultural Area:

34 new lots created between 1990 and 2000

- Agricultural commercial = 9
- Agricultural industrial = 0
 - Institutional = 3
- Recreation/natural env. = 7
 - Agricultural to utility = 9
- Agricultural to other (bush lots, extractive) = 6

According to the 1996 agricultural census, Peterborough County has 242,862 acres of agricultural land. During the 1990s, there were 1.77 lots created per 1000 acres of agricultural land. This means there were almost 2 lots created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the County.

The County has an official plan. The current official plan was approved in 1994.

The following severances are currently permitted in Peterborough County's agricultural land:

- Severance for a retiring farmer.
- Severance for commercial and industrial purposes related to agriculture.
- Severance for full time help or for the use of family member working fulltime on the farm.
- Severance for surplus dwelling.
- Severance to create an infilling lot between two existing non-farm residential lots.
- Severance to create a new farm parcel where severed and retained parcels are approximately 40 hectares.

Refer to appendix for details on rural development trends during the 1990s in this County

Prince Edward County

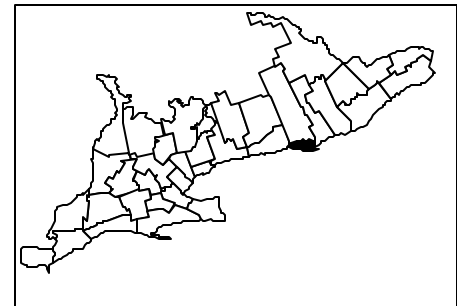
Total Farm Sales (2001): \$66,286,000

Total Arable Acres (2001): 143,233

Data Collected: 1990-2000 (data collected for odd years and extrapolated for even years)

Source of Data: Individual files

Data Verified: Yes



Trends in Rural Development:

Over the period between 1990 and 2000 there were 1932 severance applications received by Prince Edward County. Of those applications 605 created new lots in land identified as agricultural. There has been a significant decrease in both the number of applications received by the county and the number of lots created per year over the decade.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-1992
Total Severance Applications	440	338	197	184	157	128	101	118	94	77	98	1932
New Lots Created in Agricultural Land	145	66	65	47	52	56	33	49	31	28	32	605*
% of Total Applications	33%	20%	33%	26%	33%	44%	33%	42%	33%	36%	33%	33%

*may also include land identified as agricultural by the applicant in a rural designation due to the fact that it was difficult to determine from individual applications whether the lands were designated agricultural or rural. This may cause the total number of lots created in an agricultural area to be inflated.

During the 1990s there were 52 new lots which created a new farm lot as a result of a division of an existing agricultural parcel. There was an overall decrease in the number of lots created each year over the decade.

Total New Lots Created For A Farm Due To A Farm Split:

52 new lots created between 1990 and 2000

The majority of lots created during the 1990s were for residential use (525). The most common type of residential severance created rural residential lots. During the decade there were also a significant number of lots creating a surplus dwelling lot (49), retirement lot (53) and farm help lots (46). Due to the picturesque nature and proximity of Prince Edward County to Lake Ontario there is a significant demand for recreational residential lots. The 13 lots that were created for

this purpose in rural Prince Edward County were created in 1990 and 1991. Overall there has been a decrease in the number of residential severances granted in agricultural land per year.

Total New Lots Created For A Residential Use In An Agricultural Area:

525 new lots created between 1990 and 2000

- Surplus residential = 49
 - Retirement Lot = 53
 - Farm Help Lots = 46
 - Infilling = 4
- Recreational Residential = 13
- Rural Residential = 360

There were 28 new lots created for other uses in agricultural areas between 1990 and 2000. There were 7 lots created for agricultural commercial use, 8 lots created for agricultural industrial use and 11 institutional lots. The creation of lots for other purposes per year remained fairly steady over the decade.

Total New Lots Created For Another Use In An Agricultural Area:

28 new lots created between 1990 and 2000

- Agricultural commercial = 7
- Agricultural industrial = 8
 - Institutional = 11
- Recreation/natural env. = 0
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 2

According to the 1996 agricultural census, Prince Edward County has 148,286 acres of agricultural land. During the 1990s, there were 4.08 lots created per 1000 acres of agricultural land. This means there were approximately 4 lots created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the County.
Prince Edward County has an official plan.

The following severances are currently permitted in Prince Edward County's agricultural land:

- A residential lot for a full-time farm employee required to reside close to the farm.
- A residential lot for a farmer who is retiring from active farming life.
- A dwelling may be severed provided the house is surplus to the farmer's needs.
- Technical or legal severance for boundary adjustments, easements, rights of way.
- Consents for limited infilling of residential uses.
- Consents for agriculturally-related commercial and industrial uses may be considered.

Refer to appendix for details on rural development trends during the 1990s in this County

York Region

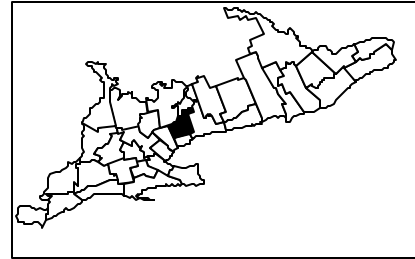
Total Farm Sales (2001): \$178,963,000

Total Arable Acres (2001): 175 965 acres

Data Collected: 1990-2000 from agricultural areas of York Region* – East Gwillimbury, Georgina, King and Whichurch-Stouffville.

Source of Data: Individual files

Data Verified: Yes



Trends in Rural Development: *References to York Region will mean the municipalities of East Gwillimbury, Georgina, King Township and Whichurch-Stouffville

There were 1081 severance applications made in York Region* between 1990 and 2000. Of those severance applications, 118 applications created new lots in lands designated as agricultural. There was a significant fluctuation in the number of both applications and new lots created each year. For example, there were three lots created in agricultural land in 1992. In 1996 there were 21 lots created and then in 2000 there were only 4 lots created.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	137	70	88	68	77	69	82	111	137	188	54	1081
New Lots Created in Agricultural Land	16	13	3	9	7	13	21	11	7	14	4	118
% of Total Applications	12%	19%	3%	13%	9%	19%	26%	10%	5%	7%	7%	11%

During the 1990s there were 32 new farm lots created because an existing agricultural parcel was divided. There was some variation in the number of new farm lots created per year, with lots created in 1990, lots created in 1991 and created in 1992.

Total New Lots Created For A Farm Due To A Farm Split:

32 new lots created between 1990 and 2000

Between 1990 and 2000, there were residential lots created in land designated as agricultural. The majority of these were to create retirement lots (42). A significant number of lots (37) were created to permit a rural (non-farm) residential lot. There was only 1 severance during the decade to permit a farm help lot. Despite several of the municipalities allowing surplus dwelling to be severed, there were only two lots created for this purpose.

Total New Lots Created For A Residential Use In An Agricultural Area:

82 new lots created between 1990 and 2000

- Surplus residential = 2
- Retirement Lot = 42
- Farm Help Lots = 1
- Rural Residential = 37

There were very few lots created in agricultural land for another purpose in York Region. There were two lots created for institutional uses in agricultural land (2). There was one severance to create a gravel pit and one lot to allow the establishment of a utility (switching box) during the 1990s.

Total New Lots Created For Another Use In An Agricultural Area:

4 new lots created between 1990 and 2000

- Agricultural commercial = 0
- Agricultural industrial = 0
 - Institutional = 2
- Recreation/natural env. = 0
 - Agricultural to utility = 1
- Agricultural to other (bush lots, extractive) = 1

According to the 1996 agricultural census, York Region (East Gwillimbury, Georgina, King, Whichurch-Stouffville) 135,568 acres of agricultural land. During the 1990s, there were 0.87 lots created per 1000 acres of agricultural land. This means there was almost 1 lot created in a typical concession block.

Current Severance Policies in Effect:

The Region has an official plan. The current official plan was approved in 1994. Authority to grant severances is held at the Lower Tier.

The following severances are currently permitted in York Region's agricultural land under the current Regional Official Plan:

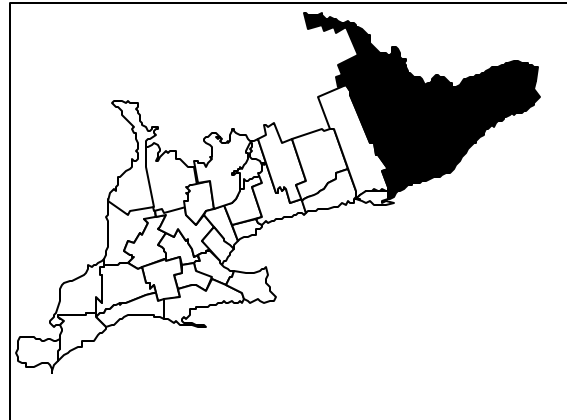
- To create rights-of-ways or easements;
- To enlarge existing farm lots;
- To create farm holdings that are not less than 40 hectares (100 acres) each or not less than 4 hectares (10 acres) on organic soils for specialty crops;
- To create farm consolidations
- To allow minor boundary adjustments
- To create a retirement lot for a farmer who has been farming for a substantial period.

Refer to appendix for details on rural development trends during the 1990s in this County

Section 7.2.

Eastern Ontario

There are 7 counties/regions in Eastern Ontario. The census counted 9,333 farms in Eastern Ontario, down 10.9% from 1996 (Statistics Canada, 2001). The average farm size increased from 239 acres in 1996 to 265 acres in 2001 (Statistics Canada, 2001). This region accounts for 15.6% of farms in the province (Statistics Canada, 2001). The region had the largest percentage increase in cropland in the province. Cropland increased 9.2% to 1.3 million acres from 1996 (Statistics Canada, 2001).



	Total Severance Applications (90-00)	Total New Lots Created in Ag Land (90-00)	% of Total	New Farm Parcels	Residential Use	Other Use	Total Farm Sales (2001) \$'000	Total Acreage (2001)
Lanark	3030	677	22%	72	575	31	41,001	241,972
Leeds and Grenville	4356	918	21%	69	810	39	144,744	336,650
Lennox and Addington (90-97)	1030	203	20%	23	180	0	57,052	197,441
Ottawa	2335	651	28%	55	587	11	151,878	297,644
Prescott & Russell	3651	639	16%	56	575	8	183,266	297,384
Renfrew	3385	563	17%	180	157	226	66,660	402,978
Stormont, Dundas, Glengarry	3726	1072	29%	127	874	71	252,047	496,498
Eastern Total	21513	4723	22%	582	3758	386	932,840	2,476,109

Key Observations regarding Trends in Severance Activity in Eastern Ontario

Severance Activity:

- Compared to the other regions in Ontario, Eastern Ontario had the second highest number of new lots created during the 1990s. Eastern Ontario also had the second highest number of residential lots created, compared to other regions.

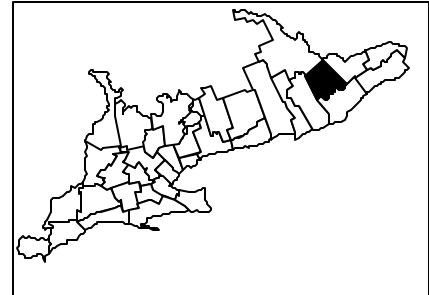
- Eastern Ontario had the highest number of lots which created other uses in agricultural land during the 1990s. A majority of these lots were created as a result of severing a bush lot from an existing farm parcel (Renfrew County – note: most of these severances took place on lower capability agricultural land). Other types of lots in this category would include lots created for recreational/hobby farming.
- The majority of new lots created during the 1990s in Eastern Ontario were for a residential use. 63% of the residential lots were non-farm rural residential and 37% of the lots created were farming related residential.
- Lennox and Addington County had the lowest number of new lots created in agricultural land during the 1990s in Eastern Ontario. Lennox and Addington has the lowest acreage of agricultural land in Eastern Ontario, and reports the second lowest farm sales in the region. The fact that there is not a highly active agricultural industry in Lennox and Addington, combined with a relatively small amount of agricultural land to create lots in may account for the low number of new lots.
- Stormont, Dundas and Glengarry County and Leeds and Grenville County had the highest number of new lots created in agricultural land during the 1990s.
- The majority of new lots that were created in Renfrew County took place on class 4-7 agricultural land.

Current Severance Policies (2001):

- Four of the seven counties in Eastern Ontario do not have a county official plan. Each lower tier municipality has its own policies directing the type of severances allowed in agricultural land. The individual severance policies of each lower tier municipality in these counties is not described due to the complexity and the length of describing each policy (Lanark, Leeds and Grenville, Lennox and Addington, Stormont-Dundas-Glengarry Counties).
- The three counties/regions with upper tier official plans in Eastern Ontario allow all severances permitted by the Provincial Policy Statement (City of Ottawa, Prescott & Russell, and Renfrew County).
- Of the three counties/regions which have upper tier official plans, their current official plans were adopted very recently (1999 or 2000). For two counties, the current official plans are the first upper tier official plan to be adopted in their municipality (Renfrew and Prescott & Russell Counties).

Lanark County

Total Farm Sales (2001): \$41,001,000
Total Arable Acres (2001): 241,972 acres
Data Collected: 1990-2000 (data collected for odd years
and extrapolated for even years)
Source of Data: Individual files
Data Verified: Yes



Trends in Rural Development:

Over the period 1990 to 2000 there were 3030 severance applications made in Lanark County. Of those 3030 applications, 677 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created in agricultural land during the decade. While there has been an overall decrease, the percentage of new lots created in agricultural land compared to total applications received has not changed significantly over the same period.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	556	431	341	289	342	280	160	212	147	129	133	3030
New Lots Created in Agricultural Land	122	115	75	78	75	53	35	41	32	22	29	677
% of Total Applications	22%	27%	22%	27%	22%	19%	22%	19%	22%	17%	22%	22%

During the 1990s 72 new farm lots were created as a result of the separation of an existing agricultural parcel. Over the 11 years there has been a decrease in the number of new farm lots that were created (13 lots in 1990 and 3 lots in 2000).

Total New Lots Created For A Farm Due To A Farm Split:

72 new lots created between 1990 and 2000

There were 574 new residential lots created in agricultural lands during the 1990s. The creation of new lots for a residential purpose was the most typical type of severance granted in Lanark County. The majority of those residential lots were to create a rural residential lot (488). There were also a significant number of severances allowed for a retiring farmer (64). There were very few lots created as a result of a surplus dwelling severance or a farm help severance. 11 lots were created for the purpose of constructing a recreational residence. During the period, there

was an overall decrease in the number of residential severances granted in agricultural land (103 in 1990 and 24 in 2000). The same is true for each type of residential severance.

Total New Lots Created For A Residential Use In An Agricultural Area:

574 new lots created between 1990 and 2000

- Surplus residential = 6
- Retirement Lot = 64
- Farm Help Lots = 5
- Recreational Residential = 11
- Rural Residential = 488

Between 1990 and 2000, there were 31 lots created for other purposes. 17 severances were granted which allowed bush to be severed from the agricultural lots. There were also numerous lots created for the purpose of establishing an agricultural commercial operation.

Total New Lots Created For Another Use In An Agricultural Area:

31 new lots created between 1990 and 2000

- Agricultural commercial = 9
- Agricultural industrial = 0
 - Institutional = 4
- Recreation/natural env. = 0
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 17

According to the 1996 agricultural census, Lanark County has 256,485 acres of agricultural land. During the 1990s, there were 2.64 lots created per 1000 acres of agricultural land. This means there were almost 3 lots created in a typical concession block.

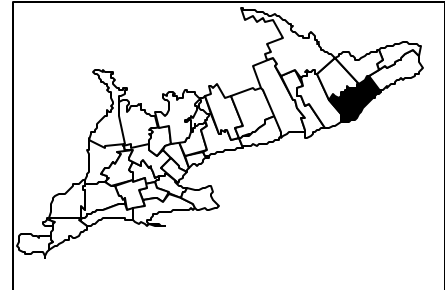
Current Severance Policies in Effect:

- Authority to grant severances is held at the County.
- Lanark County does not have a County official plan.
- Each municipality has its own policies directing the type of severances which are allowed in agricultural land.

Refer to appendix for details on rural development trends during the 1990s in this County

Leeds & Grenville County

Total Farm Sales (2001): \$144,744,000
Total Arable Acres (2001): 197,441 acres
Data Collected: 1990-2000 (data collected for odd years and extrapolated for even years)
Source of Data: Individual files
Data Verified: Yes



Trends in Rural Development:

During the 1990s there were 4356 severance applications made in Leeds and Grenville County. Of those 4356 applications, 917 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created in agricultural land during the decade. While there has been an overall decrease, the percentage of new lots created in agricultural land compare to total applications received has remained relatively steady over the same period.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	849	686	613	475	499	272	261	213	160	168	160	4356
New Lots Created in Agricultural Land	178	145	129	100	105	59	55	48	34	31	34	917
% of Total Applications	21%	21%	21%	21%	21%	22%	21%	23%	21%	18%	21%	21%

During the 1990s 69 new farm lots were created as a result of the separation of an existing agricultural parcel. Over the decade there has been a decrease in the number of new farm lots that were created (14 lots in 1990 and 3 lots in 2000).

Total New Lots Created For A Farm Due To A Farm Split:

69 new lots created between 1990 and 2000

Between 1990 and 2000 there were 810 new residential lots created in agricultural lands. The creation of new lots for a residential purpose was the most typical type of severance granted in Leeds and Grenville County. The majority of those residential lots were to create a rural residential lot (698). There were also a significant number of severances for a retirement lots

(72). Comparatively there were very few lots created as a result of a surplus dwelling severance or a farm help severance. 16 lots were created for the purpose of constructing a recreational residence. During the period, there was an overall decrease in the number of residential severances granted in agricultural land (155 in 1990 and 29 in 2000). The same is true for each type of residential severance.

Total New Lots Created For A Residential Use In An Agricultural Area:

810 new lots created between 1990 and 2000

- Surplus residential = 16
- Retirement Lot = 72
- Farm Help Lots = 8
- Recreational Residential = 8
- Rural Residential = 698

Over the decade, there were 39 lots created for other purposes. 27 severances were granted which allowed bush to be severed from the agricultural lots. There were also a number of lots created for the purpose of establishing an agricultural commercial operation.

Total New Lots Created For Another Use In An Agricultural Area:

39 new lots created between 1990 and 2000

- Agricultural commercial = 9
- Agricultural industrial = 0
 - Institutional = 0
- Recreation/natural env. = 0
 - Agricultural to utility = 4
- Agricultural to other (bush lots, extractive) = 27

According to the 1996 agricultural census, Leeds and Grenville County has 342,440 acres of agricultural land. During the 1990s, there were 2.68 lots created per 1000 acres of agricultural land. This means there were almost 3 lots created in a typical concession block.

Current Severance Policies in Effect:

- Authority to grant severances is held at the County.
- The United Counties of Leeds and Granville does not have a County official plan.
- Each municipality has its own policies directing the type of severances which are allowed in agricultural land.

Refer to appendix for details on rural development trends during the 1990s in this County

Lennox and Addington County

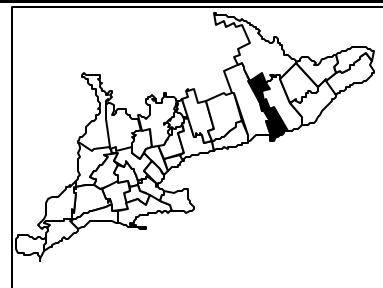
Total Farm Sales (2001): \$57, 052, 000

Total Arable Acres (2001): 197,441 acres

Data Collected: 1990-1997 (only data available at the County)

Source of Data: Individual files

Data Verified: Yes



Trends in Rural Development:

Over the period 1990 to 1997 there were 1030 severance applications made in Lennox and Addington Counties. Of those 1030 applications, 203 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created in agricultural land during the decade. The percentage of new lots created in agricultural land compared to total applications received has remained relatively steady over the same period, although in 1997 there was an increase in the number of new lots created in agricultural land compared to the total applications received.

	1990	1991	1992	1993	1994	1995	1996	1997	*1998	*1999	*2000	1990-2000
Total Severance Applications	289	190	125	126	100	66	65	69				1030
New Lots Created in Agricultural Land	58	32	25	27	20	10	13	18				203
% of Total Applications	20%	17%	20%	21%	20%	15%	20%	26%				20%

*data for 1998,1999 and 2000 was not available at the county. After 1997 the authority to grant consents was given to the lower tier municipalities.

There were 22 new agricultural lots created as a result of farm splits between 1990 and 1997.

All of these lots were created prior to 1995. No farm splits occurred between 1995 and 1997.

Total New Lots Created For A Farm Due To A Farm Split:

22 new lots created between 1990 and 1997

Between 1990 and 1997, there were 180 residential lots created in agricultural land. Like the majority of counties in Ontario, this is the most common type of lot created in agricultural land. 152 of the 180 residential lots were created for the purpose of creating a rural residential lot.

There were very few lots created for either retirement lots (9) or surplus dwellings (9) over the 8 years. There were no farm help lots (0) created over the period.

<p>Total New Lots Created For A Residential Use In An Agricultural Area:</p> <p>180 new lots created between 1990 and 1997</p> <ul style="list-style-type: none"> ▪ Surplus residential = 9 <ul style="list-style-type: none"> ▪ Retirement Lot = 9 ▪ Farm Help Lots = 0 ▪ Recreational Residential = 1 <ul style="list-style-type: none"> ▪ Rural Residential = 152

There were no lots created for another use in agricultural land in Lennox and Addington Counties.

<p>Total New Lots Created For Another Use In An Agricultural Area:</p> <p>0 new lots created between 1990 and 1997</p> <ul style="list-style-type: none"> ▪ Agricultural commercial = 0 ▪ Agricultural industrial = 0 <ul style="list-style-type: none"> ▪ Institutional = 0 ▪ Recreation/natural env. = 0 <ul style="list-style-type: none"> ▪ Agricultural to utility = 0 ▪ Agricultural to other (bush lots, extractive) = 0

According to the 1996 agricultural census, Lennox and Addington County has 342,440 acres of agricultural land. During the 1990-1997, there were 0.98* lots created per 1000 acres of agricultural land. This means there was almost 1 lot created in a typical concession block.

*Because this measure is only based on the number of severances between 1990 and 1997 it would be a higher value for the complete decade. (Projected value is 1.33 new lots per 1000 acres for the entire decade – refer to table 8.1 for explanation).

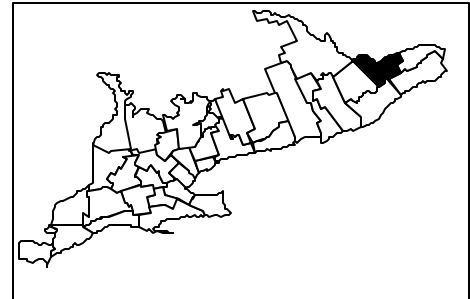
Current Severance Policies in Effect:

- Authority to grant severances was held by the County until 1997. After 1997 the authority to grant severances was delegated to lower tier municipalities
- Lennox and Addington County does not have a County official plan.
- Each municipality has its own policies directing the type of severances which are allowed in agricultural land.

Refer to appendix for details on rural development trends during the 1990s in this County

City of Ottawa

Total Farm Sales (2001): \$151,878, 000
Total Arable Acres (2001): 297,384 acres
Data Collected: 1990-2000 (data only includes Osgoode, Rideau, Goulbourn and West Carlton)
Source of Data: Municipal database and individual files
Data Verified: Yes



Trends in Rural Development:

There were 2335 severance applications received by the City of Ottawa between 1990 and 2000. During that period there were 651 new lots created in land designated as agricultural. There was an overall decrease in the number of severance applications and new lots created in agricultural land between 1990 and 1999. In 2000 there was an increase in both the total number of severances received and the number of lots created in agricultural land. In speaking with the land division secretary, she attributed the rapid increase in the number of application in 2000 to the pending amalgamation of the Region of Ottawa-Carleton into the City of Ottawa. Anticipating that there may be changes to the region's official plan and specifically the severance policy, people who may have waited for several years before severing a lot decided to make an application while they knew it was still possible.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	410	288	252	202	216	117	136	131	136	111	336	2335
New Lots Created in Agricultural Land	123	78	57	53	68	43	51	46	39	28	55	651
% of Total Applications	30%	27%	27%	26%	31%	37%	38%	35%	29%	25%	16%	28%

There were 55 new agricultural lots created as a result of a farm split. There has been a steady decline in the number of new agricultural lots created per year in the City of Ottawa. There were 12 new lots created in 1990 and 0 lots created in 2000.

Total New Lots Created For A Farm Due To A Farm Split:

55 new lots created between 1990 and 2000

Unlike most counties in Eastern Ontario, the City of Ottawa had more residential lots created by severing a surplus dwelling (135) and creating a lot for a retiring farmer (229) and farm help lots (48), than rural residential lots. Rural residential lots could be created for both family members (38) and non-family members (70) during the 1990s in the City of Ottawa. There was also a significant number of infilling lots (66) created during the decade.

Total New Lots Created For A Residential Use In An Agricultural Area:

587 new lots created between 1990 and 2000

- Surplus residential = 135
- Retirement Lot = 229
- Residential – family = 38
- Residential – non-family = 70
 - Farm Help Lots = 48
 - Infilling = 66
- Seasonal Residential = 1

Over the study period, there were 11 lots created for other uses. There were a number of lots created during the decade for agricultural commercial, industrial and institutional uses. There were also 4 lots created which severed a piece of bush from an agricultural operation.

Total New Lots Created For Another Use In An Agricultural Area:

11 new lots created between 1990 and 2000

- Agricultural commercial = 3
- Agricultural industrial = 2
 - Institutional = 1
- Recreation/natural env. = 0
 - Agricultural to utility = 1
- Agricultural to other (bush lots, extractive) = 4

According to the 1996 agricultural census, the City of Ottawa (Osgoode, Rideau, Goulbourn and West Carleton Townships) has 206,285 acres of agricultural land. During the 1990s, there were 3.16 lots created per 1000 acres of agricultural land. This means there were slightly more than 3 lots created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the City.

The City of Ottawa has an official plan. The official plan came into effect in 1999.

The following severances are currently permitted in Ottawa's agricultural land:

- Create one lot for a farmer for retirement purposes.
- Surplus dwelling through farm consolidation
- Boundary adjustment between farms.
- Creating a new farm parcel.
- Small scale severances for residential, small-scale industrial and commercial directly related to agriculture allowed in poor pockets of agricultural land.
- Permit infilling lots between two existing non-farm residences.

Refer to appendix for details on rural development trends during the 1990s in this City

Prescott & Russell Counties

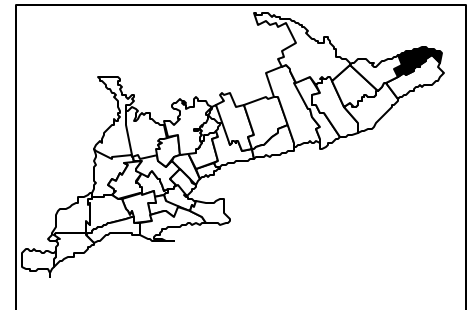
Total Farm Sales (2001): \$183,266,000

Total Arable Acres (2001): 297,384 acres

Data Collected: 1990-2000 (data collected for odd years and extrapolated for even years)

Source of Data: Individual files

Data Verified: Yes



Trends in Rural Development:

Over the period 1990 to 2000 there were 3651 severance applications made in Prescott and Russell Counties. Of those applications, 639 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created in agricultural land during the decade. The proportion of new lots created in agricultural land compared to total applications received has varied significantly over the decade. In 1990, 23% of the lots created in Prescott and Russell created a new lot in agricultural land, whereas in 2000, only 8% of the total severance applications resulted in the creation of a new lot in agricultural land.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	570	534	452	481	424	274	253	217	148	165	133	3651
New Lots Created in Agricultural Land	132	123	76	81	71	31	31	29	29	26	10	639
% of Total Applications	23%	23%	17%	17%	17%	11%	12%	13%	20%	16%	8%	16%

Over the decade there were 56 new farm lots created as a result of a separation of an existing agricultural parcel. There was a significant decline in the number of new farm lots created per year over the decade. In 1990 there were 17 new lots created, whereas in 2000 there was only 1 lot created.

Total New Lots Created For A Farm Due To A Farm Split:

56 new lots created between 1990 and 2000

During the 1990s there were 575 severances granted which created a residential lot in agricultural land. Unlike most counties in Eastern Ontario, Prescott and Russell had more

residential lots created by creating a lot for a retiring farmer (236), severing a surplus dwelling (84) and farm help lots (78), than rural residential (124) lots. There were also a significant number of infilling lots (53) created during the decade. Over the 11 years, there was a consistent decline in the number of residential lots created in agricultural land.

Total New Lots Created For A Residential Use In An Agricultural Area:

575 new lots created between 1990 and 2000

- Surplus residential = 84
- Retirement Lot = 236
- Farm Help Lots = 78
- Rural Residential = 124
 - Infilling = 53

There were very few severances which created lots for another use during the 1990s in Prescott and Russell. Six of the eight lots that were created were granted in 1990 and 1991. No other development occurred until 2000 where two bush lots were created.

Total New Lots Created For Another Use In An Agricultural Area:

8 new lots created between 1990 and 2000

- Agricultural commercial = 4
- Agricultural industrial = 0
 - Institutional = 0
- Recreation/natural env. = 0
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 4

According to the 1996 agricultural census, Prescott and Russell has 288,900 acres of agricultural land. During the 1990s, there were 2.20 lots created per 1000 acres of agricultural land. This means there were slightly more than 2 lots created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the County.

The United Counties of Prescott & Russell have an official plan. The plan was adopted in 1999.

The following severances are currently permitted in Prescott & Russell's agricultural land:

- A maximum of one lot for each farmer who is retiring.
- For a dwelling made surplus through farm consolidation.
- Boundary adjustments between farms.
- Creating a new farm parcel.
- For creating a new holding for a farm related commercial or industrial operation.
- Infilling lot created between two existing non-farm residences.

Refer to appendix for details on rural development trends during the 1990s in this County

Renfrew County

Total Farm Sales (2001): \$66,680,000

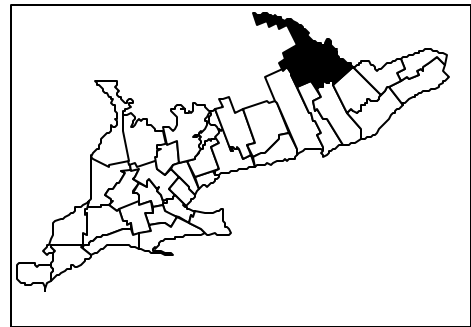
Total Arable Acres (2001): 402,978 acres

Data Collected: 1990-2000

Source of Data: Municipal database

Data Verified: Yes

**Most of the lots that have been created
occurred in class 4-7 soils**



Trends in Rural Development:

During the 1990s there were 3385 severance applications made in Renfrew County. Of those applications, 563 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created in agricultural land during the decade. The proportion of new lots created in agricultural land compared to total applications received has remained fairly constant over the decade. In 1990, 15% of the lots created in Renfrew County created a new lot in agricultural land, and in 2000, 12% of the total severance applications resulted in the creation of a new lot in agricultural land.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	514	392	392	473	332	350	190	188	192	172	190	3385
New Lots Created in Agricultural Land	79	86	66	86	52	86	33	32	16	25	22	563
% of Total Applications	15%	22%	17%	18%	16%	19%	17%	17%	8%	15%	12%	17%

Over the decade there were 180 new farm lots created as a result of a separation of an existing agricultural parcel. There was a significant decline in the number of new farm lots created per year over the decade. In 1990 there were 32 new lots created, whereas in 2000 there were only 3 lots created. Compared to other counties in Eastern Ontario, Renfrew County has a much higher number lots created as a result of a farm split.

Total New Lots Created For A Farm Due To A Farm Split:

180 new lots created between 1990 and 2000

During the 1990s, there were 157 new residential lots created in agricultural land. Compared to other counties in Eastern Ontario, Renfrew County has the fewest number of residential lots.

<p>Total New Lots Created For A Residential Use In An Agricultural Area:</p> <p>157 new lots created between 1990 and 2000</p> <ul style="list-style-type: none"> ▪ Seasonal residential = 16 ▪ Rural Residential = 141

There were a large number of new lots created for another use in Renfrew County (226). Due to the physical and vegetative landscape of Renfrew County there are large areas of the County covered in bush. During the 1990s, 219 lots were created which separated a vacant or bush lot from an agricultural parcel. Other lots were created for agricultural commercial (4) and recreational commercial (3) purposes.

<p>Total New Lots Created For Another Use In An Agricultural Area:</p> <p>226 new lots created between 1990 and 2000</p> <ul style="list-style-type: none"> ▪ Agricultural commercial = 4 ▪ Agricultural industrial = 0 <ul style="list-style-type: none"> ▪ Institutional = 0 ▪ Recreation/natural env. = 0 <ul style="list-style-type: none"> ▪ Agricultural to utility = 0 ▪ Agricultural to tourist recreation/commercial = 3 <ul style="list-style-type: none"> ▪ Agricultural to vacant/bush/timber = 219

According to the 1996 agricultural census, the Renfrew County has 412,558 acres of agricultural land. During the 1990s, there were 1.36 lots created per 1000 acres of agricultural land. This means there were slightly more than 1 lot created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the County.

Renfrew County has an official plan.

Severances may be permitted in Renfrew County for the following reasons:

- Agricultural commercial and industrial uses
- Permission may be granted to create a lot on a holding for a retirement home
- Creation of new agricultural parcels
- A surplus dwelling
- Residential infilling

Refer to appendix for details on rural development trends during the 1990s in this County

Stormont, Dundas & Glengarry County

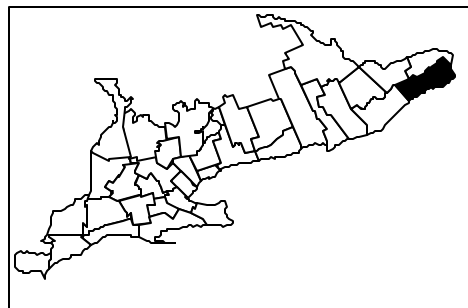
Total Farm Sales (2001): \$252,047,000

Total Arable Acres (2001): 496,498 acres

Data Collected: 1990-2000 (data collected for odd years and extrapolated for even years)

Source of Data: Individual files

Data Verified: Yes



Trends in Rural Development:

During the 1990s there were 3726 severance applications made in Stormont, Dundas and Glengarry Counties. Of those applications, 1072 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created in agricultural land during the decade. The proportion of new lots created in agricultural land compared to total applications received has remained fairly constant over the decade.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	531	450	457	406	425	292	275	258	204	223	195	3726
New Lots Created in Agricultural Land	154	132	135	102	123	77	80	79	59	74	57	1072
% of Total Applications	29%	29%	29%	25%	29%	26%	29%	31%	29%	33%	29%	29%

Over the decade there were 127 new farm lots created as a result of a separation of an existing agricultural parcel. There was a significant decline in the number of new farm lots created per year over the decade. In 1990 there were 17 new lots created, whereas in 2000 there were 7 lots created.

Total New Lots Created For A Farm Due To A Farm Split:

127 new lots created between 1990 and 2000

Between 1990 and 2000, there were 874 residential lots created in agricultural land. Like the majority of counties in Ontario, this is the most common type of lot created in agricultural land. 438 of the 874 residential lots were created for the purpose of creating a rural residential lot. There were also a large number of residential lots created for a retiring farmer (307). There were

also numerous lots created by severing surplus dwellings (87) and farm help lots (8). 8 recreational residential lots were also created during the decade.

Total New Lots Created For A Residential Use In An Agricultural Area:

874 new lots created between 1990 and 2000

- Surplus residential = 87
- Retirement Lot = 307
- Farm Help Lots = 34
- Rural Residential = 438
- Recreational Residential = 8

Between 1990 and 2000, 71 new lots were created for other purposes in agricultural land. 37 lots were created to permit a bush lot to be severed from an existing agricultural operation. A further, 28 lots were created for an agricultural commercial use. There were also a few lots created for an agricultural industrial use. Over the decade, there was a decline in the number of new lots that were created in agricultural land each year.

Total New Lots Created For Another Use In An Agricultural Area:

71 new lots created between 1990 and 2000

- Agricultural commercial = 28
 - Agricultural industrial = 4
 - Institutional = 0
 - Recreation/natural env. = 0
 - Agricultural to utility = 3
- Agricultural to other (bush lots, extractive) = 37

According to the 1996 agricultural census, Stormont, Dundas and Glengary has 477,522 acres of agricultural land. During the 1990s, there were 2.24 lots created per 1000 acres of agricultural land. This means there were slightly over 2 lots created in a typical concession block.

Current Severance Policies in Effect:

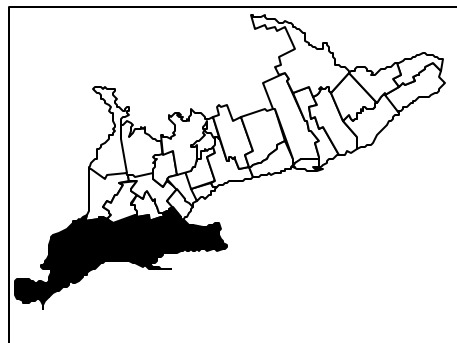
- Authority to grant severances is held at the County.
- Stormont, Dundas and Glengary County does not have a County official plan.
- Each municipality has its own policies directing the type of severances which are allowed in agricultural land.

Refer to appendix for details on rural development trends during the 1990s in this County

Section 7.3.

Southern Ontario

10 counties/regions make up Southern Ontario. This region of Ontario has the second highest acreage of agricultural land and the highest value of farm sales (2001) in the Province. This region has very high quality agricultural land, with much of the land being Class 1-4 agricultural land. The 2001 census counted 19,631 farms in Southern Ontario, down 12.5% from 1996 (Statistics Canada, 2001).



Southern Ontario accounts for one-third of Ontario's farms (Statistics Canada, 2001). The average farm size increased from 183 acres in 1996 to 203 acres in 2001, which is the lowest average in the province (Statistics Canada, 2001). Southern Ontario accounts for 99% of the tobacco farms in the province, 74% of the oilseed farms, 67% of fruit farms, 58% of grain corn farms, and 53% of vegetable farms (Statistics Canada, 2001). 98% of the province's grapes are also grown in Southern Ontario (Statistics Canada, 2001).

	Total Severance Applications (90-00)	Total New Lots Created in Ag Land (90-00)	% of Total	New Farm Parcels	Residential Use	Other Use	Total Farm Sales (2001) \$'000	Total Acreage (2001)
Brant**	**	**	**	**	**	**	144,282	158,693
Chatham-Kent	1720	751	44%	169	575	7	439,758	552,402
Elgin	1915	223	12%	0	223	0	262,605	382,786
Essex	4364	1464	34%	168	1284	12	470,769	334,122
Haldimand-Norfolk	3982	816	20%	0	816	0	541,431	515,099
Hamilton	1827	460	25%	45	395	19	222,342	138,879
Lambton	1572	465	29%	120	322	23	321,690	604,555
Middlesex	625	137	22%	54	83	0	494,456	620,321
Niagara	5485	939	17%	72	833	34	511,395	232,817
Oxford	1684	178	11%	62	104	12	556,130	445,458
Southern Total	23174	5433	27%	690	4635	107	3,964,860	3,985,132

**Note: Brant County is included in the study area for this research project. Unfortunately no accurate data could be obtained from Brant County regarding their severance activity during the 1990s. According to the records manager, Brant County filed severances in a property file system. These files are no longer available and there is no way to get hold of comprehensive severance files for the study period. As an alternative the researcher went through zoning by-

laws to try to find rezonings that involved agricultural land. Due to the fact that it is difficult to know how accurate this method is and because it uses a different methodology than all the other counties/regions in the study, it was decided to not include this data for Brant County.

Key Observations regarding Trends in Severance Activity in Southern Ontario

Severance Activity:

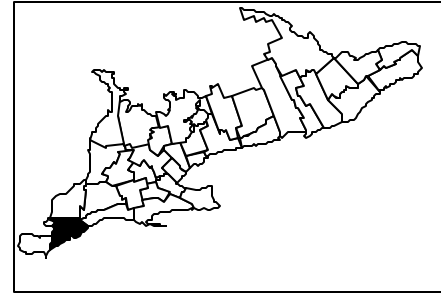
- Compared to the other regions of the province, Southern Ontario had the highest number of new lots created in land designated as agricultural.
- The majority of the new lots created in Southern Ontario were for a residential use (4635). Of these lots, 40% were non-farm rural residential lots and 60% were farm-related residential lots. Southern Ontario is the only region in the Province where there were more residential lots created as a result of farm-related residential severances than non-farm residential severances.
- Essex County and Niagara Region had the highest numbers of new lots created in agricultural land.
- Oxford County had the fewest number of new lots created in Southern Ontario.

Current Severance Policies (2001):

- The majority of counties/regions in Southern Ontario allow all severances permitted by the Provincial Policy Statement.
- Two Counties/Regions permit only one lot to be severed off an original farm for a farm-related purpose (City of Hamilton and Haldimand-Norfolk Counties).
- Oxford County has a unique process in which there is a four step process for assessing whether a non-farm rural residential use may be permitted in agricultural land.
- All counties/regions in Southern Ontario permit surplus dwelling severances.
- All counties but 1 permit retirement lots (Middlesex does not permit retirement lots).
- Only 4 counties in Southern Ontario permit severances for commercial and industrial uses related to agriculture in their agricultural designation (Middlesex, Chatham-Kent, Essex and Lambton Counties).
- Many counties/regions in Southern Ontario approved their current official plan in the later half of the 1990s.
- There is only 1 county in Southern Ontario without a County Official Plan (Elgin County).

Chatham-Kent

Total Farm Sales (2001): \$439,758,000
Total Arable Acres (2001): 552,402 acres
Data Collected: 1990-2000
Source of Data: Municipal database
Data Verified: Yes



Trends in Rural Development:

During the 1990s there were 1720 severance applications made in Chatham-Kent. Of those applications, 751 created a new lot in agricultural land. Unlike most of the counties/regions in the study, who experienced a gradual decrease in both total severance applications and lots in agricultural land, Chatham-Kent experienced considerable fluctuation with two peaks in number of applications and lots occurring in 1993 and 1997.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	186	103	182	194	185	184	139	200	150	119	78	1720
New Lots Created in Agricultural Land	55	34	66	103	96	73	79	110	57	54	24	751
% of Total Applications	30%	33%	36%	53%	52%	40%	57%	55%	38%	45%	31%	44%

Over the decade there were 169 new farm lots created as a result of a separation of an existing agricultural parcel. There was some fluctuation in the number of new farm lots created per year over the decade, with no clear trend.

Total New Lots Created For A Farm Due To A Farm Split:

169 new lots created between 1990 and 2000

Between 1990 and 2000, there were 575 residential lots created in agricultural land. The most common type residential lot created in Chatham-Kent was created through the severance of surplus dwellings (390). Chatham-Kent approved considerably more surplus dwellings than most other counties/regions in the study. This suggests that there are a lot of farmers buying and consolidating farms resulting in a dwelling surplus to their needs. There were also large numbers of lots that were created for retiring farmers (122). A number of lots were created as farm help lots (31). Compared to the number of surplus dwellings and retirement lots, there were few

residential severances which resulted in rural residential lots (24), non-farm rural residential lots created for family members (8) and estate residential (3) and infilling(2).

Total New Lots Created For A Residential Use In An Agricultural Area:

575 new lots created between 1990 and 2000

- Surplus residential = 390
- Retirement Lot = 122
- Farm Help Lots = 31
- Rural Residential = 24
 - Infilling = 2
- Estate Residential = 3
- Rural Residential lots for family = 8

There were few lots created for another use in Chatham-Kent during the 1990s. The majority of lots created in this category severed agricultural land for the purpose of creating an institutional use (4). There was only 1 lot created for an agricultural commercial use and only 1 created for an agricultural industrial lot.

Total New Lots Created For Another Use In An Agricultural Area:

7 new lots created between 1990 and 2000

- Agricultural commercial = 1
- Agricultural industrial = 1
 - Institutional = 4
- Recreation/natural env. = 1
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 agricultural census, Chatham-Kent has 584,765 acres of agricultural land. During the 1990s, there were 1.28 lots created per 1000 acres of agricultural land. This means there was just over 1 lot created in a typical concession block.

Current Severance Policies in Effect:

- Chatham-Kent is a single tier municipality. Authority to grant severances is held by the Municipality.
- Chatham-Kent does not currently have an official plan (in the process of developing a plan). In 2002, Chatham-Kent passed an official plan amendment which deleted the existing agricultural consent policies found in the lower tier municipalities and replaced them with a common set of policies (OPA. 100). Prior to the amendment, each municipality had its own policies directing the type of severances which are allowed in agricultural land

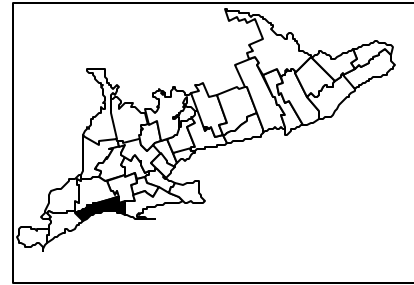
The following severances are currently permitted under OPA 100 in Chatham-Kent's agricultural land:

- Consent to sever a lot for agricultural use where the minimum area of the severed and retained are 50 acres (20 hectares)
- Consent to sever a dwelling surplus to the need of a farm operation.
- Where two or more existing farm residences found on the same lot was constructed prior to 1978 and is now surplus to the farm operation.
- Consent to sever a lot for a retiring farmer.
- For farm-related commercial and industrial uses.
- Enlargement of an existing lot.
- For minor boundary adjustments.

Refer to appendix for details on rural development trends during the 1990s in this County

Elgin County

Total Farm Sales (2001): \$262,605,000
Total Arable Acres (2001): 382,786 acres
Data Collected: 1990-2000
Source of Data: Municipal annual summaries
Data Verified: Yes



Trends in Rural Development:

Between 1990 and 2000 there were 1915 severance applications made in Elgin County. Of those applications, 223 created a new lot in agricultural land. Unlike most of the counties/regions in the study, who experienced a gradual decrease in both total severance applications and lots in agricultural land, Elgin County experienced considerable fluctuation with no clear trend during the 1990s.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	296	208	183	188	208	188	146	102	142	124	130	1915
New Lots Created in Agricultural Land	28	22	18	22	15	21	26	14	14	15	28	223
% of Total Applications	9%	11%	10%	12%	7%	11%	18%	14%	10%	12%	22%	12%

Over the decade there were 0* new farm lots created as a result of a separation of an existing agricultural parcel. *It is unlikely that no new farm lots were created in the decade, but the data that was supplied from the land division committee did not identify any farm splits that took place during the study period in Elgin County.

Total New Lots Created For A Farm Due To A Farm Split:

0* new lots created between 1990 and 2000

The lots that were created in agricultural land in Elgin County were all created for a residential use. Between 1990 and 2000 there were 223 new lots created for a residential use. 119 of these lots were created by severing a surplus dwelling and the remaining 104 lots were created by severing a lot for a retiring farmer.

Total New Lots Created For A Residential Use In An Agricultural Area:**223 new lots created between 1990 and 2000**

- Surplus residential = 119
- Retirement Lot = 104

During the 1990s there were 0* new lots created for another purpose in agricultural land. *It is unlikely that no new lots were created for other uses in the decade, but the data that was supplied from the land division committee did not identify any severances that occurred for another use that took place during the study period in Elgin County.

Total New Lots Created For Another Use In An Agricultural Area:**0 new lots created between 1990 and 2000**

- Agricultural commercial = 0
- Agricultural industrial = 0
 - Institutional = 0
- Recreation/natural env. = 0
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 agricultural census, Elgin County has 400,584 acres of agricultural land. During the 1990s, there were 0.56 lots created per 1000 acres of agricultural land. This means there was half a lot created in a typical concession block.

Current Severance Policies in Effect:

- Authority to grant severances is held at the County.
- Elgin County does not have a County official plan.
- Each municipality has its own policies directing the type of severances which are allowed in agricultural land.

Refer to appendix for details on rural development trends during the 1990s in this County

Essex County

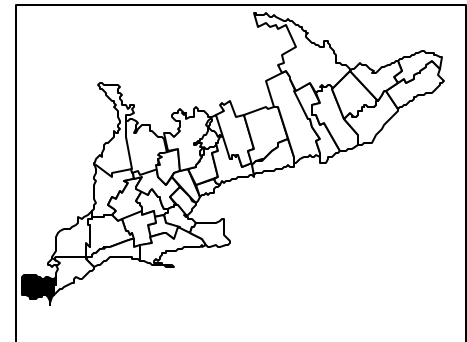
Total Farm Sales: \$470,769,000

Total Arable Acres: 334,122 acres

Data Collected: 1990-2000

Source of Data: Individual files (gathered by Claire Weir, University of Guelph and Lynn Marchant, Ridgetown College)

Data Verified: Yes



Trends in Rural Development:

Between 1990 and 2000 there were 4355 severance applications made in Essex County. Of those applications, 1464 created a new lot in agricultural land. Essex County experienced some fluctuation in both the total severance applications and lots created in agricultural land, with an somewhat of an increase in both over the decade.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance* Applications	276	277	302	269	352	555	306	516	509	618	375	4355
New Lots Created in Agricultural Land	116	130	129	116	135	134	163	179	171	109	82	1464
% of Total Applications	42%	47%	43%	38%	24%	53%	35%	34%	18%	18%	22%	34%

* missing totals for Town of Techumseth for 1990-2000

Over the decade there were 127 new farm lots created as a result of a separation of an existing agricultural parcel. There was an overall decline in the number of new farm lots created over the decade. The highest numbers of farm splits per year were created in 1996 (22 lots created) and 1997 (32 lots created). Since 1997 there has been a steady decrease in farm splits created per year.

Total New Lots Created For A Farm Due To A Farm Split:

168 new lots created between 1990 and 2000

The vast majority of the lots that were created in agricultural land in Essex County were for a residential use. A little under half (583) of the residential lots that were created in Essex were for retiring farmers. While there has been some fluctuation in the number of retirement lots created each year, the number created per year has remained fairly steady (35 created in 1990, 55 created in 1995, and 41 created in 2000). There have also been a large number (313) of lots created by severing a rural residential lot in agricultural land. During the 1990s the number of

rural residential lots that were created per year have gradually decreased (36 lots in 1990, 29 lots in 1995 and 7 lots in 2000). The other type of severance, which created 299 additional residential lots during the 1990s, was through the severance of surplus dwellings. Similar retirement lots, the number of surplus dwelling lots created each year remained fairly steady over the decade (20 in 1990, 26 in 1995 and 20 in 2000).

Total New Lots Created For A Residential Use In An Agricultural Area:

1284 new lots created between 1990 and 2000

- Surplus residential = 299
- Retirement Lot = 583
- Farm Help Lots = 36
- Estate Residential = 3
- Rural Residential = 313

During the decade, 11 new lots were created for another use in an agricultural area of Essex County. Eight of these lots were to permit the establishment of an agricultural commercial operation. Of the other lots, two were created to allow an institutional use in agricultural land and one was created to allow an agricultural industrial use.

Total New Lots Created For Another Use In An Agricultural Area:

11 new lots created between 1990 and 2000

- Agricultural commercial = 8
- Agricultural industrial = 1
 - Institutional = 2
- Recreation/natural env. = 0
- Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 agricultural census, Essex County has 351,414 acres of agricultural land. During the 1990s, there were 4.17 lots created per 1000 acres of agricultural land. This means there were just over 4 lots created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held by the lower tier municipalities in Essex County.

The County adopted its first County Official Plan in 2002. Prior to 2002, each municipality had its own policies directing the type of severances which were allowed in agricultural land.

The new County official plan permits severances to be granted for:

- New lots for agricultural uses
- New lots for agriculture-related uses.
- Farm retirement lot, surplus dwelling and infilling
- Limited non-residential uses may be permitted in prime agricultural areas

Refer to appendix for details on rural development trends during the 1990s in this County

Former Region of Haldimand-Norfolk

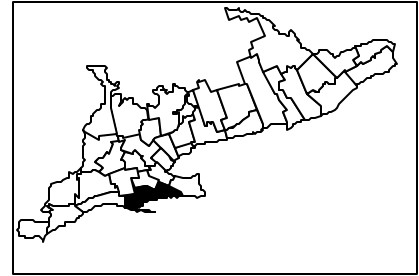
Total Farm Sales (2001): \$541,431,000

Total Arable Acres (2001): 515,099

Data Collected: 1990-2000

Source of Data: Municipal database

Data Verified: Yes



Trends in Rural Development:

During the 1990s there were 3982 severance applications made in the Region of Haldimand-Norfolk. Of those applications, 816 created a new lot in agricultural land. There has been a significant decrease in the number of lots created in agricultural land during the decade. While there has been an overall decline in the number of lots created, there has been some fluctuation in the number of lots created each year.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	866	497	355	269	387	352	235	246	245	228	302	3982
New Lots Created in Agricultural Land	248	94	57	58	134	76	20	33	30	33	33	816
% of Total Applications	29%	19%	16%	22%	35%	22%	9%	13%	12%	14%	11%	20%

All the non-farm lots that were created during the period 1990 to 2000 in the Region were residential lots. 816 new lots were created as a result of severing one-lot off the farm or infilling lots. There was a dramatic decrease in the number of lots created during the decade, with 248 lots created in 1990 and only 33 created in 2000. There was some fluctuation during the period. There was a dramatic increase in the number of applications between 1993 and 1994 (58 lots created in 1993 and 134 lots in 1994). There was a significant drop in applications in 1995 and again in 1996.

Total New Lots Created For A Residential Use In An Agricultural Area:

816 new lots created between 1990 and 2000

- One Lot Off the Farm and Infilling = 816

According to the 1996 agricultural census, the former Region of Haldimand-Norfolk has 530,464 acres of agricultural land. During the 1990s, there were 1.54 lots created per 1000 acres of agricultural land. This means there was over 1 lot created in a typical concession block.

Current Severance Policies in Effect:

- The Region of Haldimand-Norfolk separated on January 1, 2001 to become the new Counties of Norfolk and Haldimand.
- Authority to grant severances was held at the Region between 1990 and 2000. Currently the authority to grant severances is held at the County level.
- The two counties are still governed by the Regional Official plan until such time as new official plans are completed for the separate Counties.

- The policies within the Regional Official Plan allow one lot to be severed off an original farm parcel. Once a lot has been severed off a farm property, it is put into an agricultural reserve (an area recognized by the planning department where no more severances will be allowed) preventing any more lots from being severed. This policy is deemed to comply with the provincial policy statement.

Refer to appendix for details on rural development trends during the 1990s in this Region

City of Hamilton

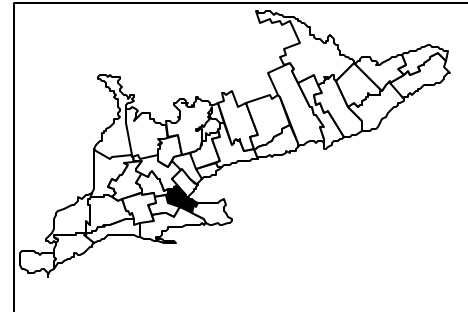
Total Farm Sales (2001): \$222,342,000

Total Arable Acres (2001): 138,879

Data Collected: 1990-2000 (data extrapolated for 1990, 1992, 1994 and 2000)

Source of Data: Individual Files

Data Verified: Yes



Trends in Rural Development:

During the 1990s there were 1827 severance applications made in the City of Hamilton. Of those applications, 460 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created in agricultural land during the decade. While there has been an overall decline in applications and lots created, the proportion of new lots created in agricultural land compared to total applications received has remained fairly constant over the decade.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	350	162	153	131	164	163	145	161	158	129	111	1827
New Lots Created in Agricultural Land	88	52	38	41	41	31	34	41	39	27	28	460
% of Total Applications	25%	32%	25%	31%	25%	19%	23%	25%	25%	21%	25%	25%

Over the decade there were 45 new farm lots created as a result of a separation of an existing agricultural parcel. There was a decline in the number of new farm lots created per year over the decade. In 1990 there were 8 new lots created, whereas in 2000 there were 3 lots created.

Total New Lots Created For A Farm Due To A Farm Split:

45 new lots created between 1990 and 2000

There were 395 new residential lots created in the City of Hamilton during the 1990s. These residential lots were created through the severance of a lot to a retiring farmer (181) or through granting a severance for a rural residential use (192). There has been a substantial decrease in the number of retirement lots created in 1999 and 2000 compared to the rest of the decade. There has also been some decline in the number of lots created as rural residences since the early

1990s, with the number of rural residential lots created during the late 1990s being fairly steady at about 13 per year.

Total New Lots Created For A Residential Use In An Agricultural Area:

395 new lots created between 1990 and 2000

- Surplus residential = 9
- Retirement Lot = 181
- Farm Help Lots = 14
- Rural Residential = 192

Between 1990 and 2000 there has been 19 lots created for another use in agricultural land. Nine of these lots were created for institutional uses in an agricultural area. Another eight were created for an agricultural commercial use. The number of lots created each year for another use in agricultural land has remained fairly steady over the decade.

Total New Lots Created For Another Use In An Agricultural Area:

19 new lots created between 1990 and 2000

- Agricultural commercial = 8
- Agricultural industrial = 1
 - Institutional = 9
- Recreation/natural env. = 1
- Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 agricultural census, the City of Hamilton has 147,980 acres of agricultural land. During the 1990s, there were 3.11 lots created per 1000 acres of agricultural land. This means there were just over 3 lots created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the City of Hamilton.

The City has an official plan. The City adopted the former Hamilton-Wentworth Official Plan. This official plan was approved in 1995.

The following severances are currently permitted in City of Hamilton's agricultural land:

- Consider only one consent for farm related residential purposes from a farm operation where:
 - The applicant has owned, resided on and actively farmed the property as a primary business activity for the last 10 years.
 - No consent for farm related residential purposes has been granted from the property since 1980.
 - The remaining property is a viable farm operation and not less than 18 hectares (45 acres).
 - The application complies with other applicable policies in this Plan and the Area Municipal Official Plan.

Refer to appendix for details on rural development trends during the 1990s in this City

Lambton County

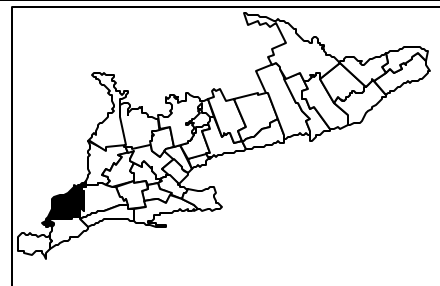
Total Farm Sales (2001): \$321,690,000

Total Arable Acres (2001): 604,555

Data Collected: 1990-2000

Source of Data: Individual Files

Data Verified: Yes



Trends in Rural Development:

Between 1990 and 2000 there were 1572 severance applications made in Lambton County. Of those applications, 465 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created each year in agricultural land during the decade. While there has been an overall decline in applications and lots created, the proportion of new lots created in agricultural land compared to total applications received has fluctuated during the decade.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	210	147	167	214	148	130	159	114	94	94	95	1572
New Lots Created in Agricultural Land	88	50	41	42	48	39	33	40	28	34	22	465
% of Total Applications	42%	34%	25%	20%	32%	30%	21%	35%	30%	36%	23%	30%

Over the decade there were 120 new farm lots created as a result of a separation of an existing agricultural parcel. There was a decline in the number of new farm lots created per year over the decade. In 1990 there were 19 new lots created, whereas in 2000 there were 6 lots created.

Total New Lots Created For A Farm Due To A Farm Split:

120 new lots created between 1990 and 2000

During the 1990s, 322 lots were created, introducing a new residential use into the agricultural land of Lambton County. Severing a surplus dwelling from a farm operation created 116 residential lots in the County's agricultural land. There were 96 lots that were created by severing a residential lot to a retiring farmer. 66 lots were severed for the purpose of creating rural residential lots (some of which may have been sold to family members of a farmer). A significant number of farm help lots (44) were also severed during the decade, with 4 lots being

created after 1997. Over the decade there was a decrease in the number of residential lots approved each year in the agricultural designation.

Total New Lots Created For A Residential Use In An Agricultural Area:

322 new lots created between 1990 and 2000

- Surplus residential = 116
 - Retirement Lot = 96
 - Farm Help Lots = 44
 - Rural Residential = 66

Between 1990 and 2000 there has been 23 lots created for another use in agricultural land. Nine of these lots were created for an agricultural commercial use in an agricultural area. 3 were created for an agricultural industrial use. Another two lots were created for an institutional use. The number of lots created each year for another use in agricultural land has remained fairly steady over the decade.

Total New Lots Created For Another Use In An Agricultural Area:

23 new lots created between 1990 and 2000

- Agricultural commercial = 9
 - Agricultural industrial = 3
 - Institutional = 2
 - Recreation/natural env. = 0
 - Agricultural to utility = 6
- Agricultural to other (bush lots, extractive) = 3

According to the 1996 agricultural census, Lambton County has 596,270 acres of agricultural land. During the 1990s, there were 0.78 lots created per 1000 acres of agricultural land. This means there was just under 1 lot created in a typical concession block.

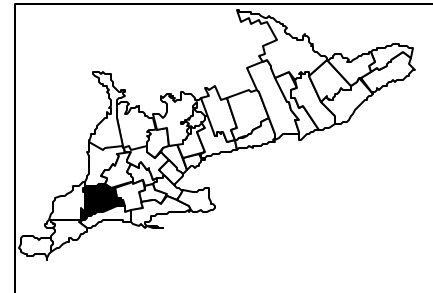
Current Severance Policies in Effect:

- Authority to grant severances is held at the County.
- Lambton County has a County official plan.
- Each municipality has its own policies directing the type of severances which are allowed in agricultural land.
- It is noted that Lambton Shores did not have any severances in 1990 which involved agricultural land.

Refer to appendix for details on rural development trends during the 1990s in this County

Middlesex County

Total Farm Sales (2001): \$494,456,000
Total Arable Acres (2001): 620,321 acres
Data Collected: 1996-2000 (only data recorded and available from County level)
Source of Data: Municipal database
Data Verified: Yes



Trends in Rural Development:

Between 1996 and 2000 there were 625 severance applications made in Middlesex County. Of those applications, 137 created a new lot in agricultural land. Both the number of applications received and the number of lots created each year in agricultural land have fluctuated during the period.

	*1990	*1991	*1992	*1993	*1994	*1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications							92	186	124	107	116	625
New Lots Created in Agricultural Land							14	48	31	21	23	137
% of Total Applications							15%	26%	25%	20%	20%	22%

*Data was not collected for the period 1990-1995, because information is stored at the lower tier municipalities. The collection of this information was limited due to time and resources and recent amalgamations.

There were 54 new farm lots created between 1996 and 2000 as a result of a separation of an existing agricultural parcel. The number of new farm lots created per year remained fairly steady between 1996 and 2000. In 1996 there were 9 new lots created, whereas in 2000 there were 8 lots created.

Total New Lots Created For A Farm Due To A Farm Split:

54 new lots created between 1996 and 2000

During the 5 years, there were 83 residential lots created in Middlesex County. The largest number of residential severances created rural residential lots (31). There were also a significant number of surplus dwelling lots (22) and retirement lots (11) created over the same period. A number of lots were created for estate lots and infilling lots. Only 1 lot was created as a farm

help lot in 1997. For the most part there has been a gradual decline in the number of residential lots created over the 5 years.

Total New Lots Created For A Residential Use In An Agricultural Area:

83 new lots created between 1996 and 2000

- Surplus residential = 22
- Retirement Lot = 11
- Farm Help Lots = 1
 - Estate Lots = 7
 - Infilling = 11
- Rural Residential = 31

During the period 1996 to 2000, there were no lots created for another use in Middlesex County.

Total New Lots Created For Another Use In An Agricultural Area:

0 new lots created between 1996 and 2000

- Agricultural commercial = 0
- Agricultural industrial = 0
 - Institutional = 0
- Recreation/natural env. = 0
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 agricultural census, Middlesex County has 641,403 acres of agricultural land. During the period 1996-2000, there were 0.21 lots created per 1000 acres of agricultural land. This means there was about 1/5th of a lot created in a typical concession block. *Because this measure is only based on the number of severances between 1996 and 2000 it would be a higher value for the complete decade. (Projected value is 0.46 new lots per 1000 acres for the entire decade – refer to table 8.1 for explanation).

Current Severance Policies in Effect:

Authority to grant severances is held at the lower tier in Middlesex County.

The county has an official plan. The current official plan was approved in 1999.

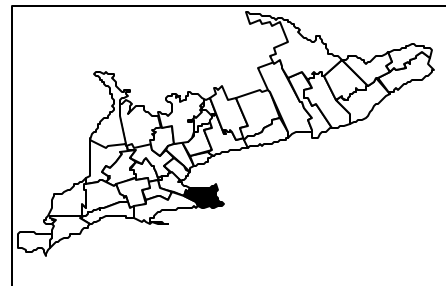
The following severances are currently permitted in Middlesex County's agricultural land:

- Consent to sever surplus dwellings shall be permitted.
- Minor boundary adjustments shall be permitted.
- Consents for new farm lots shall generally not be considered where the result is the creation of a farm lot less than about 40 hectares.
- Consents for agriculture-related commercial and industrial uses shall be permitted.
- Consents for residential infilling will be permitted
- The creation of a lot for farm retirement purposes shall not be supported.

Refer to appendix for details on rural development trends during the 1990s in this County

Niagara Region

Total Farm Sales (2001): \$511,395,000
Total Arable Acres (2001): 232,817 acres
Data Collected: 1990-2000
Source of Data: Municipal database
Data Verified: Yes



Trends in Rural Development:

Between 1990 and 2000 there were 5485 severance applications made in Niagara Region. Of those applications, 939 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created each year in agricultural land during the decade. While there has been an overall decline in applications and lots created, the proportion of new lots created in agricultural land compared to total applications received has remained fairly steady over the decade.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	794	525	478	490	577	432	352	475	444	455	463	5485
New Lots Created in Agricultural Land	134	96	85	95	115	64	44	80	82	67	77	939
% of Total Applications	17%	18%	18%	19%	20%	15%	13%	17%	18%	15%	17%	17%

Over the decade there were 72 new farm lots created as a result of a separation of an existing agricultural parcel. The number of new farm lots created per year remained fairly steady between 1990 and 2000. In 1990 there were 8 new lots created, whereas in 2000 there were 9 lots created.

Total New Lots Created For A Farm Due To A Farm Split:

72 new lots created between 1990 and 2000

During the 1990s, 833 lots were created which introduced a new residential use into the agricultural land of Niagara Region. Allowing a farmer to sever a retirement lot created 414 residential lots in the Region. Severing a surplus dwelling from a farm operation created another 162 residential lots during the decade. The third largest reason creating a residential use in the

Region was the creation of 232 rural residential lots. Over the decade there was a general decrease in the number of residential lots approved each year in the agricultural designation.

Total New Lots Created For A Residential Use In An Agricultural Area:

833 new lots created between 1990 and 2000

- Surplus residential = 162
- Retirement Lot = 414
- Rural Residential = 232
 - Infilling = 25

Between 1990 and 2000 there has been 34 lots created for another use in agricultural land. 19 of these lots were created for an agricultural commercial use in an agricultural area. 12 were created for an agricultural industrial use, and 3 were created for an institutional use. The number of lots created each year for another use in agricultural land has remained fairly steady over the decade. The large number of lots created for agricultural commercial and industrial use is a signifier of the fact that Niagara has a very active agricultural industry.

Total New Lots Created For Another Use In An Agricultural Area:

34 new lots created between 1990 and 2000

- Agricultural commercial = 19
- Agricultural industrial = 12
 - Institutional = 3
- Recreation/natural env. = 0
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 0

It is important to recognize the fact that the agricultural land in combination with the climate in Niagara Region creates the opportunity to grow a wide range of tender fruits and grow grapes. To acknowledge the precious agricultural resource that is available in Niagara Region, the Region has recognized three different classifications of agricultural land, which corresponds to the produce that can be grown there. The three categories of agricultural land recognized in the Niagara Region Official Plan include: Good General Agricultural Land; Good Tender Fruit Land and Good Grape Land. Of the 939 lots created in the Niagara Region: 554 of them were granted on land that is designated as Good General Agricultural land; 277 of them were granted on land that is designated as Good Tender Fruit land; and 118 were granted on land which is designated as Good Grape land.

According to the 1996 Agricultural Census, Niagara Region has 229,832 acres of agricultural land. During the 1990s, there were 4.09 lots created per 1000 acres of agricultural land. This means that during the 1990s there was just over 4 lots created in a typical concession block.

Current Severance Policies in Effect:

- Authority to grant consents in Niagara was held at the Region during the 1990s.
- The Region has an official plan. The plan was originally adopted in 1973 and has had numerous amendments since that time.

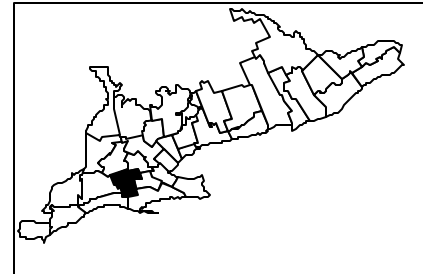
The following severances are currently permitted in Niagara Region's agricultural land:

- Land may be severed when it is being added to adjoining land on which there is an existing farm
- Land may be severed for minor boundary adjustments.
- Surplus dwellings may be severed.
- Retirement lots may be permitted for a retiring farmer
- Or as a substitute for a future farm retirement lot, a consent for a farm help lot for one member of a farmer's immediate family may be permitted.
- Land may be severed to create a farm parcel.

Refer to appendix for details on rural development trends during the 1990s in this Region

Oxford County

Total Farm Sales (2001): \$556,130,000
Total Arable Acres (2001): 445,458 acres
Data Collected: 1990-2000
Source of Data: Municipal Summary
Data Verified: Yes



Trends in Rural Development:

Between 1990 and 2000 there were 1684 severance applications made in Oxford County. Of those applications, 178 created a new lot in agricultural land. There has been a significant decrease in both the number of applications received and the number of lots created each year in agricultural land during the decade. While there has been an overall decline in applications and lots created, the proportion of new lots created in agricultural land compared to total applications received has fluctuated over the decade.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	249	155	140	165	187	140	165	132	111	112	128	1684
New Lots Created in Agricultural Land	19	14	25	10	18	9	5	16	23	19	20	178
% of Total Applications	8%	9%	18%	6%	10%	6%	3%	12%	21%	17%	16%	11%

Over the decade there were 62 new farm lots created as a result of a separation of an existing agricultural parcel. The number of new farm lots created per year fluctuated during the 1990s. In 1990 there were 11 new lots created and there was a steady decline in the number of lots until 1996 and 1997, when no lots were created. In 1998, 11 new farm lots were created again.

Total New Lots Created For A Farm Due To A Farm Split:

62 new lots created between 1990 and 2000

The majority of lots created in Oxford County during the 1990s were for a residential use. 104 new rural residential lots were created in the County during this period. The number of residential lots created each year was fairly steady over the period with 8 lots being created in 1990 and 9 lots being created in 2000.

Total New Lots Created For A Residential Use In An Agricultural Area:

104 new lots created between 1990 and 2000

- Rural Residential* = 104

*only use a residential category to classify type of severances

(municipal records do not break it down into more detail such as surplus dwelling lots, retirement lots, etc.)

Between 1990 and 2000 there were 12 lots created for another use in agricultural land. The other major uses, which created lots in Oxford County, included 5 lots created for an agricultural commercial use and 4 lots created for an agricultural industrial use. Over the decade the number of lots created per year for other uses remained fairly constant.

Total New Lots Created For Another Use In An Agricultural Area:

12 new lots created between 1990 and 2000

- Agricultural commercial = 5
- Agricultural industrial = 4
 - Institutional = 1
- Recreation/natural env. = 1
 - Agricultural to utility = 1
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 Agricultural Census, Oxford County has 440,913 acres of agricultural land. During the 1990s, there were 0.40 lots created per 1000 acres of agricultural land. This means that during the 1990s there was less than ½ lot created in a typical concession block.

Current Severance Policies in Effect:

The authority to grant severances is held by the County.

The county has an official plan which was approved in 1996.

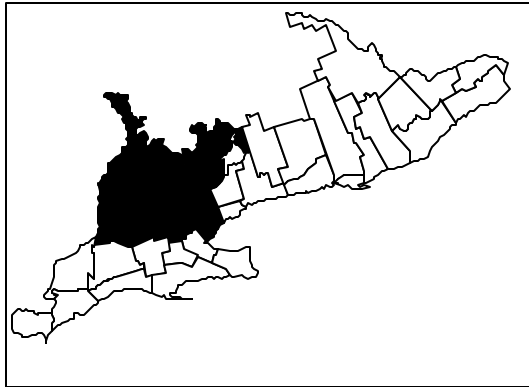
The following severances are currently permitted in Oxford County's agricultural land:

- Severances for farm consolidation purposes
- Severances for the creation of new farm parcels
- Severances for lot additions/boundary adjustments.
- Oxford has a four step decision making process to evaluate whether a non-farm rural residential uses may be permitted in agricultural land (and other designations). The proposal is assigned points related to land use capability for agriculture. Points are assigned for surrounding land uses and surrounding resource lands. Points are assigned based on access to roads. Additional points are assigned depending on the character of development (infilling, surplus farm dwelling, heritage). Proposals with less than 12 points shall be consistent with the goal and strategic approach for agriculture in the County.

Refer to appendix for details on rural development trends during the 1990s in this County

Section 7.4.

Western Ontario



10 counties/regions make up Western Ontario. This region has very high quality agricultural land, with much of the land being Class 1-4 agricultural land. The census counted 19,191 farms in Western Ontario in 2001, down 9.9% from 1996. Western Ontario accounts for just under one-third of the province's farm (Statistics Canada, 2001). Western

Ontario had the largest total farm area in the province, just over 4 million acres (Statistics Canada, 2001). This region of Ontario also has the second highest value of farm sales (2001) in the Province. The average farm size rose from 197 acres in 1996 to 212 acres in 2001 (Statistics Canada, 2001).

	Total Severance Applications (90-00)	Total New Lots Created in Ag Land (90-00)	% of Total Apps.	New Farm Parcels	Residential Use	Other Use	Total Farm Sales (2001) \$'000	Total Acreage (2001)
Bruce	1976	380	23%	131	196	53	309,996	611,461
Dufferin	722	369	51%	38	327	4	78,423	193,162
Grey (97-00)	521	99	19%	81	8	10	240,607	593,121
Halton	1106	60	5%	6	51	3	141,473	98,758
Huron	1021	373	38%	172	148	53	656,498	719,066
Peel	757	218	29%	32	185	1	116,537	104,433
Perth	659	185	26%	110	37	38	555,081	502,926
Simcoe (97-00)	2053	230	13%	35	187	8	293,933	540,870
Waterloo	2950	84	3%	25	53	6	379,602	225,800
Wellington	2728	566	21%	116	426	24	433,776	471,389
Western Total	14493	2564	23%	746	1618	200	3,205,926	4,060,986

Key Observations regarding Trends in Severance Activity in Western Ontario

Severance Activity:

- The majority of the new lots created in Western Ontario were for a residential use (1618). Of these lots, 64% were non-farm rural residential lots and 36% were farm-related residential lots.

- The two counties with the highest farm sales, Huron County and Perth County, also have the highest number of new agricultural parcels created.
- Huron County, Perth County and Grey County all experienced more development through the creation of new agricultural parcels, than through the creation of residential lots.
- Halton Region and Waterloo Region had very few new lots created in agricultural land. Both these areas are under considerable pressure from rapidly growing urban centres.
- Wellington, Perth, Huron and Bruce Counties have a very high number of new lots created for agricultural commercial and agricultural industrial uses compared to other counties in Western Ontario. Each county has a highly productive agricultural industry demonstrated by the value of farm sales (2001). An active agricultural industry relies on both commercial and industrial operations related to agriculture. This pattern suggests that where there is an active agricultural industry, it can be expected that there will be a higher number of agricultural-related severances.

Current Severance Policies (2001):

- Many of the counties/regions in Western Ontario have implemented policies in their official plans which go beyond the requirements of the Provincial Policy Statement (more restrictive).
- Only 2 counties/regions in Western Ontario currently allow severances for retirement lots (Halton Region and Simcoe County).
- All but 2 counties/regions in Western Ontario permit surplus dwelling severances (Halton Region and Perth County).
- Very few current official plans permit institutional severances in an agricultural designation.
- Many counties/regions in Western Ontario approved their current official plan in the later half of the 1990s.
- There is only 1 county in Western Ontario without a County Official Plan (Dufferin County).

Bruce County

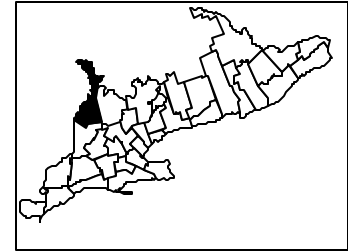
Total Farm Sales (2001): \$309,996,000

Total Arable Acres (2001): 611,461

Data Collected: 1990-2000

Source of Data: Individual Files

Data Verified: Yes



Trends in Rural Development:

During the 1990s 1976 severance applications were made in Bruce County. Of those 1976 applications, 380 new lots (or 23%) were created in land designated as agricultural. Over the decade there was a decrease in the number of both total severance applications made and lots created in agricultural land.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-1996
Total Severance Applications	350	360	268	198	143	145	129	115	107	70	91	1976
New Lots Created in Agricultural Land	48	41	31	46	36	31	40	31	35	25	16	380
% of Total Applications	14%	11%	12%	23%	25%	21%	31%	27%	33%	36%	18%	23%

Of those 380 lots, 131 lots were created through the division of an existing farm into two smaller farms (required to meet minimum lot size). During the decade there was a substantial decrease in the number of new farm lots created through the division of farm parcels. In 1990 there were 27 new farm lots created, whereas in 2000 there were only 3 created for the same purpose.

Total New Lots Created For A Farm Due To A Farm Split:

131 new lots created between 1990 and 2000

The largest number of lots created in Bruce County was for the purpose of creating a residential use. In Bruce County these lots were created because they were classified as being related to agriculture. The majority of residential lots resulted from farmers severing off houses from farms they had purchased which were surplus to their needs (136 lots). The number of surplus lots that were created each year remained fairly consistent throughout the decade. A severance to create a retirement lot for a farmer was the second most common type of lot which created a residential use in agricultural land. There were 60 retirement lots created between 1990 and

2000. 50 of these retirement lots were created prior to 1995. No retirement lots were created in 1999 or 2000.

<p>Total New Lots Created For A Residential Use In An Agricultural Area:</p> <p>196 new lots created between 1990 and 2000</p> <ul style="list-style-type: none"> ▪ Surplus residential = 136 ▪ Retirement Lot = 60 ▪ Farm Help Lots = 0

Bruce County had a relatively high number of lots that were created in agricultural land for other purposes during the 1990s. Twenty lots were created to allow agricultural commercial operations and a further 6 lots were created for agricultural industrial operations. The high numbers of these types of lots demonstrates the importance of the agricultural industry to the Bruce County economy.

<p>Total New Lots Created For Another Use In An Agricultural Area:</p> <p>53 new lots created between 1990 and 2000</p> <ul style="list-style-type: none"> ▪ Agricultural commercial = 20 ▪ Agricultural industrial = 6 <ul style="list-style-type: none"> ▪ Institutional = 9 ▪ Recreation/natural env. = 5 ▪ Agricultural to other (bush lots, extractive) = 2
--

According to the 1996 Agricultural Census, Bruce County has 627,799 acres of agricultural land. During the 1990s, there were 0.88 lots created per 1000 acres of agricultural land. This means that during the 1990s there was less than 1 lot created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held by the County

The current county official plan was adopted locally in 1997 and approved by the Minister of Municipal Affairs in 1998.

The following severances are currently permitted in Bruce County's agricultural land:

- Permit severances for agriculturally related commercial and industrial uses.
- Permit severance of surplus dwellings and buildings as a result of farm consolidation.
- An original township lot may not be divided into more than two parcels (including the retained portion)
- Severances may be permitted for lot enlargement purposes.

Refer to appendix for details on rural development trends during the 1990s in this County.

Dufferin County

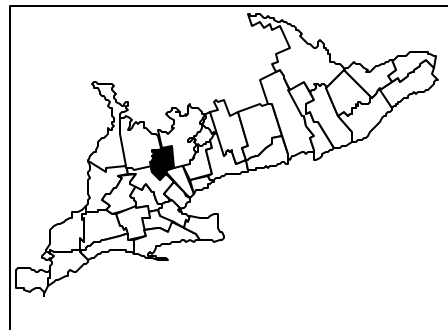
Total Farm Sales (2001): \$78,423,000

Total Arable Acres (2001): 193,162 acres

Data Collected: 1990-2000. No data for
East Luther-Grand Valley

Source of Data: Individual files and summaries from
lower tier municipalities

Data Verified: Yes



Trends in Rural Development:

During the 1990s, there were over 722 severance applications received by lower tier municipalities in Dufferin County. Of those total severance applications, 369 new lots were created in land designated as agricultural. There has been some decline in both the number of applications received and the number of new lots that were created in agricultural land.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications*	107	86	64	60	57	58	27	40	82	63	78	722
New Lots Created in Agricultural Land	73	51	40	30	32	30	15	25	28	16	29	369
% of Total Applications	68%	59%	63%	50%	56%	52%	56%	63%	34%	25%	37%	51%

*missing totals for Amaranth and East Garafraxa Townships. As a result the percentage of the total applications which created new lots in agricultural land is higher than it should be.

Between 1990 and 2000 there were 38 new agricultural parcels created in Dufferin County. With the exception of 1990, the number of new farm lots created each year was fairly steady.

Total New Lots Created For A Farm Due To A Farm Split:

38 new lots created between 1990 and 2000

The majority of lots created in Dufferin County during the period between 1990 and 2000 were residential uses. The largest number of lots were created for rural residential purposes (235). There was a significant decline in the number of rural residential lots created each year in the County. There were much fewer farm related severances created during the 1990s. Over the 11 years there were 75 new lots created for retiring farmers, 11 lots created as a result of surplus dwellings being severed, and only 6 farm help lots during the decade. All of the farm help lots created in Dufferin County were before 1997.

Total New Lots Created For A Residential Use In An Agricultural Area:**327 new lots created between 1990 and 2000**

- Surplus residential = 11
- Retirement Lot = 75
- Farm Help Lots = 6
- Rural Residential = 235

There were very few lots that were created for another use in agricultural land during the 1990s in Dufferin County. One of the four lots created was for an agricultural commercial use. Another lot created an institutional use in agricultural land. Two lots were created for recreational use in Dufferin County.

Total New Lots Created For Another Use In An Agricultural Area:

- **4 new lots created between 1990 and 2000**
 - Agricultural commercial = 1
 - Agricultural industrial = 0
 - Institutional = 1
 - Recreation/natural env. = 2
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 Agricultural Census, Dufferin County has 222,183 acres of agricultural land. During the 1990s, there were 1.66 lots created per 1000 acres of agricultural land. This means that during the 1990s there were almost two lots created in a typical concession block.

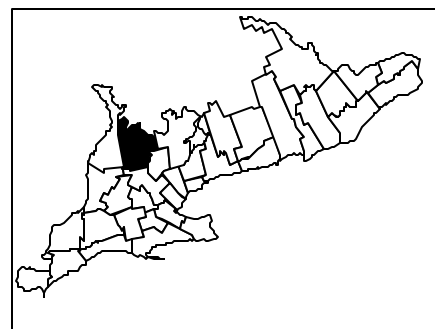
Current Severance Policies in Effect:

- The authority to grant severances is held by the lower tier municipalities in Dufferin County.
- There is no County official plan. Each lower tier municipality has its own official plan. There is no consistency in severance policy between lower tier municipalities.

Refer to appendix for details on rural development trends during the 1990s in this County

Grey County

Total Farm Sales (2001): \$240,607,000
Total Arable Acres (2001): 593,121 acres
Data Collected: 1997-2000 (*Grey County passed a new official plan in mid-1997. County staff feel that only severances taken place under the new official plan can be fairly evaluated against the province)
Source of Data: Individual Files
Data Verified: Yes



Trends in Rural Development:

Between 1997 and 2000, there were 521 severance applications received by Grey County. Of those total severance applications, 99 new lots were created in land designated as agricultural. The number of applications received each year in agricultural land fluctuated, while the number of lots created increased over the period.

	*1990	*1991	*1992	*1993	*1994	*1995	*1996	1997	1998	1999	2000	1990-2000
Total Severance Applications								45	189	159	173	521
New Lots Created in Agricultural Land								14	24	28	33	99
% of Total Applications								44%	37%	33%	20%	34%

*data was not collected for the years 1990 to 1996 because Grey County passed a new official plan in mid-1997. County staff feel that only severances taken place under the new official plan can be fairly evaluated against the rest of the province.

There were 81 new farm lots created between 1997 and 2000 as a result of a separation of an existing agricultural parcel. The number of new farm lots created per year increased each year over the period 1997 and 2000.

Total New Lots Created For A Farm Due To A Farm Split:

81 new lots created between 1997 and 2000

During the 4 years, there were 5 residential lots created in agricultural land in Grey County. There were 3 surplus dwelling lots and 5 retirement lots created over the same period. Grey is one of a few Counties where there were more agricultural lots created than residential lots during

the period 1997 to 2000. This means that there was more agricultural development than residential development during the period.

Total New Lots Created For A Residential Use In An Agricultural Area:

8 new lots created between 1997 and 2000

- Surplus residential = 3
- Retirement Lot = 5
- Farm Help Lots = 0

Between 1997 and 2000, 9 lots were created to allow other non-farm uses in Grey County's agricultural land. 4 lots were created for agricultural commercial operations and a further 2 lots were created for agricultural industrial operations. There were also 3 lots created for an institutional use in agricultural land during the 1990s. There were some fluctuations in the number of severances per year that were granted for other uses in Grey over the period.

Total New Lots Created For Another Use In An Agricultural Area:

10 new lots created between 1997 and 2000

- Agricultural commercial = 4
- Agricultural industrial = 2
 - Institutional = 3
- Recreation/natural env. = 2
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 Agricultural Census, Grey County has 627,799 acres of agricultural land. Between 1997 and 2000, there were 0.25 lots created per 1000 acres of agricultural land. This means there was less than a ¼ lot created in a typical concession block.*Because this measure is only based on the number of severances between 1997 and 2000 it would be a higher value for the complete decade. (Projected value is 0.44 new lots per 1000 acres for the entire decade – refer to table 8.1 for explanation).

Current Severance Policies in Effect:

Authority to grant severances is held at the county.
Grey has a county official plan. The current plan was approved in 1997.

The following severances are currently permitted in Grey County's agricultural land:

- The agricultural designation shall mean that the predominant use shall be for agriculture.
- A limited amount of non-farm land uses may be permitted in the Agricultural designation if there is a demonstrated need for additional land to be utilized to accommodate the

proposed use and there is no reasonable alternative locations which would avoid agricultural areas. Permitted non-farm uses shall be limited to residential uses located on existing lots or lots created in accordance with section 2.1.4 of this plan, social, recreational and institutional uses.

- Newly created farm lots should be generally 40 hectares (100 acres in size).
- The County will monitor the nature and amount of lot creation resulting from farm parcel creation and non-farm lot creation to ensure the implementation of the policies is not impacting negatively on the agricultural land base or agricultural operations.

Severance Policies:

- One lot may be permitted from the original farm parcel (minimum of 40 ha) where no lot creation has occurred in the past. The options for consent would be:
 - One lot severed to create a farm or
 - Where a farm acquisition has rendered an existing farmhouse surplus to the needs of the farm operation.
- Consents may be considered for lot enlargements/boundary adjustments.

Refer to appendix for details on rural development trends during the 1990s in this County

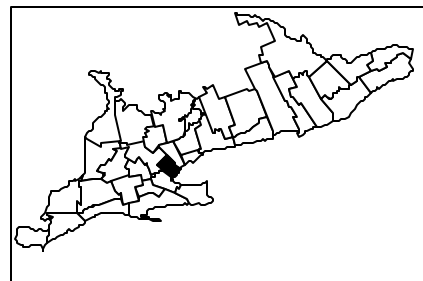
Halton Region

Total Farm Sales (2001): \$141,473,000

Total Arable Acres (2001): 98,758 acres

Data Collected: 1990-2000

Source of Data: Municipal Database



Data Verified: Yes

Trends in Rural Development:

During the 1990s, there were 1106 severance applications received by Halton Region. Of those total severance applications, 60 new lots were created in land designated as agricultural. While there has been some fluctuation in the number of total severance applications and new lots created in agricultural land each year, there was a decline in the number of new lots created during the 1990s. In fact, after 1997 no new lots were created in agricultural land in the Region.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	147	160	98	96	99	111	87	115	97	42	52	1106
New Lots Created in Agricultural Land	15	9	3	7	9	4	11	2	0	0	0	60
% of Total Applications	10%	6%	3%	7%	9%	4%	13%	2%	0%	0%	0%	5%

Of those 60 lots, 6 lots were created through the division of an existing farm into two smaller farms (required to meet minimum lot size). There were no new farm lots created through farm splits after 1995.

Total New Lots Created For A Farm Due To A Farm Split:

6 new lots created between 1990 and 2000

The largest number of lots created in Halton Region were for the purpose of creating a residential use. In Halton Region some of these lots were created because they were classified as being related to agriculture (11). The majority of residential lots resulted from the creation of rural residential lots (37 lots). There were also 3 retirement lots created. No residential lots were created after 1997.

Total New Lots Created For A Residential Use In An Agricultural Area:

51 new lots created between 1990 and 2000

- Farm-related = 11
- Retirement lots = 3
- Rural Residential (non-farm related) = 37

Halton Region had a low number of lots created in agricultural land for other purposes during the 1990s. All 3 severances created bush lots, where the bush lot was severed from an existing agricultural parcel.

Total New Lots Created For Another Use In An Agricultural Area:

3 new lots created between 1990 and 2000

- Agricultural commercial = 0
- Agricultural industrial = 0
 - Institutional = 0
- Recreation/natural env. = 0
- Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 3

According to the 1996 Agricultural Census, Halton Region has 109,187 acres of agricultural land. During the 1990s, there were 0.55 lots created per 1000 acres of agricultural land. This means there was about ½ lot created in a typical concession block.

Current Severance Policies in Effect:

Authority to grant severances is held at the lower tier in Halton Region. Halton has a regional official plan. The current plan was approved in 1995.

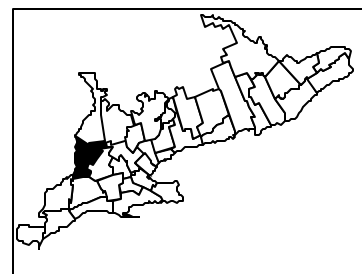
The following severances are currently permitted in Halton Region's agricultural land:

- New lots may be created for....
 - Purposes of a minor lot line adjustment
 - To recreate original 40 ha (100 acre) lots along half lot lines where the original township lots is 80 ha (200 acres).
 - By a farmer for retirement purposes provided
 - The applicant has not had an application to create a building lot before
 - The subject property is not the severed or a remnant lot of a severance created after 1974.
 - The applicant is a bone fide farmer who has farmed for at least 20 year in Ontario
 - The applicant has owned and resided on the subject property for the last 10 years.

Refer to appendix for details on rural development trends during the 1990s in this Region

Huron County

Total Farm Sales (2001): \$656,498,000
Total Arable Acres (2001): 719,066 acres
Data Collected: 1990-2000
Source of Data: Municipal Database
Data Verified: Yes



Trends in Rural Development:

During the 1990s, there were 1021 severance applications received by Huron County. Of those total severance applications, 373 new lots were created in land designated as agricultural. While there has been some fluctuation in the number of total severance applications and new lots created in agricultural land each year, there has generally been a small decline during the 1990s.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	149	108	64	113	98	81	79	90	66	79	94	1021
New Lots Created in Agricultural Land	50	32	27	25	31	41	39	44	33	18	33	373
% of Total Applications	34%	30%	42%	22%	32%	51%	49%	49%	50%	23%	35%	38%

During the period 1990 to 2000, there were 172 new farm lots created as a result of a farm split. Huron is one of a very few Counties where there were more agricultural lots created than residential lots. This means that there was more agricultural development than residential development during the decade. The large number of farm splits is a testament to the significance of the agricultural industry in Huron County.

Total New Lots Created For A Farm Due To A Farm Split:

172 new lots created between 1990 and 2000

In Huron County, 148 new residential lots were created in lands designated as agricultural during the period 1990 to 2000. The majority of these lots (124) were created because farmers severed a house surplus to their needs from an agricultural operation they acquired. The number of surplus dwelling lots that were created per year remained fairly constant over the decade.

Total New Lots Created For A Residential Use In An Agricultural Area:**148 new lots created between 1990 and 2000**

- Surplus residential = 148
- Retirement Lot = 0
- Farm Help Lots = 0

Huron County had a relatively high number of lots that were created in agricultural land for other purposes during the 1990s. 26 lots were created to allow agricultural commercial operations and a further 2 lots were created for agricultural industrial operations. The high number of agricultural commercial lots in land designated as agricultural is an indicator of a very active agricultural industry in Huron. There were also 10 lots created for an institutional use in agricultural land during the 1990s. There has been some fluctuation in the number of severances per year that were granted for other uses in Huron over the decade.

Total New Lots Created For Another Use In An Agricultural Area:**53 new lots created between 1990 and 2000**

- Agricultural commercial = 26
- Agricultural industrial = 2
 - Institutional = 10
- Recreation/natural env. = 1
- Agricultural to utility = 8
- Agricultural to other (bush lots, extractive) = 6

According to the 1996 Agricultural Census, Huron County has 733,924 acres of agricultural land. During the 1990s, there were 0.51 lots created per 1000 acres of agricultural land. This means there was about $\frac{1}{2}$ lot created in a typical concession block.

Current Severance Policies in Effect:

- Authority to grant severances is held at the County.
- The county has an official plan (current plan approved in 1999), and each lower tier municipality has its own secondary plan.

The following severances are currently permitted in Huron County's agricultural land:

- The county plan directs non-farm related development to urban and non-prime agricultural areas identified in local official plans. Severances are permitted in prime agricultural areas for agricultural purposes, commercial and industrial uses directly

related to agriculture, institutional uses, aggregates and minor lot adjustments subject to local plan policy.

- The county plan states that local municipalities may choose to permit surplus residences in prime and non-prime agricultural areas. Lot sizes in agricultural areas will respect the need for long-term agricultural flexibility and are set out in local plans.

Refer to appendix for details on rural development trends during the 1990s in this County

Peel Region (Town of Caledon)

Total Farm Sales (2001): \$116,537,000

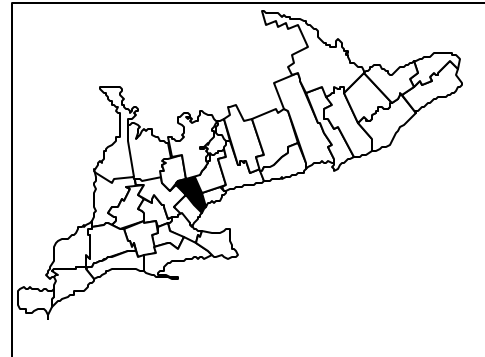
Total Arable Acres (2001): 104,433 acres
(89,569 acres in Town of Caledon in 1996)

Data Collected: 1990-2000

(Town of Caledon is only municipality in Peel with significant agricultural land)

Source of Data: Individual Files

Data Verified: Yes



Trends in Rural Development:

During the 1990s, there were 757 severance applications received by the Town of Caledon. Of those total severance applications, 218 new lots were created in land designated as agricultural. While there has been some fluctuation in the number of total severance applications and new lots created in agricultural land each year, there has generally been a small decline during the 1990s. A planner with the Town of Caledon gave a possible explanation for the increase in the number of severance applications and lots granted in 1994-1995. There were discussions about changing the severance policies when reviewing a new official plan for the Town of Caledon. Anticipating that there may be changes to the region's official plan and specifically the severance policy, people who may have waited for several years before severing a lot decided to make an application while they knew it was still possible.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	87	106	58	58	93	145	42	43	53	37	34	757
New Lots Created in Agricultural Land	24	20	16	18	45	62	9	6	9	7	2	218
% of Total Applications	28%	19%	28%	31%	48%	43%	21%	14%	17%	19%	6%	29%

Over the decade there were 32 new farm lots created as a result of a separation of an existing agricultural parcel. The number of new farm lots created per year fluctuated during the decade.

Total New Lots Created For A Farm Due To A Farm Split:

32 new lots created between 1990 and 2000

The largest number of lots created in the Town of Caledon, (and Peel Region) was for the purpose of creating a residential use. The majority of the residential lots created in agricultural land in the Town of Caledon were to create rural residential lots. The vast majority of these rural residential lots were created prior to 1996. (It is possible that some of these lots were used as a retirement lot, etc. but there was no indication of the use being related to agriculture from the file). There were also a few lots created which were documented as being specifically related to agriculture. There were 3 surplus dwelling lots created, 2 retirement lots created and 2 farm help lots created. The majority of the farm-related development occurred after 1996.

Total New Lots Created For A Residential Use In An Agricultural Area:

185 new lots created between 1990 and 2000

- Surplus residential = 3
- Retirement Lot = 2
- Farm Help Lots = 2
- Rural Residential = 178

The Town of Caledon only had one lot created in agricultural land for other purposes during the 1990s. This lot allowed for the establishment of an institutional use in an agricultural area.

Total New Lots Created For Another Use In An Agricultural Area:

1 new lot created between 1990 and 2000

- Agricultural commercial = 0
- Agricultural industrial = 0
 - Institutional = 1
- Recreation/natural env. = 0
- Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 Agricultural Census, Peel Region (Town of Caledon) has 89,569 acres of agricultural land. During the 1990s, there were 2.43 lots created per 1000 acres of agricultural land. This means there were about 2 and a 1/2 lots created in a typical concession block.

Current Severance Policies in Effect:

- The authority to grant severances is held by the lower tier municipalities in Peel Region

- The Region has an official plan. The current regional official plan was approved in 1997. The Town of Caledon has an official plan. The municipality's official plan was approved in 1997.

Region of Peel Official Plan:

- The Regional Official Plan directs the municipalities to prepare new Land Division goals and policies on land severances, in conformity with provincial policy. In the interim, consents to sever lands in the Prime Agricultural area shall only be permitted in accordance with Provincial Policy.

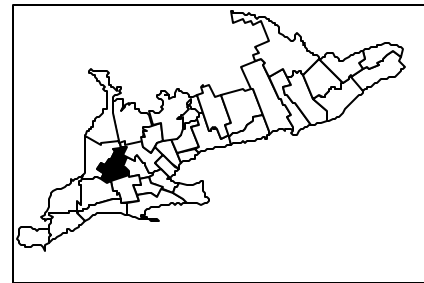
Town of Caledon Official Plan:

- A maximum of 3 lots per 100 acre lot will be permitted in the agricultural designation.
- A bonafide farmer may sever a parcel of land for a farm house made surplus through farm consolidation.
- New permitted uses of industrial or commercial nature shall generally be discouraged on agricultural land of classes 1-4. These uses will be encouraged in settlement areas.
- The Town of Caledon is currently reviewing their agricultural policies (2002).

Refer to appendix for details on rural development trends during the 1990s in this Region

Perth County

Total Farm Sales (2001): \$555,081,000
Total Arable Acres (2001): 502,926 acres
Data Collected: 1990-2000
Source of Data: Individual Files
Data Verified: Yes



Trends in Rural Development:

During the 1990s, there were 659 severance applications received by Perth County. Of those total severance applications, 185 new lots were created in land designated as agricultural. While there has been some fluctuation in the number of total severance applications and new lots created in agricultural land each year, there has generally been a decline in the number of lots created during the 1990s.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	97	71	86	68	62	49	54	51	38	48	35	659
New Lots Created in Agricultural Land	31	16	30	24	25	10	15	8	8	14	4	185
% of Total Applications	32%	23%	35%	35%	40%	20%	28%	16%	21%	29%	11%	26%

During the period 1990 to 2000, there were 110 new farm lots created as a result of a farm split. Perth is one of a very few Counties where there were more agricultural lots created than residential lots. This means that there was more agricultural development than residential development during the decade. The large number of farm splits is a testament to the significance of the agricultural industry in Perth County.

Total New Lots Created For A Farm Due To A Farm Split:

110 new lots created between 1990 and 2000

In Perth County, 37 new residential lots were created in lands designated as agricultural during the period 1990 to 2000. Compared to many of the other counties and regions in Ontario, Perth County had very few residential severances. The majority of these lots (21) were created because farmers severed a house surplus to their needs from an agricultural operation they

acquired. The number of surplus dwelling lots gradually declined per year between 1990 and 1997. No surplus residential lots were granted after 1997. The other 20 lots were created as rural residential lots. There were no rural residential lots created after 1994 in Perth County.

Total New Lots Created For A Residential Use In An Agricultural Area:

37 new lots created between 1990 and 2000

- Surplus residential = 21
 - Retirement Lot = 0
 - Farm Help Lots = 0
 - Rural Residential = 16

There were a relatively high number of lots that were created in agricultural land for other purposes during the 1990s in Perth County. 13 lots were created to allow agricultural commercial operations and a further 8 lots were created for agricultural industrial operations. The high number of agricultural commercial lots in land designated as agricultural is an indicator of a very active agricultural industry in Perth. There were also 8 lots created for an institutional use in agricultural land during the 1990s. The number of severances per year that were granted for other uses in Perth has remained relatively stable over the decade.

Total New Lots Created For Another Use In An Agricultural Area:

38 new lots created between 1990 and 2000

- Agricultural commercial = 13
 - Agricultural industrial = 8
 - Institutional = 8
 - Recreation/natural env. = 4
 - Agricultural to utility = 4
- Agricultural to other (bush lots, extractive) = 1

According to the 1996 Agricultural Census, Perth County has 510,327 acres of agricultural land. During the 1990s, there were 0.36 lots created per 1000 acres of agricultural land. This means there was less than ½ lot created in a typical concession block.

Current Severance Policies in Effect:

- The authority to grant severances is held by the County.
- The County official plan states the consent/severance policies for the County.
- The County did not previously have a county official plan. This official plan replaces the local Official Plans for eleven Townships (now 4 municipalities due to amalgamations) in the County. The plan was adopted locally in 1997 and approved by the Ministry of Municipal Affairs and Housing in 1998.

The following severances are currently permitted in Perth County's agricultural land:

- Applications to create new farm lots may be granted
- Consents to sever agricultural land for the purpose of enlarging an abutting farm property may be granted
- Consent to sever a farm-related commercial and industrial use may be permitted.
- Consent to sever a woodlot from a farm property to create a separate lot shall not be permitted.
- Consent to sever land to permit an enlargement of an existing institutional use may be permitted.
- Consents for the severance of lots for residential use on agricultural lands shall be prohibited (includes creation of all new non-farm related residential lots and existing farm dwellings and surplus farm dwellings).

Refer to appendix for details on rural development trends during the 1990s in this County

Simcoe County

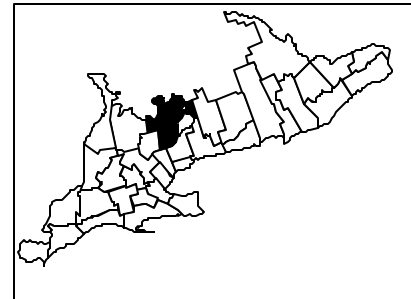
Total Farm Sales (2001): \$293,933,000

Total Arable Acres (2001): 540,870 acres

Data Collected: 1997-2000 (only data recorded and held at the county level)

Source of Data: Municipal database

Data Verified: Yes



Trends in Rural Development:

Between 1997 and 2000, there were 2053 severance applications received by Simcoe County. Of those total severance applications, 265 new lots were created in land designated as agricultural. Both the number of applications received and the number of lots created each year in agricultural land fluctuated during the period.

	*1990	*1991	*1992	*1993	*1994	*1995	*1996	1997	1998	1999	2000	1990-2000
Total Severance Applications								285	423	470	588	1766
New Lots Created in Agricultural Land								48	57	59	66	230
% of Total Applications								17%	13%	13%	11%	13%

Data was not collected for the period 1990-1996, because information is stored at the lower tier municipalities. The collection of this information was limited due to time and resources and recent amalgamations.

There were 35 new farm lots created between 1997 and 2000 as a result of a separation of an existing agricultural parcel. The number of new farm lots created per year fluctuated over the period 1997 and 2000.

Total New Lots Created For A Farm Due To A Farm Split:

35 new lots created between 1997 and 2000

During the 4 years, there were 187 residential lots created in Simcoe County. The largest number of residential severances created rural residential lots (91). There were also a significant number of surplus dwelling lots (50) and retirement lots (42) created over the same period. 2 lots were created as farm help lots in 1999. In addition to these residential lots, two infilling lots

were created in 2000. There has been a fluctuation in the number of residential lots created over the 4 years.

<p>Total New Lots Created For A Residential Use In An Agricultural Area:</p> <p>187 new lots created between 1997 and 2000</p> <ul style="list-style-type: none"> ▪ Surplus residential = 50 ▪ Retirement Lot = 42 ▪ Farm Help Lots = 2 <ul style="list-style-type: none"> ▪ Infilling = 2 ▪ Rural Residential = 91

Between 1997 and 2000, there were 8 new lots created for another use in an agricultural area. The majority of these lots were for the purpose of creating agricultural commercial (4) and agricultural industrial lots (2).

<p>Total New Lots Created For Another Use In An Agricultural Area:</p> <p>10 new lots created between 1997 and 2000</p> <ul style="list-style-type: none"> ▪ Agricultural commercial = 4 ▪ Agricultural industrial = 2 <ul style="list-style-type: none"> ▪ Institutional = 1 ▪ Recreation/natural env. = 1 <ul style="list-style-type: none"> ▪ Agricultural to utility = 0 ▪ Agricultural to other (bush lots, extractive) = 0
--

According to the 1996 Agricultural Census, Simcoe County has 550,393 acres of agricultural land. Between 1997 and 2000, there were 0.39 lots created per 1000 acres of agricultural land. This means there was about $\frac{1}{2}$ lot created in a typical concession block. *Because this measure is only based on the number of severances between 1997 and 2000 it would be a higher value for the complete decade. (Projected value is 1.07 new lots per 1000 acres for the entire decade – refer to table 8.1 for explanation).

Current Severance Policies in Effect:

Authority to grant severances is held at the lower tier in Simcoe County.

Simcoe has a County official plan. The current plan was approved in 1998.

The following severances are currently permitted in Simcoe County's agricultural land:

- Lots for an agricultural use. New lots should generally not be less than 35 hectares or the original survey lot size, whichever is lesser, or 4 hectares on organic soils used for specialty crops.
- Farm retirement lot.
- Residence surplus to a farming operation.
- Residential infilling.
- New lots for agriculture.

Refer to appendix for details on rural development trends during the 1990s in this County

Waterloo Region

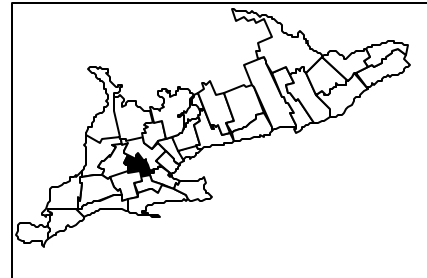
Total Farm Sales (2001): \$379,602,000

Total Arable Acres (2001): 225,800 acres

Data Collected: 1990-2000

Source of Data: Municipal summary
(records indicate approximate numbers of lots created)

Data Verified: Yes



Trends in Rural Development:

During the 1990s, there were 2950 severance applications received by Waterloo Region.. Of those total severance applications, records indicate that approximately 84 new lots were created in land designated as agricultural. There has been some fluctuation in both the number of total severance applications and new lots created in agricultural land each year. The percentage of total severance applications that resulted in new lots in agricultural land was very low in Waterloo Region for each year of the decade, and the decade overall. This percentage is the lowest in Ontario for the time period.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	396	276	217	261	248	245	245	334	272	228	228	2950
New Lots Created in Agricultural Land	3	3	1	7	9	3	7	16	17	5	13	84
% of Total Applications	1%	1%	0%	3%	4%	1%	3%	5%	6%	2%	6%	3%

Over the 11 years, 25 lots were created as new farm parcels. For the most part, the number of new farm lots created per year remained steady.

Total New Lots Created For A Farm Due To A Farm Split:

25 new lots created between 1990 and 2000

The majority of new lots created in Waterloo Region during the 1990s were created for residential uses. There were 52 rural residential lots created over the 11 years. According to the region, these are still considered agricultural by definition, as they remain zoned and designated for agricultural use. These lots are considered undersized farms which require a zone change as well as a consent.

Total New Lots Created For A Residential Use In An Agricultural Area:

53 new lots created between 1990 and 2000

- Surplus residential = 1
- Retirement Lot = 0
- Farm Help Lots = 0
- Rural Residential = 52

There were very few lots created for another use in Waterloo Region during the 1990s. Half of these lots (3) were to permit an institutional use in agricultural land. There was one lot created for as an agricultural commercial operation and one created for an agricultural industrial operation.

Total New Lots Created For Another Use In An Agricultural Area:

6 new lots created between 1990 and 2000

- Agricultural commercial = 1
- Agricultural industrial = 1
 - Institutional = 3
- Recreation/natural env. = 0
- Agricultural to utility = 1
- Agricultural to other (bush lots, extractive) = 0

According to the 1996 Agricultural Census, Waterloo Region has 234,406 acres of agricultural land. During the 1990s, there were 0.35 lots created per 1000 acres of agricultural land. This means that over the period there was than 1/2 a lot created in a typical concession block.

Current Severance Policies in Effect:

- The authority to grant severances lies at the lower tier within the Region.
- The Region of Waterloo has a Regional Official Policies Plan. There are also Area Municipal Official Plans in the Region.

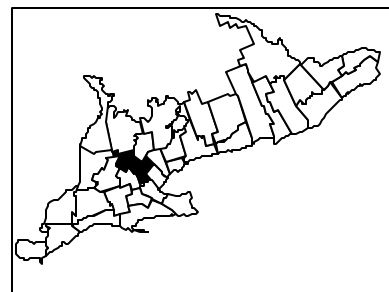
The following severances are currently permitted in Waterloo Region's agricultural land:

- Creation of a new farm parcel may be permitted as long as each resultant farm has a minimum of 40 hectares.
- A lot may be created as a surplus dwelling where two or more farms are to be merged in title to one ownership, and is surplus to the needs of the merged farm provided the dwelling is designated by the Area Municipality as a heritage property under the Ontario Heritage Act.
- Development applications to create one or more lots for farm-related non-residential uses must conform to the policies of the Area Municipal Official Plan (e.g. commercial and industrial).
- New non-farm related residential lots may be created within Beverly Northern and Southern Areas of North Dumfries Township subject to a series of conditions.

Refer to appendix for details on rural development trends during the 1990s in this Region

Wellington County

Total Farm Sales (2001): \$433,776,000
Total Arable Acres (2001): 471,389 acres
Data Collected: 1990-2000
Source of Data: Individual Files
Data Verified: Yes



Trends in Rural Development:

Between 1990 and 2000, there were 2728 severance applications received by the Wellington County. Of those total severance applications, 566 new lots were created in land designated as agricultural. Both the number of applications received and the number of lots created each year in agricultural land fluctuated during the decade.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990-2000
Total Severance Applications	340	325	198	274	232	259	172	217	215	255	241	2728
New Lots Created in Agricultural Land	68	115	40	56	47	48	34	36	43	31	48	566
% of Total Applications	20%	35%	20%	20%	20%	19%	20%	17%	20%	12%	20%	21%

There were 116 new farm lots created between 1990 and 2000 as a result of a separation of an existing agricultural parcel. The number of new farm lots created per year fluctuated over the period 1990 and 2000.

Total New Lots Created For A Farm Due To A Farm Split:

116 new lots created between 1990 and 2000

The largest number of lots created in Wellington County was for the purpose of creating a residential use. The majority of the residential lots created in agricultural land in Wellington County were to create rural residential lots (233). There were also 46 lots that allowed a farmer to create a rural residential lot that would be conveyed to family members. All these lots were created prior to 1997. There were 17 retirement lots created during the decade, but there were very few surplus residential lots (3). The number of lots created each year during the 1990s in

Wellington County fluctuated somewhat, but overall there was a gradual reduction in the number of residential lots created per year.

Total New Lots Created For A Residential Use In An Agricultural Area:

426 new lots created between 1990 and 2000

- Surplus residential = 3
- Retirement Lot = 17
 - Infilling = 2
- Estate Residential = 14
 - Farm Help Lots = 1
- Rural Residential = 233
- Residential Lot to Family Member = 46

There were 24 new lots created in agricultural land for other purposes during the 1990s in Wellington County. 13 lots were created to allow agricultural commercial operations and 2 lots were created for agricultural industrial operations. The high number of agricultural commercial lots in land designated as agricultural is an indicator of an active agricultural industry in Wellington. There were also 9 lots created for an institutional use in agricultural land during the 1990s. The number of severances per year that were granted for other uses in Wellington has remained relatively stable over the decade.

Total New Lots Created For Another Use In An Agricultural Area:

24 new lots created between 1990 and 2000

- Agricultural commercial = 13
 - Agricultural industrial = 2
 - Institutional = 9
- Recreation/natural env. = 0
 - Agricultural to utility = 0
- Agricultural to other (bush lots, extractive) = 1

According to the 1996 Agricultural Census, Wellington County has 484,516 acres of agricultural land. During the 1990s, there were 1.17 lots created per 1000 acres of agricultural land. This means that over the period there was just over 1 lot created in a typical concession block.

Current Severance Policies in Effect:

The authority to grant severances is held by the County

The County of Wellington has a county official plan. The plan was approved in 1999.

The following severances are currently permitted in Wellington County's agricultural land:

Lot creation in prime agricultural areas will be restricted to the following:

- Agricultural uses
 - New agricultural lots will normally be a minimum of 35 hectares.
- Agricultural-related uses
 - Farm related commercial and industrial uses are to be small scale and kept to a minimum size.
- Surplus residence
- Residential infilling
 - One severance for a residential lot may be considered between two existing non-farm residences which are of a similar size, on the same side of the road and are not more than 100 metres apart.
- Lot line adjustments
- Special community needs
 - A severance may be allowed for small-scale school, churches and cemeteries

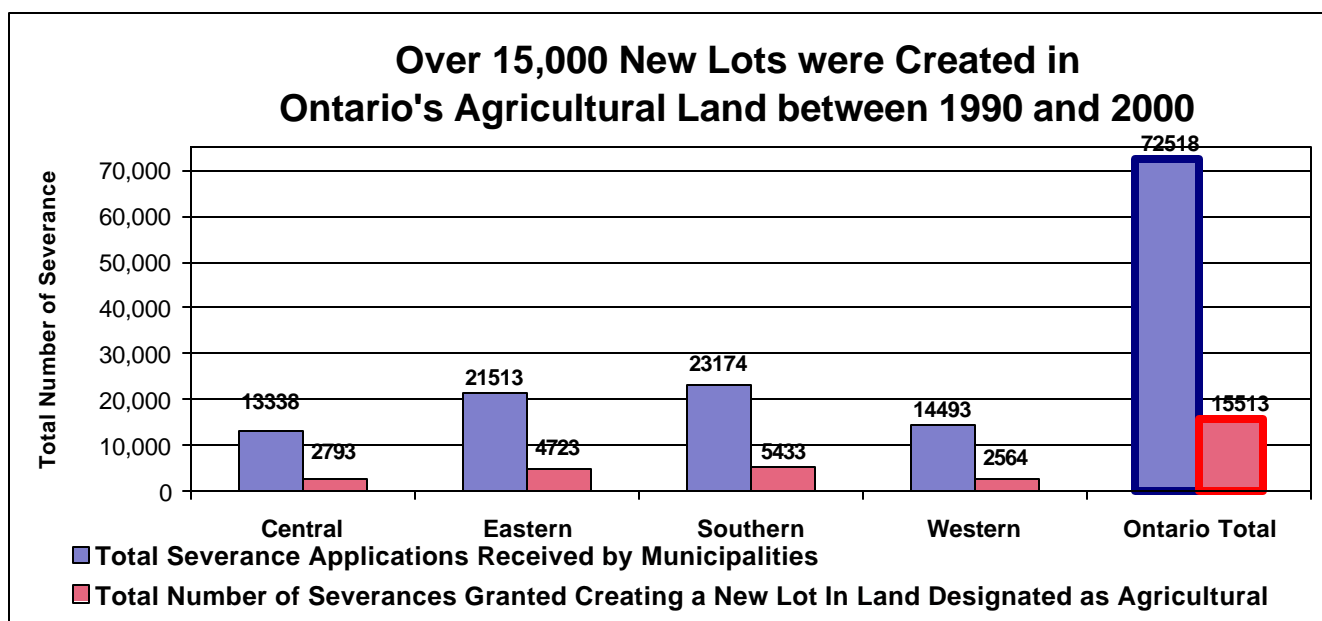
Refer to appendix for details on rural development trends during the 1990s in this County

Section 7.5.

A Provincial Perspective on Severance Activity within Ontario's Agricultural Land During the 1990s

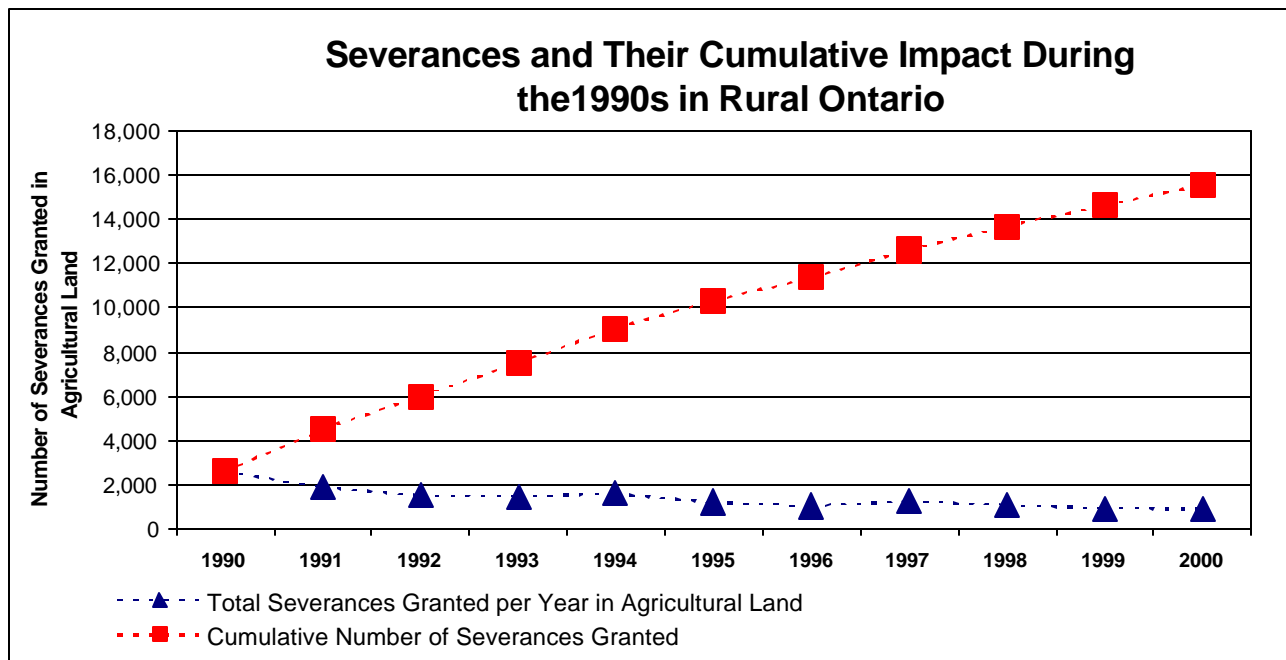
During the 1990s, there were over 70,000 severance applications accepted by across Central, Eastern, Southern and Western Ontario (34 counties and regions included in the study). Of those 72,518 severance applications, 15,513 applications (or 22% of the total applications) resulted in the creation of a new lot in Ontario's agricultural land. The highest numbers of severance applications were made in Southern Ontario. Southern Ontario also had the highest number (5433) of new lots created in agricultural land during the 1990s. Western Ontario had the lowest number (2564) of new lots granted in agricultural land between 1990 and 2000. With the exception of Western Ontario, there appeared to be a relationship between the number of new lots created in agricultural land and the number of applications received by a municipality. In a region with a higher number of severance applications, such as Southern Ontario, there tended to be more lots granted in agricultural land. In Eastern and Central Ontario, where there were comparatively fewer applications made than in Southern Ontario, there were fewer severances granted for the creation of a new lot in agricultural land. Figure 7.5.1. demonstrates the number of new lots created in agricultural land compared to the total number of severance applications received by each region of Ontario.

Figure 7.5.1: A Comparison of Total Applications Received by Municipalities and Total Severances Granted during the 1990s



Over the decade there was some variation in the number of new lots granted in agricultural land during each year in the province. The graph below identifies the total number of severances granted per year in agricultural land. There was an overall decline in the number of severances granted between 1990 and 2000. The highest number of lots created in any year occurred in 1990, where 2611 new lots were created in agricultural land. The fewest number of new lots were created in 2000, with 905 lots created that year.

Figure 7.5.2.: Annual Totals of Severances Granted and Their Cumulative Impact During the 1990s in Rural Ontario



Of the 15,513 new lots created in agricultural land, 66% of them were created by 1995. The remaining 34% of the lots were created in the 5 years between 1996 and 2000. There was a considerable reduction (slow down) in the number of new lots created during the later half of the 1990s compared to the first half of the decade.

While an overall decrease has been observed in the number of new lots that have been created over the 1990s, it is critical to keep in perspective that each new non-farm lot that is created adds to the cumulative effect of fragmenting the agricultural land base with potential implications on agricultural production. The cumulative number of new lots, which have occurred in the province during 1990s, is demonstrated in the above graph.

In order to understand the implication of the creation of 15,513 new lots in Ontario's agricultural land during the 1990s, it is important to understand the type of new lots created. Figure 7.5.3 illustrates use of the new lots. 80% (or 12,364) of the new lots created in Ontario's agricultural land during the 1990s were for a residential use. Of those residential lots, 56% were created as rural non-farm lots, and the remaining 44% were residential lots created as farm-related residential uses, such as a retirement lot or a surplus dwelling lot. Regardless of the reason they were created, the vast majority of the new lots created in Ontario's agricultural were residential. As residential lots are developed in agricultural land they fragment the land base, introduce restrictions (MDS) which limit the establishment or expansion of livestock operations, change the farm/non-farm composition of the community, enhance the probability of conflict between agricultural and residential uses, and have the potential to weaken the agricultural service sector by reducing the demand for these services and thereby negatively impacting the remaining farms in the area. The creation of additional residential uses in agricultural land (whether farm related or non-farm related) presents significant challenges to an active agricultural industry.

Figure 7.5.3: Purpose of New Lots Created in Ontario's Agricultural Land

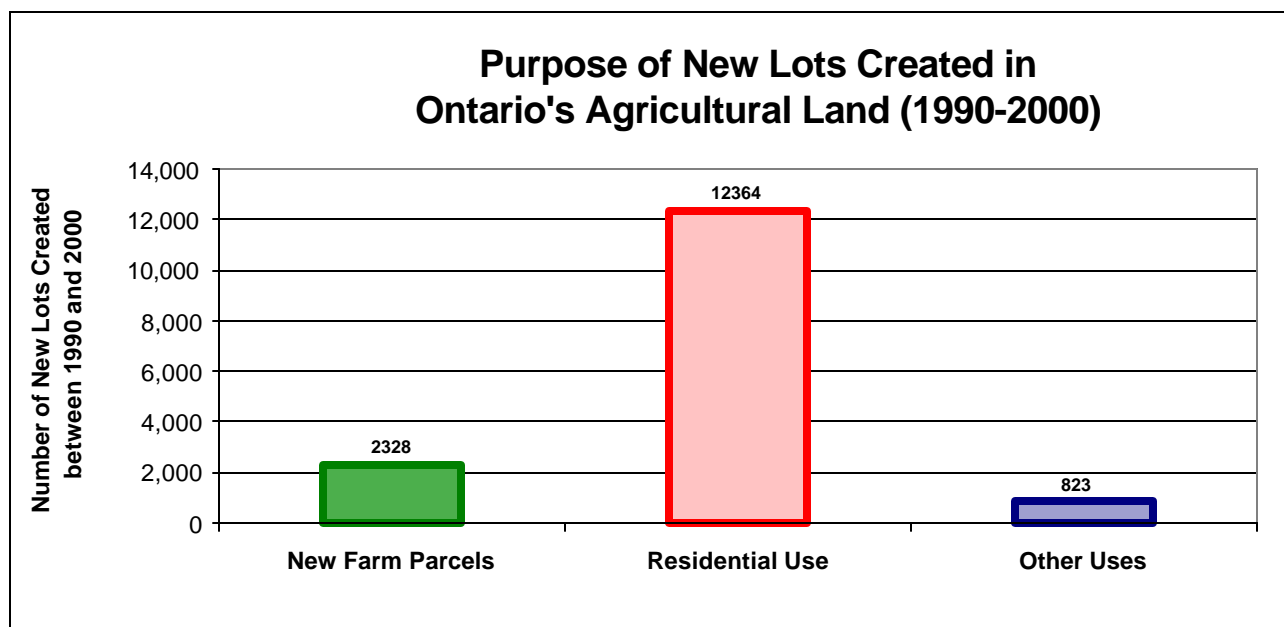
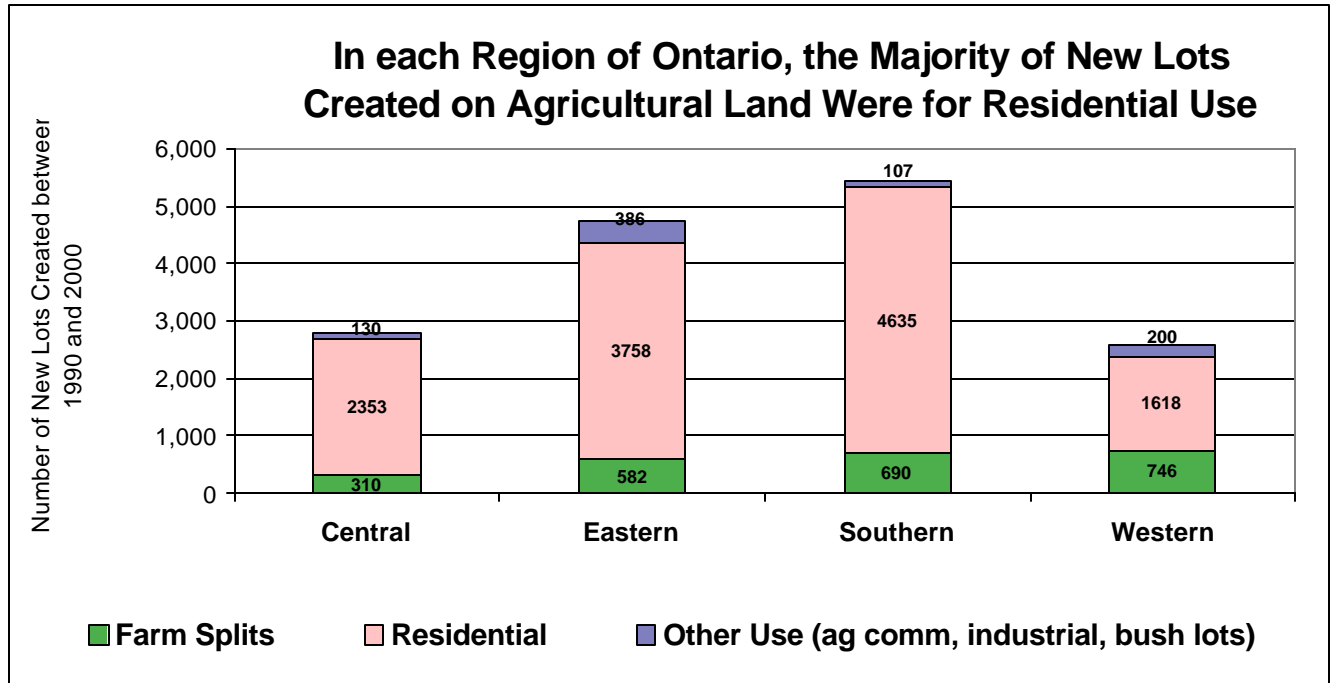


Figure 7.5.4 identifies the types of new lots created in each region of Ontario. In each region of Ontario (with the exclusion of northern Ontario) the majority of lots created in the 1990s were for a residential use. The most residential lots were created in Southern Ontario. The fact that

the most residential lots were created in this region may correspond with the relatively rapid urbanization of Southern Ontario.

Figure 7.5.4.: Purpose of New Lots Created between 1990 and 2000 by Ontario Region



The largest numbers of new agricultural parcels were created in Western and Southern Ontario. There is a very active agricultural industry in both of these regions, as demonstrated by the high value of total farm sales generated by each region (each region reporting over \$3 billion in farm sales in the 2001 agricultural census). It appears that the stronger the agricultural industry, the higher the number of agricultural parcels created.

A variety of policies have been in place across the province during the 1990s. Despite the presence of provincial policy during the 1990s, the extent of new lots created in each region has varied considerably during the 1990s (demonstrated by the above graphs). Most counties and regions adopted a new official plan during the latter half of the 1990s. In general, the new official plans limit the creation of new lots in agricultural areas to those permitted by provincial policy. There are numerous counties/regions (mainly in Western Ontario) with significant amounts of agricultural land that have implemented severance policies which go beyond the provincial policy in terms of limiting the types of lots that will be permitted in agricultural areas.

Some of these jurisdictions have adopted policies that are as stringent as anything in place elsewhere in North America.



Section 8.0.

Total Lots Created Per 1000 acres of Agricultural Land

Introduction:

The following table (Table 8.1) demonstrates the number of new lots that have been created during the 1990s per 1000 acres of Ontario's agricultural land. This measure is a useful way to compare the number of new lots created between counties and regions with different acreages of agricultural land. The measure "total number of lots created per 1000 acres of agricultural land" is calculated using the following formula:

$$\frac{\text{Total Number of Lots Created in Lands Designated as Agricultural} * 1000}{\text{Total Agricultural Land Reported in the 1996 Agricultural Census}}$$

Despite the fact that the 2001 agricultural census has been released, the table below has been calculated using the total acreage of land reported in 1996. The 1996 acreage was used in this calculation because it provides the total acreage that was in agricultural production during the mid-point of the 1990s.

This measure provides an indication of how many lots have been created in an average concession block during the 1990s (a concession block as surveyed in number of Ontario consists of 10 parcels of 100 acres each). The number of lots created per 1000 acres gives an indication of the "on-the-ground" impact from the severances created in each county or region. A county or region where 4 lots have been created in each concession block during the 1990s introduces more restrictions and has a greater potential for conflict, thus has a greater impact on agriculture, than a county or region where 0.5 lots were created per 1000 acres.

Table 8.1.: Total Number of New Lots Created per 1000 acres of Agricultural Land During the 1990s			
	Number of New Lots in Ag Land (90-00)	Acreage 1996	New Lots /1000 acres
Durham *(91-00)	**197	336,857	***0.58
Hastings	437	226,566	1.93
Kawartha Lakes	551	378,692	1.46
Northumberland	474	274,809	1.72
Peterborough	429	242,862	1.77
Prince Edward	604	148,286	4.07
York Region	118	135,568	0.87
Central Ontario	2810	1,608,072	average 1.75
Lanark	677	256,485	2.64
Leeds and Grenville	918	342,440	2.68
Lennox and Addington*(90-97)	**279	209,434	***1.33
Ottawa	651	206,285	3.16
Prescott & Russell	639	288,900	2.21
Renfrew	563	412,558	1.36
Stormont, Dundas, Glengarry	1072	477,522	2.24
Eastern Ontario	4723	2,193,624	average 2.74
Chatham-Kent	751	584,765	1.28
Elgin	223	400,584	0.56
Essex	1464	351,414	4.17
Haldimand-Norfolk	816	530,464	1.54
Hamilton	460	147,980	3.11
Lambton	465	596,270	0.78
Middlesex*(96-00)	**301	641,403	***0.46
Niagara	939	229,832	4.09
Oxford	178	440,913	0.40
Southern Ontario	5433	3,923,625	average 1.82
Bruce	380	627,799	0.61
Dufferin	369	222,183	1.66
Grey* (97-00)	**272	600,416	0.44
Halton	60	109,187	0.55
Huron	373	733,924	0.51
Peel	218	89,569	2.43
Perth	185	510,327	0.36
Simcoe*(97-00)	**597	550,393	***1.07
Waterloo	83	234,406	0.35
Wellington	566	484,516	1.17
Western Ontario	2566	4,162,720	average 0.92
Ontario Study Area	15,513	11,888,041	1.30

*For counties/regions where the data is incomplete for the decade, an estimate of the total number of new lots created for the decade has been calculated, to allow comparisons to be made. This estimate was calculated by taking the total number of new lots per 1000 acres and dividing it by the number of years of data collected. This gave an annual estimate of the number of lots per 1000. This value was then multiplied by 11 years in the decade to give the number of new lots created in the municipality for the decade. **Estimated number of new lots created during the decade. ***Estimated value per 1000 acres.

Key Observations based on the Total Lots Created Per 1000 acres:***Provincial:***

- Despite provincial policy the extent of new lots created in agricultural land can vary considerably across the province.
- Across the province (excluding northern Ontario), there were 1.85 lots created per 1000 acres of agricultural land during the 1990s.
- While there were 1.30 lots created per 1000 acres during the 1990s across the province, these lots are added to the existing lots that were created in previous decades. It is the cumulative impact of these lots that impacts the agricultural industry.

Regional:

- Typically in Southern and Western Ontario, where a municipality has a higher acreage of agricultural land, there were fewer new lots created in agricultural land, which also translates into fewer lots created per 1000 acres.
- Compared to the other regions, Western Ontario has the lowest number of lots created per 1000 acres, with 0.61 lots created per 1000 acres. It is also important to note that 30% of those lots in Western Ontario created an agricultural parcel.
- Compared to the other regions, Eastern Ontario has the highest number of lots created per 1000 acres during the decade. There were slightly over 2 lots created per 1000 acres in the Region. Eastern Ontario has a lower proportion of high capability farmland than some other parts of the province. Only 12% of the lots created in Eastern Ontario were for the purpose of creating a new farm parcel.
- Southern Ontario has the highest number of lots created during the 1990s (5433 lots). When the number of lots per 1000 acres is calculated, however the number of lots created per 1000 acres is not as great as in a region where there is less agricultural land.

Individual Counties and Regions:

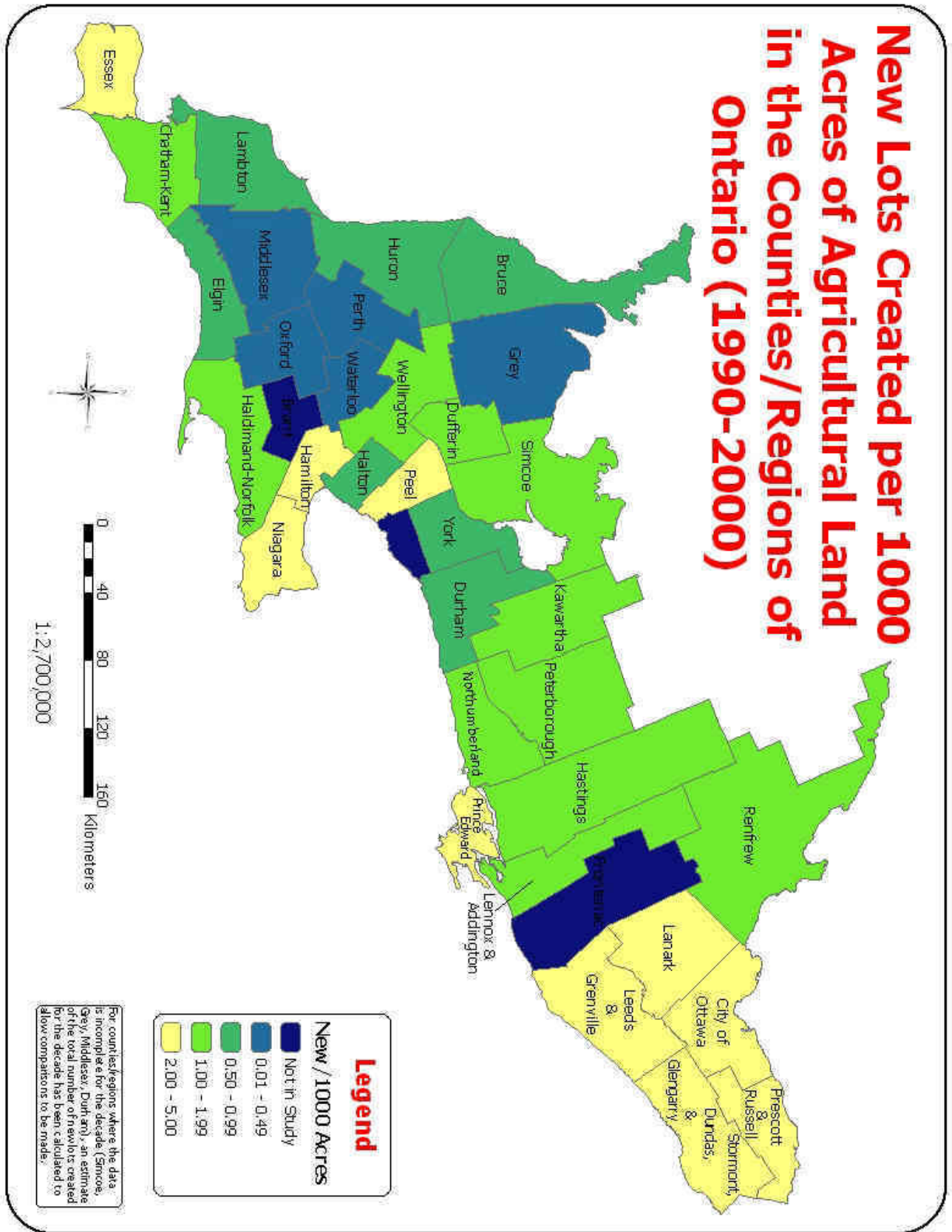
- Waterloo Region had the lowest number of lots created per 1000 acres in the province during the 1990s. This is significant given the extremely high pressure for urbanization

in the Region. Waterloo Region had 0.35 lots created per 1000 acres of agricultural land during the decade. The County of Perth had 0.36 lots/1000 acres, the second lowest number created during the 1990s.

- Essex County had the highest number of lots created per 1000 acres during the 1990s. There were 4.17 lots created per 1000 acres in Essex County's agricultural land over the decade.

Distribution of New Lots Created per 1000 acres in the Counties/Regions of Ontario (1990-2000)

- The following map demonstrates the geographical distribution of the number of new lots created per 1000 acres for each county and region in this study.



Total Residential Lots Created Per 1000 acres of Agricultural Land

The following table (Table 8.2) demonstrates the number of new lots that have been created during the 1990s per 1000 acres of Ontario's agricultural land. This measure is a useful way to compare the number of residential lots created between counties and regions with different acreages of agricultural land. This measure eliminates agricultural severances for the creation of new lots such as farm splits (dividing a 200 acre parcel) or agricultural commercial development (ex. grain drying facilities). The measure "total number of residential lots created per 1000 acres of agricultural land" is calculated using the following formula:

$$\frac{\text{Total Number of Residential Lots Created in Lands Designated as Agricultural} * 1000}{\text{Total Agricultural Land Reported in the 1996 Agricultural Census}}$$

Despite the fact that the 2001 agricultural census has been released, the table below has been calculated using the total acreage of land reported in 1996. The 1996 acreage was used in this calculation because it provides the total acreage that was in agricultural production during the mid-point of the 1990s.

This measure provides an indication of how many residential lots have been created in an average concession block during the 1990s. The number of lots created per 1000 acres gives an indication of the "on-the-ground" impact from residential severances created in each county or region. A county or region where 4 residential lots have been created in each concession block during the 1990s introduces more restrictions and has a greater potential for conflict, thus has a greater impact on agriculture, than a county or region where 0.5 lots were created per 1000 acres.

Table 8.2: Total Number of Residential Lots Created per 1000 acres of Agricultural Land During the 1990s

	Number of New Residential Lots in Ag Land (90-00)	Acreage 1996	New Residential Lots /1000 acres
Durham *(91-00)	**152	336,857	***0.45
Hastings	372	226,566	1.64
Kawartha Lakes	469	378,692	1.24
Northumberland	432	274,809	1.57
Peterborough	335	242,862	1.38
Prince Edward	525	148,286	3.54
York	84	135,568	0.56
Central Ontario	2369	1,608,072	average 1.47
Lanark	575	256,485	2.24
Leeds and Grenville	810	342,440	2.37
Lennox and Addington*(90-97)	**248	209,434	***1.18
Ottawa	587	206,285	2.85
Prescott & Russell	575	288,900	1.99
Renfrew	157	412,558	0.38
Stormont, Dundas, Glengarry	874	477,522	1.83
Eastern Ontario	3758	2,193,624	average 1.83
Chatham-Kent	575	584,765	0.98
Elgin	223	400,584	0.56
Essex	1284	351,414	3.65
Haldimand-Norfolk	816	530,464	1.54
Hamilton	395	147,980	2.67
Lambton	322	596,270	0.54
Middlesex*(96-00)	**183	641,403	***0.28
Niagara	833	229,832	3.62
Oxford	104	440,913	0.24
Southern Ontario	4635	3,923,625	average 1.59
Bruce	196	627,799	0.31
Dufferin	327	222,183	1.47
Grey* (97-00)	**22	600,416	****0.04
Halton	51	109,187	0.47
Huron	148	733,924	0.20
Peel	185	89,569	2.07
Perth	37	510,327	0.07
Simcoe*(97-00)	**514	550,393	***0.93
Waterloo	53	234,406	0.23
Wellington	426	484,516	0.88
Western Ontario	1618	4,162,720	average 0.67
Ontario Study Area	12,364	11,888,041	1.04

*For counties/regions where the data is incomplete for the decade, an estimate of the total number of new lots created for the decade has been calculated, to allow comparisons to be made. This estimate was calculated by taking the total number of new lots per 1000 acres and dividing it by the number of years of data collected. This gave an annual estimate of the number of lots per 1000. This value was then multiplied by 11 years in the decade to give the number of new lots created in the municipality for the decade. **Estimated number of new lots created during the decade. ***Estimated value per 1000 acres. ****The estimated value for Grey County (0.04) indicates that it had the lowest number of residential lots per 1000 during the 1990s. In fact this is not true. While not reported here, Grey County had a much higher numbers of non-farm lots created during the early 1990s. The statistic that appears here is extrapolated based on rates of development in the later 1990s. The value for Grey should be significantly higher for the decade.

Key Observations based on the Residential Lots Created Per 1000 acres:

Introduction:

As mentioned above, the measure “residential lots created per 1000 acres” excludes new lots created as new agricultural parcels and for other uses (such as agricultural industrial/commercial, institutional, etc.). For all counties and regions the number of residential lots per 1000 acres is smaller than the measure “new lots created per 1000 acres”. This measure provides a more accurate picture of the number of the rural non-farm lots that were created during the 1990s within Ontario's agricultural land, by eliminating the lots that may be legitimately connected to agricultural production.

Provincial:

- On average, across the province there were 1.04 residential lots created per 1000 acres of agricultural land during the 1990s.
- While there is provincial policy which provides direction to municipalities regarding the types of lots that can be created, there is considerable variation in the creation of residential lots across the province. For instance the highest number of residential lots created in one county was 3.56 residential lots/1000 acres during the 1990s. Another municipality had as few as 0.07 residential lots per 1000 acres during the same time period. In some respects this variation in the number of residential lots created is a function of demand, but it is also a function of how restrictive the policies of the municipality are beyond the standards set in the provincial policy statement.
- Each additional residential lot creates a cumulative impact in agricultural land. The lots created during the 1990s, are in addition to those created in the 1980s, the 1970s, and so on. Those permitting the creation of additional residential severances must be cognisant of this cumulative impact on agriculture.
- There were 1.30 new lots created per 1000 acres of agricultural land across the province during the 1990s. In comparison to the measure “new lots per 1000 acres”, there were 1.04 residential lots created per 1000 acres of agricultural land. While all counties/regions had fewer residential lots than total new lots, there was not a significant difference in these two numbers in the Ontario study area. This point further strengthens the argument that the majority of lots created in agricultural land in Ontario during the 1990s were for residential use.

Regional:

- Many of the trends observed when comparing regions, with regards to the number of residential non-farm lots that have been created per 1000 acres of agricultural land, are similar to the observations made about the total new lots created per 1000 acres in each region.
- The highest number of residential lots created per 1000 acres was in Eastern Ontario. The average of the number of residential non-farm lots created in each county/city/region within Eastern Ontario was 1.83 lots per 1000 acres. On average most counties in the region had had around two residential non-farm lots created per 1000 acres. This means that during the 1990s, an additional two rural non-farm lots were created in each concession block.
- The lowest number of residential lots created per 1000 acres was in Western Ontario. There were 0.67 lots created in this region during the 1990s. This means that there was almost 1 residential lots created per 1000 acres of agricultural land.
- Central Ontario and Southern Ontario had a similar number of residential lots created per 1000 acres during the 1990s. There were 1.47 residential non-farm lots created in Central Ontario per 1000 acres. During the same period Southern Ontario had 1.59 residential non-farm lots created per 1000 acres of agricultural land.
- Southern Ontario saw the most variation between counties/regions in the numbers of non-farm residential lots created over the 1990s. Within Southern Ontario, there were counties and regions which had very high numbers of residential lots created, including Niagara Region and Essex County with almost 4 residential lots created per 1000 acres of agricultural land. There were also counties such as Oxford County and Middlesex County where there was less than 1/3 of a lot created in each concession block.
- When the numbers of new lots per 1000 acres is compared with the number of residential lots created per 1000 acres, where there is little change between the two values it indicates that there were very few severances which occurred related to agriculture (such as in Lennox and Addington County and Dufferin County). Where there is a significant decrease in the value between the two measures, it indicates that there was a significant amount of severance activity which was related to agriculture during the 1990s (such as Perth County, Huron County, Oxford County).

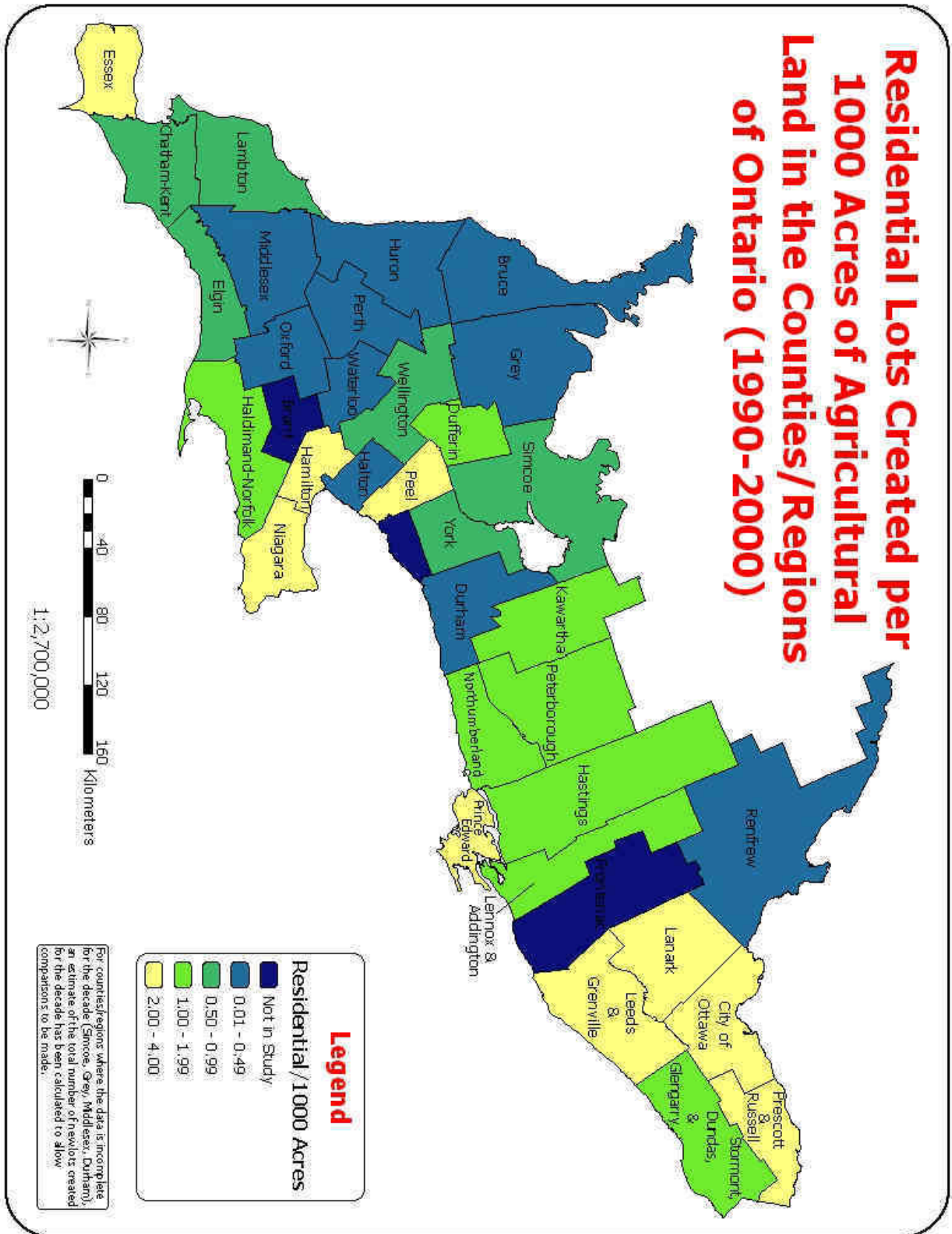
Individual Counties and Regions:

- Perth County had the lowest number² of residential lots created per 1000 acres of the counties and regions in the study. There were 0.07 residential lots created per 1000 acres of agricultural land in Perth County. This means that over the decade there were virtually no residential lots created in Perth County. The very small numbers of severances to create rural non-farm lots in Perth County during the 1990s means that there are minimal impediments for agricultural production in the municipality.
- Huron County (0.20 residential lots per 1000 acres), the Region of Waterloo (0.23 residential lots per 1000 acres) and Oxford County (0.24 lots per 1000 acres) also had very low numbers of rural non-farm lots created in their agricultural land during the 1990s.
- Essex County had the highest number of residential lots created per 1000 acres of agricultural land during the 1990s. During the 1990s there were 3.65 lots created per 1000 acres of agricultural in Essex County. Niagara Region had the second highest number of residential lots created in agricultural land, with 3.62 lots created per 1000 acres. A very similar number as created in Essex County. Both these areas have a variety of specialized agricultural production, including greenhouse production, grape growing and tender fruit growing industries. The fact that on average, almost 4 residential lots were created in each concession block in these areas must have numerous and significant impacts on agricultural production.

Distribution of Residential Lots Created per 1000 acres in the Counties/Regions of Ontario (1990-2000)

- The following map demonstrates the geographic distribution of the number of residential non-farm lots created per 1000 acres for each county and region in this study.

▪ ² [The estimated value for Grey County (0.04) indicates that it had the lowest number of residential lots per 1000 during the 1990s. In fact this is not true. While not reported here, Grey County had a much higher numbers of non-farm lots created during the early 1990s. The statistic that appears here is extrapolated based on rates of development in the later 1990s. The value for Grey should be higher for the decade.]



Section 9.0.

Key Observations: Trends in Severance Activity in Ontario's Agricultural Land During the 1990s

Trends in Severance Activity:

1. There were over 70,000 severance applications made in the Ontario study area (34 counties) between 1990 and 2000.
2. Of the 72,518 severance applications, over 15,513 applications were for the purpose of creating a new lot in land designated as agricultural.
3. 21% of all severance applications received in rural Ontario were for the purpose of creating a new lot in agricultural land.
4. There was an overall decrease in the number of non-farm lots created per year during the 1990s. 2611 lots were created in Ontario's agricultural land in 1990 whereas 905 lots were created in 2000.
5. Of the 15,513 new lots created in agricultural in Ontario, 66% were created between 1990 and 1995. The remaining 34% were created between 1996 and 2000.
6. Almost all municipalities experienced a decrease in the number of new lots created over the decade. While there has been an overall decrease in the number of new lots created in agricultural land over the decade in Ontario, it is critical to remember that these lots are in addition to the lots created in previous decades.
7. The decrease in the number of new lots created in Ontario's agricultural land may partially be a function of a decrease in the number of severance applications made. While many municipalities experienced this decrease, the number of new lots created in agricultural land compared to the number of severance applications remained relatively consistent over the decade.

Distribution of Severance Activity:

8. 35% of the rural non-farm development that took place in Ontario during the 1990s occurred in Southern Ontario. 30% took place in Eastern Ontario, 18% in Central Ontario and 17% in Western Ontario.
9. Compared to other regions, Western Ontario has the lowest number of lots created per 1000 acres, with 0.61 lots created per 1000 acres. It is also important to note that 30% of those lots in Western Ontario created an agricultural parcel.
10. Eastern Ontario has the highest number of lots created per 1000 acres during the decade compared to other regions. There were slightly over 2 lots created per 1000 acres in the Region. Only 12% of the lots created in Eastern Ontario were for the purpose of creating a new agricultural parcel.
11. The Region of Waterloo had the lowest number of new lots (farm related severances and non-farm related) created during the 1990s, with 0.35 lots created per 1000 acres of agricultural land. When considering only the creation of residential non-farm lots, Perth County had the lowest number of severances per 1000 acres of agricultural land created during the same period.
12. Essex County had the highest number of new lots created during the 1990s with 4.17 lots created per 1000 acres of agricultural land. Essex County also had the highest number of residential lots created per 1000 acres of the counties/regions surveyed. Essex had 3.65 residential lots created per 1000 acres of agricultural land.

Type of Severance Activity:

13. Approximately 80% of the non-farm lots created in rural Ontario severed agricultural land for the purpose of creating a new residential lot in an agricultural designation (e.g. surplus dwelling, retirement lots, farm-help lots, rural residential lots).

14. Of those residential lots, 56% were created as rural non-farm residential lots and 44% were created as farm-related residential lots (e.g. retirement lots, surplus dwelling lots, etc). Although these types of severances are often treated differently in official plans they have essentially the same result – a free standing residential lot in the countryside.

15. Policy tends to distinguish between residential severances that are created because they are considered farm-related (surplus dwellings, retirement lots) and non-farm related (rural residential). Many of the severances that occur within Ontario's agricultural land are justified because they are considered to be "farm-related". In reality, there are few farm related severances that remain truly connected to agriculture. Both farm-related and non-farm related severances create the same impact on the agricultural industry because they both create a residential lot. A residential severance is a residential severance.

16. Municipalities with a more active agricultural industry tended to have fewer total numbers of severances than municipalities where agriculture is less significant. Where agriculture is a significant component of the municipality's economy (as indicated by the value of farm sales), there tended to be a higher proportion of new lots related to an active agricultural industry, such as agricultural commercial/industrial lots, and new farm parcels. For example, Huron County recorded the highest total farm sales of all the counties in Ontario in 2001. Huron County also had more severances to create new farm parcels than to create farm-related residential lots in its agricultural land during the 1990s.

17. During the 1990s, those municipalities with a less active agricultural industry have more severances to permit rural residential lots, bush lots and recreational residential lots.

18. The most common type of severance in the majority of counties/regions (31) was to create a residential use – either rural non-farm or farm related. There were only three counties (Huron, Perth and Grey Counties) which had more severances to create a new agricultural parcel than to create a new residential lot.

Current Severance Policy:

19. While there was an overall decrease in the number of new lots granted during the 1990s, some municipalities experienced a year where there was an increase in both the number of applications and the number of new lots granted. A number of municipalities attributed this increase in the number of applications (and subsequently lots) to a pending amalgamation or adoption of a new official plan. Anticipating that there may be changes to the official plan, and specifically the severance policy, people who may have waited for several years before severing a lot decided to make an application while they still believed it was possible.
20. Generally the severance policies governing the creation of rural non-farm lots have become more restrictive over the decade, with a number of municipalities adopting policies which are much more limited than provincial policy. Perth County is an example of a municipality which has adopted new policy during the 1990s which prohibits severances for residential use on agricultural lands. This policy is as stringent as anywhere in North America.

Section 10.0.

Conclusion

Ontario has seen a decrease in the number of new lots that have been created in its agricultural land over the 1990s. Despite this trend, it is critical to keep in perspective that each new non-farm lot created adds to the cumulative effect of fragmenting the agricultural land base and thereby continues to impede agricultural production. The continued viability of agriculture in rural Ontario is at least partially dependent upon the ability of the farm operator to identify the changing trends in agriculture and respond accordingly. The ability of the farmer to respond, however, is increasingly affected by the cumulative presence of non-farm development.

During the 1990s, there were over 15,500 new lots created in Ontario's agricultural land. Of those 15,500 lots, 80% or 12,364 new residential lots were created in Ontario's agricultural land base. Some of these lots were created as non-farm residential lots and others were created as so-called farm-related residential lot. Regardless of the reason why these lots were created, they continue to remove land from production, continue to introduce restrictions on the operation and expansion of farms, and have the potential to create conflict. The long-term welfare of many rural communities is dependent upon the preservation of the agricultural land resource.

The continued viability of agriculture in rural Ontario is at least partially dependent upon the ability of the farm operator to respond to changing trends. This research has identified that agriculture is increasingly being forced to compete with other interests in the rural community. While historically we have judged the natural advantages of an area for agricultural production based on climates and soils we must now increasingly consider the impact of urban development and indiscriminate rural non-farm development as an impediment to agricultural production.

The fact that no accurate count of the number, type or distribution of new lots created during the 1990s existed prior to this research, has made it difficult for policy-makers to evaluate the effectiveness of the severance policies in achieving their stated goal. It has also made it difficult to truly understand the impact of severance policies on the continued viability of Ontario's

agricultural industry. It is the hope of the researchers that the information that is documented in this report will contribute to the review of discussions about both Smart Growth for rural communities and a review of local and provincial development policies as they relate to agriculture.



Phase II of this study looks at a number of case studies and provides further analysis of the implications of the findings of Phase I on the long term future for agriculture in the Province of Ontario.

Section 11.0.**Bibliography**

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Section 12.0.**Appendix**

App 1	Bruce County	147
App 2	Chatham-Kent	149
App 3	Dufferin County	151
App 4	Durham Region	153
App 5	Elgin County	155
App 6	Essex County	157
App 7	Grey County	159
App 8	Haldimand-Norfolk	161
App 9	Halton Region	162
App 10	Hamilton (City of)	164
App 11	Hastings County	166
App 12	Huron County	168
App 13	Kawartha Lakes (City of)	170
App 14	Lambton County	172
App 15	Lanark County	174
App 16	Leeds and Grenville Counties	176
App 17	Lennox and Addington Counties	178
App 18	Middlesex County	180
App 19	Niagara Region	182
App 20	Northumberland County	184
App 21	Ottawa (City of)	186
App 22	Oxford County	188
App 23	Peel Region	190
App 24	Perth County	192
App 25	Prescott and Russell Counties	194
App 26	Peterborough Counties	196
App 27	Prince Edward County	198
App 28	Renfrew County	200
App 29	Simcoe County	202
App 30	Stormont, Dundas, Glengarry Counties	204
App 31	Waterloo Region	206
App 32	Wellington County	208
App 33	York Region	210

Appendix 1: Severance Activity During 1990s in Bruce County Rural Non-Farm Development Project, University of Guelph, 2002

Bruce County

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		350	360	268	198	143	145	129	115	107	70	91	1976
Total applications that met the criteria of involving agricultural land		48	41	31	46	36	31	40	31	35	25	16	380
Percentage of Total Severances Applications Involving Agricultural Lands		14%	11%	12%	23%	25%	21%	31%	27%	33%	36%	18%	23%
Total applications classified as a farm split		27	15	9	17	9	12	10	10	10	9	3	131
Total applications with the purpose of creating a residential use in an agricultural area:		15	21	17	26	22	16	23	16	19	12	9	196
	Surplus Residential Lots	7	12	8	11	13	12	22	12	18	12	9	136
	Retirement Lots	8	9	9	15	9	4	1	4	1	0	0	60
	Farm Help Lots	0	0	0	0	0	0	0	0	0	0	0	0
Total Acreage of land changed to a residential use:		20.90	50.45	34.92	43.43	39.78	28.64	56.70	110.85	54.76	36.47	27.17	504.07

Bruce County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		6	5	5	3	5	3	7	5	6	4	4	53
	agricultural to commercial	2	1	2	1	2	1	3	2	3	2	1	20
	agricultural to industrial	2	1	0	0	1	0	0	1	0	0	1	6
	agricultural to institutional	0	0	0	1	2	0	2	1	1	1	1	9
	agricultural to recreational/natural environment	0	2	0	0	0	1	1	0	1	0	0	5
	agricultural to utility	1	0	0	0	0	1	0	0	0	0	0	2
	agricultural to other (ex. bush lots, extractive resources)	1	1	3	1	0	0	1	1	1	1	1	11
Total acreage changed from an agricultural land use:		15.90	132.23	272.95	12.50	20.71	81.73	73.38	103.63	71.82	21.63	106.72	913.20

Total number of lots created in agricultural land 1990-2000

380

Total number of lots (1990-2000) per 1000 acres of agricultural land

0.61

Total Acreage of Agricultural Land (1996 Census)

627,799

Total number of residential lots created in agricultural land 1990-2000

196

**Total number of residential
lots (1990-2000) per 1000
acres of agricultural land**

0.31

Chatham - Kent		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		1	0	1	2	2	0	0	0	1	0	0	7
	agricultural to commercial	0	0	0	0	1	0	0	0	0	0	0	1
	agricultural to industrial	0	0	0	0	1	0	0	0	0	0	0	1
	agricultural to insitutional	1	0	1	2	0	0	0	0	0	0	0	4
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	1	0	0	1
	agricultural to untility	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0	0	0	0	0	0	0

Total number of lots created in agricultural land 1990-2000

751

Total number of lots (1990-2000) per 1000 acres of agricultural land

1.28

Total Acreage of Agricultural Land (1996 Census)

584,765

Total number of residential lots created in agricultural land 1990-2000

575

Total number of residential lots (1990-2000) per 1000 acres of agricultural land

0.98

Dufferin County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area					1	0	0	0	2	0	0	1	4
	agricultural to commercial								1				1
	agricultural to industrial												0
	agricultural to institutional								1				1
	agricultural to recreational/natural environment				1							1	2
	agricultural to utility												
	agricultural to other (ex. bush lots, extractive resources)												

Total number of lots created in agricultural land 1990-2000

369

Total number of lots (1990-2000) per 1000 acres of agricultural land

1.66

Total Acreage of Agricultural Land (1996 Census)

222,183

Total number of residential lots created in agricultural land 1990-2000

327

Total number of residential lots (1990-2000) per 1000 acres of agricultural land

1.47

Regional Municipality of Durham		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area			2	2	1	1	0	1	3	1	1	0	12
	agricultural to commercial	n/a	1	1	1	0	0	1	3	0	0	0	7
	agricultural to industrial	n/a	0	0	0	1	0	0	0	1	1	0	3
	agricultural to institutional	n/a	0	1	0	0	0	0	0	0	0	0	1
	agricultural to recreational/natural environment (golf course)	n/a	1	0	0	0	0	0	0	0	0	0	1
	agricultural to utility	n/a	0	0	0	0	0	0	0	0	0	0	0
	agricultural to other (ex. bush lots, extractive resources)	n/a	0	0	0	0	0	0	0	0	0	0	0
Total Acreage of land changed to an other use:													19.87

Actual 1991-2000 Estimated 1990-2000

Total number of lots created in agricultural land 1990-2000

179 197

Total number of lots (1990-2000) per 1000 acres of agricultural land

0.53 0.58

Total Acreage of Agricultural Land (1996 Census)

336,857

Total number of residential lots created in agricultural land 1990-2000

138 152

Total number of residential lots (1990-2000) per 1000 acres of agricultural land

0.41 0.45

Appendix 5: Severance Activity During 1990s in Elgin Coun Rural Non-Farm Development Project, University of Guelph.

Elgin County	NOTE DATA MAY NOT BE COMPLETE - MISSING NUMBER OF NEW LOTS CREATED (EX.FARM SPLITS, ETC)												
		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		296	208	183	188	208	188	146	102	142	124	130	1915
Total applications that met the criteria of involving agricultural land		28	22	18	22	15	21	26	14	14	15	28	223
Percentage of Total Severances Applications Involving Agricultural Lands		9%	11%	10%	12%	7%	11%	18%	14%	10%	12%	22%	12%
Total applications classified as a farm split													0
Total applications with the purpose of creating a residential use in an agricultural area:		28	22	18	22	15	21	26	14	14	15	28	223
Surplus Residential Lots		14	13	11	14	5	8	17	11	6	10	10	119
Retirement Lots		14	9	7	8	10	13	9	3	8	5	18	104

Elgin County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to commercial												
	agricultural to industrial												
	agricultural to institutional												
	agricultural to recreational/natural environment												
	agricultural to utility												
	agricultural to other (ex. bush lots, extractive resources)												

Total number of lots created in agricultural land 1990-2000 223

Total number of lots (1990-2000) per 1000 acres of agricultural land 0.56

Total Acreage of Agricultural Land (1996 Census) 400584

Total number of residential lots created in agricultural land 1990-2000 223

Total number of residential lots (1990-2000) per 1000 acres of agricultural land 0.56

Note: the data described as being for one year actually includes applications from Nov. 1 of the previous year to October 31 of the current year (ex. the data for 1998 is actually the severances granted between Nov.1 1997 to Oct. 31 1998

Appendix 6: Severance Activity During 1990s in Essex Cou Rural Non-Farm Development Project, University of Guelph, 2002

County of Essex

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		276	277	302	269	352	555	306	516	509	618	375	4355
Total applications that met the criteria of involving agricultural land		116	130	129	116	135	134	163	179	171	109	82	1464
Percentage of Total Severances Applications Involving Agricultural Lands		42%	47%	43%	43%	38%	24%	53%	35%	34%	18%	22%	34%
Total applications classified as a farm split		11	15	9	9	13	17	22	32	19	14	7	168
Total applications with the purpose of creating a residential use in an agricultural area:		104	114	119	107	121	117	139	142	151	95	75	1284
	Surplus Residential Lots	20	22	22	19	30	26	40	33	42	25	20	299
	Retirement Lots	35	35	62	48	53	55	50	77	75	52	41	583
	Farm Help Lots	5	4	5	5	4	6	3	2	2	0	0	36
	Infilling	8	5	3	5	4	1	2	1	8	6	7	50
	Estate Residential	0	0	0	0	0	0	3	0	0	0	0	3
	Rural Residential	36	48	27	30	30	29	41	29	24	12	7	313

County of Essex		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		1	1	1	0	1	0	2	5	1	0	0	11
	agricultural to commercial	1		1		1		1	5				8
	agricultural to industrial		1										1
	agricultural to institutional							1		1			2
	agricultural to recreational/natural environment												0
	agricultural to utility												0
	agricultural to other (ex. bush lots, extractive resources)												0

Total number of lots created in agricultural land 1990-2000 **1464**

Total number of lots (1990-2000) per 1000 acres of agricultural land **4.17**

Total number of residential lots created in agricultural land 1990-2000 **1284**

Total number of residential lots (1990-2000) per 1000 acres of agricultural land **3.65**

Total Acreage of Agricultural Land (1996 Census) 351,414 acres

Appendix 7: Severance Activity During 1990s in Grey County Rural Non-Farm Development Project, University of Guelph, 2002

Grey County

*Grey County passed a new official plan in mid-1997. County staff feel that only severances taken place under the new official plan can be fairly evaluated against the province

		1997	1998	1999	2000	Total for 1997-2000
Total Severance Applications		45*	189	159	173	521
Total applications that met the criteria of involving agricultural land		14	24	28	33	99
Percentage of Total Severances Applications Involving Agricultural Lands		31%	13%	18%	19%	34%
Total applications classified as a farm split		10	17	24	30	81
Total applications with the purpose of creating a residential use in an agricultural area:		3	2	1	2	8
	Retirement Lots	3	0	1	1	5
	Surplus Residential	0	2	0	1	3

Grey County		1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		1	5	3	1	10
	agricultural to commercial	0	3	1	0	4
	agricultural to industrial	0	1	1	0	2
	agricultural to institutional	0	0	1	1	2
	agricultural to recreational/natural environment	1	1	0	0	2
	agricultural to utility	0	0	0	0	0
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0

	Actual 1997-2000	Estimated 1990-2000	Total Acreage of Agricultural Land (1996 Census)	
Total number of lots created in agricultural land 1990-2000	99	272	600,416	
Total number of lots (1990-2000) per 1000 acres of agricultural land	0.16	0.45		
Total number of residential lots created in agricultural land 1990-2000	8	22		
Total number of residential lots (1990-2000) per 1000 acres of agricultural land	0.01	0.04		

**Appendix 8: Severance Activity During 1990s in Haldimand Norfolk
Haldimand-Norfolk County**

Rural Non-Farm Development Project, University of Guelph, 2002

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

Total number of lots created in agricultural land 1990-2000 **816**
 Total Acres of Agricultural Land (1996 Census) #####

Total number of lots (1990-2000) per 1000 acres of agricultural land **1.54**

Total number of residential lots created in agricultural land 1990-2000 **816**

Total number of residential lots (1990-2000) per 1000 acres of agricultural land **1.54**

Acreage Removed from Agricultural Production

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	TOTAL
Dunn	16.29	2.88	16.5	0.92	4.62	9.95	5.07	5.14	6.92	0	4.47	37.09
Hald	30.29	8.43	5.48	12.43	17.14	8.3	3.3	17.42	8.45	14.55	6.52	88.11
Nant	35.68	25.78	10.22	16.8	23.16	17.11	10.45	9.92	16.92	12.09	8.38	114.83
Simc	0.86	0	0.92	0	0.81	0	0	0	3.49	0	0	4.3
Delhi	83.3	18.73	15.01	6.87	22.08	22.3	2.31	3.79	8.49	10.12	15.15	91.11
Norf	88.44	64.17	28.38	26.99	73.02	25.69	9.02	7.75	11.53	8.25	11.68	173.93
TOTAL	254.86	119.99	76.51	64.01	140.8	83.35	30.15	44.02	55.8	45.01	46.2	509.37

Appendix 9: Severance Activity During 1990s in Halton Region Rural Non-Farm Development Project, University of Guelph, 2001

Regional Municipality of Halton

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		147	160	98	96	99	111	87	115	97	44	52	1106
Total applications that met the criteria of involving agricultural land		15	9	3	7	9	4	11	2	0	0	0	60
Percentage of Total Severances Applications Involving Agricultural Lands		10%	6%	3%	7%	9%	4%	13%	2%	0%	0%	0%	5%
Total applications classified as a farm split		0	1	1	3	0	1	0	0	0	0	0	6
Total applications with the purpose of creating a residential use in an agricultural area:		15	7	2	4	7	3	11	2	0	0	0	51
	Farm Related	3	3	1	2	0	1	1	0	0	0	0	11
	Rural Residential	12	3	1	2	5	2	10	2				37
	Retirement Lot	0	1		0	2	0	0	0				3
Total Acreage of land changed to a residential use:		87.20	14.50	2.34	17.00	20.81	4.80	87.59	8.20	0.00	0.00	0.00	242.44

Regional Municipality of Halton		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
		Total applications with the purpose of creating another land use in an agricultural area	0	1	0	0	2	0	0	0	0	0	0
	agricultural to commercial												
	agricultural to industrial												
	agricultural to institutional												
	agricultural to recreational/natural environment												
	agricultural to utility												
	agricultural to other (ex. bush lots, extractive resources)		1			2							3
Total acreage changed from an agricultural land use:			2.49			140.00							142.49

Total number of lots created in agricultural land 1990-2000

60

Total number of lots (1990-2000) per 1000 acres of agricultural land

0.55

Total Acreage of Agricultural Land (1996 Census)

109,187

Total number of residential lots created in agricultural land 1990-2000	51
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Total number of residential lots (1990-2000) per 1000 acres of agricultural land	0.47
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New City of Hamilton

Data is extrapolated for 1990, 1992, 1994, 2000

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		350	162	153	131	164	163	145	161	158	129	111	1827
Total applications that met the criteria of involving agricultural land		88	52	38	41	41	31	34	41	39	27	28	460
Percentage of Total Severances Applications Involving Agricultural Lands		25%	32%	25%	31%	25%	19%	23%	25%	25%	21%	25%	25%
Total applications classified as a farm split		8	5	4	4	4	1	1	5	5	5	3	45
Total applications with the purpose of creating a residential use in an agricultural area:		77	46	33	36	36	27	31	35	31	21	22	395
	Surplus Residential Lots	2	1	0	0	0	0	0	0	3	1	2	9
	Retirement Lots	28	17	12	13	23	17	21	20	16	7	7	181
	Farm Help Lots	2	1	3	3	3	2	1	0	0	0	0	14
	Rural Residential	45	27	18	20	11	8	9	15	12	13	13	192
Total Acreage of land changed to a residential use:		67.31	149.23	67.31	57.06	67.31	28.26	44.38	59.03	101.05	36.31	67.31	744.56

New City of Hamilton		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		2	1	1	1	1	3	2	1	3	1	3	19
	agricultural to commercial	0	0	0	0	0	2	1	1	1	1	2	8
	agricultural to industrial	0	0	0	0	0	0	0	0	1	0	0	1
	agricultural to institutional	2	1	1	1	1	1	1	0	0	0	1	9
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	1	0	0	1
	agricultural to utility	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0	0	0	0	0	0	0
Total acreage changed from an agricultural land use:		28.33	0.16	28.33	0.40	28.33	25.62	11.54	5.00	151.90	3.66	28.33	311.60

Total number of lots created in agricultural land 1990-2000 **460**

Total number of lots (1990-2000) per 1000 acres of agricultural land **3.11**

Total Acreage of Agricultural Land (1996 Census) 147,980

Total number of residential lots created in agricultural land 1990-2000 **395**

Total number of residential lots (1990-2000) per 1000 acres of agricultural land **2.67**

**Appendix 11: Severance Activity During 1990s in Hastings Cou Rural Non-Farm Development Project, University of Guelph, 2002
Hastings County**

Data is extrapolated for 1990, 1991, 1992

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications	783	454	376	311	277	245	193	160	128	116	117	3160
Total applications that met the criteria of involving agricultural land	108	65	51	44	35	38	21	30	14	17	14	437
Percentage of Total Severances Applications Involving Agricultural Lands	14%	14%	14%	14%	13%	16%	11%	19%	11%	15%	12%	14%
Total applications classified as a farm split	5	3	3	2	1	6	1	6	1	1	6	35
Total applications with the purpose of creating a residential use in an agricultural area:	92	54	43	41	34	28	20	23	13	15	8	372
Surplus Residential Lots	4	2	2	1	0	1	3	2	1	0	0	16
Retirement Lots	11	6	5	5	7	0	2	0	3	0	3	42
Farm Help Lots	2	1	1	2	2	0	0	0	0	0	0	8
Rural Residential	75	45	35	33	25	27	15	21	9	15	5	306
Total Acreage of land changed to a residential use:	113.02	113.02	113.02	124.01	284.33	83.21	81.88	156.68	27.82	78.58	67.68	1243.25

Hastings County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		11	7	5	1	0	4	0	1	0	1	0	30
	agricultural to commercial	3	2	1	0	0	2	0	0	0	0	0	9
	agricultural to industrial	2	1	1	0	0	0	0	1	0	0	0	4
	agricultural to institutional	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to utility	2	1	1	0	0	1	0	0	0	0	0	4
	agricultural to other (ex. bush lots, extractive resources)	5	3	2	1	0	1	0	0	0	1	0	13
Total acreage changed from an agricultural land use:		19.16	19.155	19.155	62.00	0.00	56.24	0.00	10.00	0.00	25.00	0.00	210.71

Total number of lots created in agricultural land 1990-2000
437

Total number of lots (1990-2000) per 1000 acres of agricultural land
1.93

Total Acres of Agricultural Land (1996 Census) #####

Total number of residential lots created in agricultural land 1990-2000
372

Total number of residential lots (1990-2000) per 1000 acres of agricultural land
1.64

**Appendix12: Severance Activity During 1990s in Huron Cou Rural Non-Farm Development Project, University of Guelph, 2002
Huron County**

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		149	108	64	113	98	81	79	90	66	79	94	1021
Total applications that met the criteria of involving agricultural land		50	32	27	25	31	41	39	44	33	18	33	373
Percentage of Total Severances Applications Involving Agricultural Lands		34%	30%	42%	22%	32%	51%	49%	49%	50%	23%	35%	38%
Total applications classified as a farm split		25	15	13	14	15	18	23	14	10	8	17	172
Total applications with the purpose of creating a residential use in an agricultural area:		20	10	9	6	12	18	14	23	15	10	11	148
	Surplus Residential Lots	20	10	9	6	12	18	14	23	15	10	11	148
	Retirement Lots	0	0	0	0	0	0	0	0	0	0	0	0
	Farm Help Lots	0	0	0	0	0	0	0	0	0	0	0	0
Total Acreage of land changed to a residential use:		149.00	81.86	106.37	189.77	42.60	183.2	38.35	76.00	142.05	138.7	233.13	1381.05

Huron County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		5	7	5	5	4	5	2	7	8	0	5	53
	agricultural to commercial	4	1	4	2	3	2	0	1	4	0	5	26
	agricultural to industrial	0	1	1	0	0	0	0	0	0	0	0	2
	agricultural to institutional	1	0	0	2	1	3	1	2	0	0	0	10
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	1	0	0	1
	agricultural to utility	0	1	0	1	0	0	0	3	3	0	0	8
	agricultural to other (ex. bush lots, extractive resources)	0	4	0	0	0	0	1	1	0	0	0	6
Total acreage changed from an agricultural land use		70.59	239.80	49.64	72.35	16.75	15.24	16.43	81.12	137.63	0.00	18.18	717.73

Total number of lots created in agricultural land 1990-2000 **373**

Total number of lots (1990-2000) per 1000 acres of agricultural land **0.51** Total Agricultural Land (1996 Census) **#####**

Total number of residential lots created in agricultural land 1990-2000 **148**

Total number of residential lots (1990-2000) per 1000 acres of agricultural land **0.20**

Appendix 13: Severance Activity During 1990s in Kawartha L Rural Non-Farm Development Project, University of Guelph, 2002

City of Kawartha Lakes

Data Extrapolated for Even Years

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		464	232	218	115	120	119	89	75	83	88	66	1669
Total applications that met the criteria of involving agricultural land		158	80	74	39	38	35	28	26	26	27	20	551
Percentage of Total Severances Applications Involving Agricultural Lands		34%	34%	34%	34%	32%	29%	32%	35%	31%	31%	31%	33%
Total applications classified as a farm split		19	3	9	11	5	4	3	3	1	3	2	63
Total applications with the purpose of creating a residential use in an agricultural area:		134	72	63	28	32	31	24	22	24	22	17	469
	Surplus Residential Lots	0	0	0	0	2	2	1	1	2	0	0	8
	Retirement Lots	0	0	0	0	4	4	0	0	1	0	0	9
	Rural Residential	133	71	59	26	25	24	21	19	20	22	17	436
	Recreational	1	1	4	2	0	0	0	0	1	0	0	10
	Farm Related Residential Lots	0	0	0	0	1	1	2	2	0	0	0	6
Total Acreage of land changed to a residential use:		60	82.57	60	35.68	60	67.78	60.00	58.02	40.48	76.17		600.70

City of Kawartha Lakes		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		5	5	2	0	1	0	1	1	1	2	1	19
	agricultural to commercial	4	4	2	0	1	0	1	1	1	1	1	16
	agricultural to industrial	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to institutional	1	1	0	0	0	0	0	0	0	0	0	2
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	0	1	0	1
	agricultural to utility	0	0	0	0	0	0	0	0	0		0	0
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0	0	0	0	0	0	0
Total acreage changed from an agricultural land use:		10.00	25.03	10.00	0.00	10.00	0.00	10.00	2.18	13.21	108.6	10.00	199.02

Total number of lots created in agricultural land 1990-2000 551

Total number of lots (1990-2000) per 1000 acres of agricultural land 1.46

Total Acreage of Agricultural Land (1996 Census) 378692

Total number of residential lots created in agricultural land 1990-2000 469

Total number of residential lots (1990-2000) per 1000 acres of agricultural land 1.24

**Appendix 14: Severance Activity During 1990s in Lambton (Rural Non-Farm Development Project, University of Guelph, 2002
Lambton County**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications	210	147	167	214	148	130	159	114	94	94	95	1572
Total applications that met the criteria of involving agricultural land	88	50	41	42	48	39	33	40	28	34	22	465
Percentage of Total Severances Applications Involving Agricultural Lands	42%	34%	25%	20%	32%	30%	21%	35%	30%	36%	23%	30%
Total applications classified as a farm split	19	11	8	7	14	9	11	18	10	7	6	120
Total applications with the purpose of creating a residential use in an agricultural area:	66	36	32	34	32	28	21	20	17	21	15	322
Surplus Residential Lots	15	9	9	11	12	13	8	11	8	12	8	116
Retirement Lots	21	10	10	10	11	9	10	3	3	3	6	96
Farm Help Lots	10	6	6	9	6	1	2	1	1	2	0	44
Rural Residential	20	11	7	4	3	5	1	5	5	4	1	66
Total Acreage of land changed to a residential use:	82.51	63.01	84.19	60.19	60.01	46.00	59.41	31.44	31.50	71.54	36.25	626.05

Lambton County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		3	3	1	1	2	2	1	2	1	6	1	23
	agricultural to commercial	0	2	0	0	1	0	0	1	1	4	0	9
	agricultural to industrial	0	0	0	0	0	1	0	0	0	1	1	3
	agricultural to institutional	0	0	0	1	1	0	0	0	0	0	0	2
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to utility	3	1	1	0	0	1	0	0	0	0	0	6
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0	1	1	0	1	0	3
Total acreage changed from an agricultural land use:		9.04	20.00	0.07	2.47	3.33	2.41	98.84	23.26	44.90	128.66	10.00	342.98

Total number of lots created in agricultural land 1990-2000 **465**

Total number of lots (1990-2000) per 1000 acres of agricultural land **0.78**

Total Acreage of Agricultural Land (1996 Census) 596270

Total number of residential lots created in agricultural land 1990-2000 **322**

Total number of residential lots (1990-2000) per 1000 acres of agricultural land **0.54**

Appendix 15: Severance Activity During 1990s in Lanark County Rural Non-Farm Development Project, University of Guelph, 2002

Lanark County

Data extrapolated for even years

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		566	431	341	289	342	280	160	212	147	129	133	3030
Total applications that met the criteria of involving agricultural land		122	115	75	78	74	53	35	41	32	22	29	677
Percentage of Total Severances Applications Involving Agricultural Lands		22%	27%	22%	27%	22%	19%	22%	19%	22%	17%	22%	22%
Total applications classified as a farm split		13	9	8	9	8	7	4	4	4	3	3	72
Total applications with the purpose of creating a residential use in an agricultural area:		103	104	62	65	62	46	29	37	27	15	24	574
	Surplus Residential Lots	1	2	1	0	1	0	0	0	0	1	0	6
	Retirement Lots	11	12	7	6	7	9	3	1	3	2	3	64
	Farm Help Lots	1	0	1	1	1	0	0	0	0	1	0	5
	Rural Residential	88	85	53	58	53	37	25	36	23	11	20	488
	Recreational Residential	2	5	1	0	1	0	1	0	1	0	0	11
Total Acreage of land changed to a residential use:			425.33		279.18		176.97		101.7		64.56		1047.69
													1047.69*2
									Estimated Acreage Changed				2095.38

Appendix 16: Severance Activity During 1990s in Leeds & Grenville Countie Rural Non-Farm Development Project, University of Guelph, 2002

Leeds & Grenville Counties

Data extrapolated for even years

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		849	686	613	475	499	272	261	213	160	168	160	4356
Total applications that met the criteria of involving agricultural land		178	145	129	100	105	59	55	48	34	31	34	917
Percentage of Total Severances Applications Involving Agricultural Lands		21%	21%	21%	21%	21%	22%	21%	23%	21%	18%	21%	21%
Total applications classified as a farm split		14	5	10	4	8	5	4	8	3	4	3	69
Total applications with the purpose of creating a residential use in an agricultural area:		155	137	112	90	91	54	48	39	29	26	29	810
	Surplus Residential Lots	3	0	2	2	2	1	1	2	1	2	1	16
	Retirement Lots	14	8	10	2	8	6	4	7	3	7	3	72
	Farm Help Lots	2	1	1	0	1	0	0	2	0	0	0	8
	Rural Residential	133	127	96	84	78	46	41	25	25	17	25	698
	Recreational Residential	3	1	2	2	2	1	1	3	1	0	1	16
			486.77		247.29		105.41		150.5		105.8		1095.83
													1095.83*2
Total Acreage of land changed to a residential use:									Estimated Acreage Changed				2191.66

Leeds & Grenville Counties		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		9	3	6	6	5	0	3	2	2	1	2	39
agricultural to commercial		1	0	1	2	1	0	1	1	1	0	1	9
agricultural to industrial		0	0	0	0	0	0	0	0	0	0	0	0
agricultural to institutional		0	0	0	0	0	0	0	0	0	0	0	0
agricultural to recreational/natural environment (incl. Golf Courses)		0	0	0	0	0	0	0	0	0	0	0	0
agricultural to utility		1	0	1	1	0	0	0	0	0	0	0	4
agricultural to other (ex. bush lots, extractive resources)		7	3	4	3	4	0	2	1	1	1	1	27
Total acreage changed from an agricultural land use:			70.00		494.28		0.00		52.93		80.15		697.36

Total number of lots created in agricultural land 1990-2000 917

Total number of lots (1990-2000) per 1000 acres of agricultural land 2.68

Total number of residential lots created in agricultural land 1990-2000 810

Total number of residential lots (1990-2000) per 1000 acres of agricultural land 2.37

Total Acreage of Agricultural Land (1996 Census) 342440

Estimated Acreage Changed 697.36*2
1394.72

Appendix 17: Severance Activity During 1990s in Lennox & Addington Rural Non-Farm Development Project, University of Guelph, 2002

Lennox & Addington Counties Data extrapolated for even years

n/a = not available at County

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-1997
Total Severance Applications		289	190	125	126	100	66	65	69	n/a	n/a	n/a	1030
Total applications that met the criteria of involving agricultural land		58	32	25	27	20	10	13	18				203
Percentage of Total Severances Applications Involving Agricultural Lands		20%	17%	0	21%	20%	15%	20%	26%				20%
Total applications classified as a farm split		9	6	4	3	1	0	0	0				22
Total applications with the purpose of creating a residential use in an agricultural area:		49	26	21	24	19	10	13	18				180
	Surplus Residential Lots	3	3	1	0	1	0	1	1				9
	Retirement Lots	5	0	2	5	2	0	1	2				9
	Farm Help Lots	0	0	0	0	0	0	0	0				0
	Rural Residential	41	23	18	19	16	10	11	14				152
	Recreational Residential	1	0	0	0	0	0	0	1				1
Total Acreage of land changed to a residential use:			140.4		118.39		19.68		210.3				488.81

Lennox & Addington Counties		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-1997
Total applications with the purpose of creating another land use in an agricultural area		0	0	0	0	0	0	0	0	n/a	n/a	n/a	0
	agricultural to commercial		0		0		0		0				
	agricultural to industrial		0		0		0		0				
	agricultural to institutional		0		0		0		0				
	agricultural to recreational/natural environment (incl. Golf Courses)		0		0		0		0				
	agricultural to utility		0		0		0		0				
	agricultural to other (ex. bush lots, extractive resources)		0		0		0		0				
Total acreage changed from an agricultural land use:			0.00		0.00		0.00		0.00				

Actual 1990-1997 Estimated 1990-2000

Total number of lots created in agricultural land 1990-2000	203	279	Total Acreage of Agricultural Land (1996 Census)	209,434
Total number of lots (1990-2000) per 1000 acres of agricultural land	0.97	1.33		
Total number of residential lots created in agricultural land 1990-2000	180	248		

Total number of residential
lots (1990-2000) per 1000
acres of agricultural land

0.86

1.18

**Appendix 18: Severance Activity During 1990s in Middlesex County Rural Non-Farm Development Project, University of Guelph, 2002
Middlesex County**

		1996	1997	1998	1999	2000	Total for 1996-2000
Total Severance Applications		92	186	124	107	116	625
Total applications that met the criteria of involving agricultural land		14	48	31	21	23	137
Percentage of Total Severances Applications Involving Agricultural Lands		15%	26%	25%	20%	20%	22%
Total applications classified as a farm split		9	14	14	9	8	54
Total applications with the purpose of creating a residential use in an agricultural area:		5	34	17	12	15	83
	Surplus Residential Lots	1	9	6	1	5	22
	Retirement Lots	2	7	0	2	0	11
	Farm Help Lots	0	1	0	0	0	1
	Rural Residential	2	14	8	7	0	31
	Estate Lots	0	1	0	0	6	7
	Infilling	0	2	3	2	4	11
Total Acreage of land changed to a residential use:		64.17	144.00	153.73	96.83	88.26	546.99

Middlesex County		1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		0	0	0	0	0	0
	agricultural to commercial	0	0	0	0	0	0
	agricultural to industrial	0	0	0	0	0	0
	agricultural to institutional	0	0	0	0	0	0
	agricultural to recreational/natural environment	0	0	0	0	0	0
	agricultural to utility	0	0	0	0	0	0
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0
Total acreage changed from an agricultural land use		0	0	0	0	0	0

Actual 1996-2000 Estimated 1990-2000

Total number of lots created in agricultural land 1990-2000	137	301	Total Acreage of Agricultural Land (1996 Census) 641403
Total number of lots (1990-2000) per 1000 acres of agricultural land	0.21	0.46	
Total number of residential lots created in agricultural land 1990-2000	54	183	
Total number of residential lots (1990-2000) per 1000 acres of agricultural land	0.08	0.28	

Appendix 19: Severance Activity During 1990s in Niagara Region Rural Non-Farm Development Project, University of Guelph, 2002

Regional Municipality of Niagara

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		794	525	478	490	577	432	352	475	444	455	463	5485
Total applications that met the criteria of involving agricultural land		134	96	85	95	115	64	44	80	82	67	77	939
Percentage of Total Severances Applications Involving Agricultural Lands		17%	18%	18%	19%	20%	15%	13%	17%	18%	15%	17%	17%
Total applications classified as a farm split		8	8	3	9	8	2	2	8	11	4	9	72
Total applications with the purpose of creating a residential use in an agricultural area:		120	85	78	84	103	60	40	71	68	60	64	833
	Surplus Residential Lots	15	12	14	12	9	6	1	27	24	24	18	162
	Retirement Lots	69	53	39	45	72	31	19	16	26	23	21	414
	Rural Residential	36	20	24	24	21	22	19	26	16	3	21	232
	Infilling	0	0	1	3	1	1	1	2	2	10	4	25
Total Acreage of land changed to a residential use:	**average of 1ac per new lot created	120.00	85.00	79.00	87.00	108.00	61.00	41.00	72.00	69.00	64.00	64.00	850.00

Regional Municipality of Niagara	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area	6	3	4	2	4	2	2	1	3	3	4	34
agricultural to commercial	3	0	2	1	4	2	0	0	3	0	4	19
agricultural to industrial	3	3	1	0	0	0	2	0	0	3	0	12
agricultural to institutional	0	0	1	1	0	0	0	1	0	0	0	3
agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	0	0	0	0
agricultural to utility	0	0	0	0	0	0	0	0	0	0	0	0
agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0	0	0	0	0	0	0
Total acreage changed from an agricultural land use:	15.84	15.30	28.55	4.00	7.92	11.00	10.01	3.00	40.66	5.53	5.88	147.69

Total number of lots created in agricultural land 1990-2000

939

Total number of lots (1990-2000) per 1000 acres of agricultural land

4.09

Total Acreage Agricultural Land (1996 Census) 229832

Total number of residential lots created in agricultural land 1990-2000

833

Total number of residential lots (1990-2000) per 1000 acres of agricultural land

3.62

Appendix 20: Severance Activity During 1990s in Northumberland Rural Non-Farm Development Project, University of Guelph, 2002

Northumberland County

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		362	189	145	168	178	151	125	96	110	96	91	1711
Total applications that met the criteria of involving agricultural land		122	69	43	36	49	34	25	29	30	17	20	474
Percentage of Total Severances Applications Involving Agricultural Lands		34%	37%	30%	21%	28%	23%	20%	30%	27%	18%	22%	28%
Total applications classified as a farm split		4	4	3	5	3	3	3	5	3	3	3	39
Total applications with the purpose of creating a residential use in an agricultural area:		118	65	40	30	46	31	22	24	26	14	16	432
	Farm Help Lot	9	2	3	1	5	2	0	1	1	0	0	24
	Surplus Dwelling	0	1	0	1	3	5	7	8	5	6	2	38
	Retirement Lot	27	15	10	6	11	3	3	3	2	1	8	89
	Infilling	7	5	1	0	2	4	0	0	0	0	1	20
	Rural (Non-Farm) Residential	75	42	26	22	25	17	12	12	18	7	5	261
Total Acreage of land changed to a residential use:	(estimate 1 ac per severances)	118	65	40	30	46	31	22	24	26	14	16	432.00 ac

Northumberland County

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		0	0	1	0	0	0	0	0	2	0	0	3
	agricultural to commercial									2			2
	agricultural to industrial			1									1
	agricultural to institutional												
	agricultural to recreational/natural environment												
	agricultural to utility												
	agricultural to other (ex. bush lots, extractive resources)												
Total acreage changed from an agricultural land use:	(estimate 5 ac per severance)			5.00						10.00			15.00 ac

Total number of lots created in agricultural land 1990-2000 **474**

Total number of lots (1990-2000) per 1000 acres of agricultural land **1.72**

Total Acreage of Agricultural Land (1996 Census) 274,809

Total number of residential lots created in agricultural land 1990-2000 **432**

Total number of residential lots (1990-2000) per 1000 acres of agricultural land **1.57**

City of Ottawa		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		0	2	0	2	2	0	0	4	0	1	0	11
	agricultural to commercial	0	1	0	1	0	0	0	0	0	1	0	3
	agricultural to industrial	0	0	0	1	0	0	0	1	0	0	0	2
	agricultural to institutional	0	0	0	0	1	0	0	0	0	0	0	1
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to utility	0	0	0	0	1	0	0	0	0	0	0	1
	agricultural to other (ex. bush lots, extractive resources)	0	1	0	0	0	0	0	3	0	0	0	4

Total number of lots created in agricultural land 1990-2000 651

Total number of lots (1990-2000) per 1000 acres of agricultural land 3.16

Total Acreage of Agricultural Land (1996 Census)

206, 285

Osgoode 55,538

Total number of residential lots created in agricultural land 1990-2000 587

Rideau 43,168

Total number of residential lots (1990-2000) per 1000 acres of agricultural land 2.85

Goulbourn 29,941

West Carleton 77,638

Oxford County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		0	1	3	1	0	1	1	1	1	1	2	12
	agricultural to commercial	0	0	2	1	0	1	0	0	0	1	0	5
	agricultural to industrial	0	0	1	0	0	0	1	1	0	0	1	4
	agricultural to institutional	0	0	0	0	0	0	0	0	1	0	0	1
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	0	0	1	1
	agricultural to utility	0	1	0	0	0	0	0	0	0	0	0	1
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0	0	0	0	0	0	0

Total number of lots created in agricultural land 1990-2000 **178**

Total number of lots (1990-2000) per 1000 acres of agricultural land **0.40**

Total Acreage of Agricultural Land (1996 Census) 440913

Total number of residential lots created in agricultural land 1990-2000 **104**

Total number of residential lots (1990-2000) per 1000 acres of agricultural land **0.24**

Appendix 23: Severance Activity During 1990s in the Region of P Rural Non-Farm Development Project, University of Guelph, 2002

Town of Caledon, Region of Peel

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		87	106	58	58	93	145	43	43	53	37	34	757
Total applications that met the criteria of involving agricultural land		24	20	16	18	45	62	9	6	9	7	2	218
Percentage of Total Severances Applications Involving Agricultural Lands		28%	19%	28%	31%	48%	43%	21%	14%	17%	19%	6%	29%
Total applications classified as a farm split		0	5	1	0	6	10	1	0	3	5	1	32
Total applications with the purpose of creating a residential use in an agricultural area:		24	15	15	18	38	52	8	6	6	2	1	185
	Rural Residential	23	15	15	18	38	52	6	5	4	1	1	178
	Surplus Residential	0	0	0	0	0	0	1	1	1	0	0	3
	Retirement Lot	0	0	0	0	0	0	1	0	0	1	0	2
	Farm Help Lot	1	0	0	0	0	0	0	0	1	0	0	2

Town of Caledon, Region of Peel		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		0	0	0	0	1	0	0	0	0	0	0	1
	agricultural to commercial												
	agricultural to industrial												
	agricultural to insitutional					1							
	agricultural to recreational/natural environment												
	agricultural to utility												
	agricultural to other (ex. bush lots, extractive resources)												

Total number of lots created in agricultural land 1990-2000

218

Total number of lots (1990-2000) per 1000 acres of agricultural land

2.43

Total Acreage of Agricultural Land (1996 Census)

89,569

Total number of residential lots created in agricultural land 1990-2000

185

Total number of residential lots (1990-2000) per 1000 acres of agricultural land

2.07

**Appendix 24: Severance Activity During 1990s in Perth County Rural Non-Farm Development Project, University of Guelph, 2002
Perth County**

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		97	71	86	68	62	49	54	51	38	48	35	659
Total applications that met the criteria of involving agricultural land		31	16	30	24	25	10	15	8	8	14	4	185
Percentage of Total Severances Applications Involving Agricultural Lands		32%	23%	35%	35%	40%	20%	28%	16%	21%	29%	11%	26%
Total applications classified as a farm split		17	11	12	18	12	5	11	6	5	11	2	110
Total applications with the purpose of creating a residential use in an agricultural area:		11	2	9	4	7	2	1	1	0	0	0	37
	Surplus Residential Lots	6	1	5	2	3	2	1	1	0	0	0	21
	Retirement Lots	0	0	0	0	0	0	0	0	0	0	0	0
	Farm Help Lots	0	0	0	0	0	0	0	0	0	0	0	0
	Rural Residential	5	1	4	2	4	0	0	0	0	0	0	16
Total Acreage of land changed to a residential use:		9.99	4.79	8.81	8.85	4.77	3.23	1.20	2.34	0.00	0.00	0.00	43.98

Perth County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		3	3	9	2	6	3	3	1	3	3	2	38
	agricultural to ag commercial	1	0	4	0	1	1	2	1	1	2	0	13
	agricultural to ag industrial	1	1	0	1	0	2	0	0	1	1	1	8
	agricultural to institutional	1	1	4	0	2	0	0	0	0	0	0	8
	agricultural to recreational/natural environment	0	1	1	1	1	0	0	0	0	0	0	4
	agricultural to utility	0	0	0	0	2	0	1	0	1	0	0	4
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0	0	0	0	0	1	1
Total acreage changed from an agricultural land use:		10.82	61.52	28.55	113.00	64.46	24.90	5.05	4.02	8.47	19.36	36.02	376.173

Total number of lots created in agricultural land 1990-2000

189

Total number of lots (1990-2000) per 1000 acres of agricultural land

0.37

Total Acreage of Agricultural Land (1996 Census) 510,327 ac

Total number of residential lots created in agricultural land 1990-2000

37

Total number of residential lots (1990-2000) per 1000 acres of agricultural land

0.07

Appendix 25: Severance Activity During 1990s in Prescott & Russe Rural Non-Farm Development Project, University of Guelph, 2002
Prescott & Russell Counties

Data in has been extrapolated for 1990, 1992, 1993, 1994

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		570	534	452	481	424	274	253	217	148	165	133	3651
Total applications that met the criteria of involving agricultural land		132	123	76	81	71	31	31	29	29	26	10	639
Percentage of Total Severances Applications Involving Agricultural Lands		23%	23%	17%	17%	17%	11%	12%	13%	20%	16%	8%	16%
Total applications classified as a farm split		17	14	7	7	6	1	0	2	0	1	1	56
Total applications with the purpose of creating a residential use in an agricultural area:		112	106	69	74	65	30	31	27	29	25	7	575
	Surplus Residential Lots	4	5	7	7	7	5	14	10	11	10	4	84
	Retirement Lots	36	34	32	34	30	18	12	13	13	11	3	236
	Farm Help Lots	26	24	9	10	8	1	0	0	0	0	0	78
	Rural Residential	38	36	14	16	14	2	2	2	0	0	0	124
	Infilling	7	7	7	7	7	4	3	2	5	4	0	53

Prescott & Russell Counties		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		3	3	0	0	0	0	0	0	0	0	2	8
	agricultural to commercial	2	2	0	0	0	0	0	0	0	0	0	4
	agricultural to industrial		0	0	0	0	0	0	0	0	0	0	0
	agricultural to insitutional	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to utility	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to other (ex. bush lots, extractive resources)	1	1	0	0	0	0	0	0	0	0	2	4

Total number of lots created in agricultural land 1990-2000

637

Total number of lots (1990-2000) per 1000 acres of agricultural land

2.20

Total Acreage of Agricultural Land (1996 Census) 288,900

Total number of residential lots created in agricultural land 1990-2000

575

Total number of residential lots (1990-2000) per 1000 acres of agricultural land

1.99

Appendix 26: Severance Activity During 1990s in Peterborough County Rural Non-Farm Development Project, University of Guelph, 2002

Peterborough County

Data extrapolated for 1990

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		639	329	229	214	188	144	96	84	107	116	100	2246
Total applications that met the criteria of involving agricultural land		128	75	44	47	43	20	19	10	9	21	13	429
Percentage of Total Severances Applications Involving Agricultural Lands		20%	23%	19%	22%	23%	14%	20%	12%	8%	18%	13%	19%
Total applications classified as a farm split		13	8	6	9	8	4	3	0	3	1	5	60
Total applications with the purpose of creating a residential use in an agricultural area:		99	59	37	37	33	16	15	10	5	17	7	335
	Surplus Residential Lots	5	0	1	2	2	1	2	2	0	2	0	17
	Retirement Lots	28	9	15	12	11	3	5	2	3	5	2	95
	Farm Help Lots	13	4	4	6	7	5	4	0	0	1	1	45
	Rural Residential	53	46	17	17	13	7	4	6	2	9	4	177
	Recreational Residential	0	0	0	1	0	0	0	2	0	0	0	3
Total Acreage of land changed to a residential use:		88.82	215.216	99.02	263.96	80.94	123.4	42.62	13.55	6.26	24.90	18.33	977.03

Peterborough County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		16	8	1	1	2	0	1	0	1	3	1	34
agricultural to commercial		4	4	0	0	1	0	0	0	0	0	0	9
agricultural to industrial		0	0	0	0	0	0	0	0	0	0	0	0
agricultural to institutional		1	1	0	0	0	0	0	0	0	1	0	3
agricultural to recreational/natural environment (incl. Golf Courses)		3	2	0	0	0	0	1	0	0	0	1	7
agricultural to utility		5	1	1	1	1	0	0	0	0	0		9
agricultural to other (ex. bush lots, extractive resources)		3	0	0	0	0	0	0	0	1	2	0	6
Total acreage changed from an agricultural land use		45.83	21.60	0.07	0.06	0.96	0.00	81.54	0.00	142.10	104.97	107.00	504.13

Total number of lots created in agricultural land 1990-2000 492

Total number of lots (1990-2000) per 1000 acres of agricultural land 2.03

Total Acreage of Agricultural Land (1996 Census) 242,862

Total number of residential lots created in agricultural land 1990-2000 355

Total number of residential lots (1990-2000) per 1000 acres of agricultural land 1.46

Appendix 27: Severance Activity During 1990s in Prince Edward Count Rural Non-Farm Development Project, University of Guelph, 2002

Prince Edward County

Data extrapolated for even years

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		440	338	197	184	157	128	101	118	94	77	98	1932
Total applications that met the criteria of involving agricultural land		145	66	65	47	52	56	33	49	31	28	32	605
Percentage of Total Severances Applications Involving Agricultural Lands		33%	20%	33%	26%	33%	44%	33%	42%	33%	36%	33%	33%
Total applications classified as a farm split		12	5	5	1	4	9	3	7	2	1	3	52
Total applications with the purpose of creating a residential use in an agricultural area:		126	59	57	46	45	45	29	39	27	25	27	525
	Surplus Residential Lots	9	4	5	4	6	6	2	3	3	3	3	49
	Retirement Lots	10	5	4	3	6	6	3	4	4	4	4	53
	Farm Help Lots	15	7	10	8	0	0	1	2	1	1	1	46
	Rural Residential	81	38	38	31	33	33	22	30	18	17	18	360
	Infilling	3	1	0	0	0	0	0	0	0	0	0	4
	(Seasonal) Recreational Residential	9	4	0	0	0	0	0	0	0	0	0	13
Total Acreage of land changed to a residential use:		153.00	206.44	153.00	97.55	153.00	229.23	153.00	158.9	153.00	73.09	153.00	1683.23

Prince Edward County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		7	2	3	0	3	2	2	3	2	2	2	28
	agricultural to commercial	0	0	0	0	0	0	0	3	2	1	1	7
	agricultural to industrial	3	1	1	0	1	0	0	0	0	1	1	8
	agricultural to institutional	4	1	2	0	2	1	1	0	0	0	0	11
	agricultural to recreational/natural environment (incl. Golf Courses)	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to utility	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	1	1	0	0	0	0	2
Total acreage changed from an agricultural land use:		10.00	5.40	10.00	0.00	10.00	176.75	10.00	10.30	10.00	15.10	10.00	267.55

Total number of lots created in agricultural land 1990-2000
605

Total number of lots (1990-2000) per 1000 acres of agricultural land
4.08

Total Acres Agricultural Land (1996 Census) 148286

Total number of residential lots created in agricultural land 1990-2000
525

Total number of residential lots (1990-2000) per 1000 acres of agricultural land
3.54

Appendix 28: Severance Activity During 1990s in Renfrew County

Rural Non-Farm Development Project, University of Guelph, 2002

Renfrew County

It is to be noted that most of the development has occurred in class 4-7 soils

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		514	392	392	473	332	350	190	188	192	172	190	3385
Total applications that met the criteria of involving agricultural land		79	86	66	86	52	66	33	32	16	25	22	563
Percentage of Total Severances Applications Involving Agricultural Lands		15%	22%	17%	18%	16%	19%	17%	17%	8%	15%	12%	17%
Total applications classified as a farm split		32	29	23	22	14	19	16	10	5	7	3	180
Total applications with the purpose of creating a residential use in an agricultural area:		15	15	13	30	16	14	9	12	9	11	13	157
	Rural Residential	15	13	13	20	16	14	8	12	9	9	12	141
	Seasonal Residential	0	2	0	10	0	0	1	0	0	2	1	16

Renfrew County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		32	42	30	34	22	33	8	10	2	7	6	226
	agricultural to commercial	1	1	0	0	0	0	1	0	0	1	0	4
	agricultural to industrial	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to institutional	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to vacant/bush/timber	30	41	30	34	22	33	7	10	2	4	6	219
	agricultural to utility	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to tourist rec/comm	1	0	0	0	0	0	0	0	0	2		3

Total number of lots created in agricultural land 1990-2000	563	Total Acreage of Agricultural Land (1996 Census)	412,558
Total number of lots (1990-2000) per 1000 acres of agricultural land	1.36		
Total number of residential lots created in agricultural land 1990-2000	157		
Total number of residential lots (1990-2000) per 1000 acres of agricultural land	0.38		

Appendix 29: Severance Activity During 1990s in Simcoe County

Simcoe County

		1997	1998	1999	2000	Total for 1997-2001
Total Severance Applications		285	423	470	588	1766
Total applications that met the criteria of involving agricultural land		48	57	59	66	230
Percentage of Total Severances Applications Involving Agricultural Lands		17%	13%	13%	11%	13%
Total applications classified as a farm split		6	9	13	7	35
Total applications with the purpose of creating a residential use in an agricultural area:		38	47	45	57	187
	Surplus Residential Lots	5	18	7	20	50
	Retirement Lots	10	10	7	15	42
	Rural Residential	23	19	29	20	91
	Farm Help Lot	0	0	2	0	2
	Infilling	0	0	0	2	2
Total Hectares of land changed to a residential use:		180.95	275.83	290.53	88.43	835.744

Simcoe County		1997	1998	1999	2000	Total for 1997-2001
Total applications with the purpose of creating another land use in an agricultural area		4	1	1	2	8
	agricultural to commercial	3	0	0	1	4
	agricultural to industrial	1	1	0	0	2
	agricultural to institutional	0	0	0	1	1
	agricultural to recreational/natural environment	0	0	1	0	1
	agricultural to utility	0	0	0	0	0
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0
Total Hectares changed from an agricultural land use:		44.60	0.50	11.25	2.16	58.51
Area (ha) of new agricultural lots created by year		444.1	858.89	703.91	181.14	2188.04

Actual for 1997-2000 Estimated for 1990-2000

Total number of lots created in agricultural land 1990-2000 230 597 Total Acreage of Agricultural Land (1996 Census) 550,393

Total number of lots (1990-2000) per 1000 acres of agricultural land 0.42 1.08

Total number of residential lots created in agricultural land 1990-2000	187	514
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Total number of residential lots (1990-2000) per 1000 acres of agricultural land	0.34	0.93
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Stormont, Dundas, Glengarry Counties

Data for even years is extrapolated

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		531	450	467	406	425	292	275	258	204	223	195	3726
Total applications that met the criteria of involving agricultural land		154	132	135	102	123	77	80	79	59	74	57	1072
Percentage of Total Severances Applications Involving Agricultural Lands		29%	29%	29%	25%	29%	26%	29%	31%	29%	33%	29%	29%
Total applications classified as a farm split		17	14	15	13	14	9	9	9	7	14	7	127
Total applications with the purpose of creating a residential use in an agricultural area:		125	115	109	86	100	63	65	65	47	53	46	874
	Surplus Residential Lots	13	9	11	4	10	8	7	12	5	5	5	87
	Retirement Lots	44	34	38	28	35	28	23	26	16	19	16	307
	Farm Help Lots	5	3	4	7	4	2	3	0	2	2	2	34
	Rural Residential	63	68	55	46	50	25	33	26	24	27	23	438
	Recreational Residential	1	1	1	1	1	0	1	1	0	0	0	8
Total Acreage of land changed to a residential use:			275.69		200.30		351.60		317.28		160.47		1305.34

Stormont, Dundas, Glengarry Counties		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990- 2000
Total applications with the purpose of creating another land use in an agricultural area		12	3	11	3	10	5	6	5	5	7	4	71
	agricultural to commercial	5	1	4	2	4	3	2	0	2	3	2	28
	agricultural to industrial	1	0	1	0	1	0	1	1	0	0	0	4
	agricultural to institutional	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to recreational/natural environment (incl. Golf Courses)	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to utility	0	0	0	0	0	1	0	0	0	0	0	3
	agricultural to other (ex. bush lots, extractive resources)	6	2	6	1	5	1	3	4	3	4	2	37
Total acreage changed from an agricultural land use:			67.55		44.84		47.10		62.74		233.10		455.33

Total number of lots created in agricultural land 1990-2000

1072

Total number of lots (1990-2000) per 1000 acres of agricultural land

2.24 **Total acreage agricultural land (1996 Census)** 477,522

Total number of residential lots created in agricultural land 1990-2000

874

Total number of residential lots (1990-2000) per 1000 acres of agricultural land

1.83

Appendix 31: Severance Activity During 1990s in the Region of Waterloo Rural Non-Farm Development Project, University of Guelph, 2002

Region of Waterloo

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		396	276	217	261	248	245	245	334	272	228	228	2950
Total applications that met the criteria of involving agricultural land		3	3	1	7	9	3	7	16	17	5	13	84
Percentage of Total Severances Applications Involving Agricultural Lands		1%	1%	0%	3%	4%	1%	3%	5%	6%	2%	6%	3%
Total applications classified as a farm split		3	1	1	4	4	0	3	6	0	1	2	25
Total applications with the purpose of creating a residential use in an agricultural area:		0	2	0	3	4	3	4	9	15	3	10	53
	Surplus Residential Lots	0	0	0	1	0	0	0	0	0	0	0	1
	Retirement Lots	0	0	0	0	0	0	0	0	0	0	0	0
	Farm Help Lots	0	0	0	0	0	0	0	0	0	0	0	0
	Rural Residential	0	2	0	2	4	3	4	9	15	3	10	52

Region of Waterloo		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		0	0	0	0	1	0	0	1	2	1	1	6
	agricultural to commercial	0	0	0	0	0	0	0	0	0	0	1	1
	agricultural to industrial	0	0	0	0	0	0	0	1	0	0	0	1
	agricultural to institutional	0	0	0	0	0	0	0	0	2	1	0	3
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to utility	0	0	0	0	1	0	0	0	0	0	0	1
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0	0	0	0	0	0	0
Total acreage changed from an agricultural land use:													

Total number of lots created in agricultural land 1990-2000 **84**

Total number of lots (1990-2000) per 1000 acres of agricultural land **0.35**

Total number of residential lots created in agricultural land 1990-2000 **53** **Acreage of Farmland in Waterloo Region (1996 Census) 234,406 acres**

Total number of residential lots (1990-2000) per 1000 acres of agricultural land **0.23**

Wellington County		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total applications with the purpose of creating another land use in an agricultural area		2	3	3	4	2	1	2	2	2	3	1	24
	agricultural to commercial	2	1	1	1	1	0	2	2	1	1	1	13
	agricultural to industrial	0	0	1	1	0	0	0	0	0	0	0	2
	agricultural to institutional	0	2	1	2	1	1	0	0	1	1	0	9
	agricultural to recreational/natural environment	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to utility	0	0	0	0	0	0	0	0	0	0	0	0
	agricultural to other (ex. bush lots, extractive resources)	0	0	0	0	0	0	0	0	0	1	0	1

Total number of lots created in agricultural land 1990-2000

566

Total number of lots (1990-2000) per 1000 acres of agricultural land

1.17

Total number of residential lots created in agricultural land 1990-2000

426

Total number of residential lots (1990-2000) per 1000 acres of agricultural land

0.88

Total Acreage of Agricultural Land (1996 Census) 484516

Appendix 33: Severance Activity During 1990s in York Region

Rural Non-Farm Development Project, University of Guelph, 2002

York Region

(East Gwillimbury, Georgina, King and
Whichurch-Stouffville)

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
Total Severance Applications		137	70	88	68	77	69	82	111	137	188	54	1081
Total applications that met the criteria of involving agricultural land		16	13	3	9	7	13	21	11	7	14	4	118
Percentage of Total Severances Applications Involving Agricultural Lands		12%	19%	3%	13%	9%	19%	26%	10%	5%	7%	7%	11%
Total applications classified as a farm split		3	3	0	1	2	6	9	5	1	2	0	32
Total applications with the purpose of creating a residential use in an agricultural area:		13	9	3	7	5	7	11	6	6	12	3	82
	Farm Help Lot	1	0	0	0	0	0	0	0	0	0	0	1
	Surplus Dwelling	0	0	0	0	0	0	0	1	0	1	0	2
	Retirement Lot	11	3	1	2	4	3	4	1	3	8	2	42
	Infilling	0	0	0	0	0	0	0	0	0	0	0	0
	Rural Residential	1	6	2	5	1	4	7	4	3	3	1	37
Total Acreage of land changed to a residential use:	(estimate 1 ac per severance)	7.00	9.00	3.00	7.00	5.00	7.00	11.00	6.00	6.00	12.00	3.00	76.00

York Region		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total for 1990-2000
		Total applications with the purpose of creating another land use in an agricultural area	0	1	0	1	0	0	1	0	0	0	0
	agricultural to commercial												0
	agricultural to industrial												0
	agricultural to institutional						1					1	2
	agricultural to recreational/natural environment												0
	agricultural to utility				1								1
	agricultural to other (ex. bush lots, extractive resources)		1										1
Total acreage changed from an agricultural land use:	(estimate 5 ac per severance)												20.00

Total number of lots created in agricultural land 1990-2000 **118**

Total number of lots (1990-2000) per 1000 acres of agricultural land **0.8704**

Total number of residential lots created in agricultural land 1990-2000 **76**

Total Acreage of Agricultural Land (1996 Census) **135,568**

Total number of residential lots (1990-2000) per 1000 acres of agricultural land **0.5606**