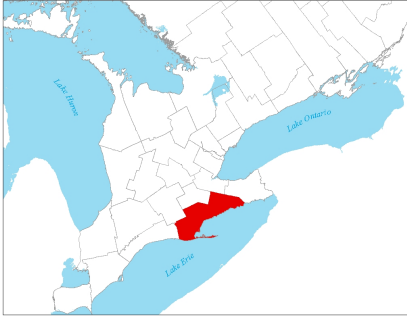


NORFOLK COUNTY



Total Land Area (Census 2016)¹: 160,755 ha
Area of Census Farms (2001)²: 118,452.70 ha
Area of Census Farms (2016)²: 100,200.97 ha
Gross Farm Receipts (2016)⁴: \$591,772,048
Gross Farm Receipts per Hectare of Census Farm: \$5,905.85
Population (2016)¹: 64,044
Growth Rate 2006-2011⁵: 1.0%
Growth Rate 2011-2016¹: 1.4%

Prime Agricultural Area Redesignated To A Development Designation (Including Urban, Residential, And Employment)	84.62 ha
Prime Agricultural Area Redesignated To A Rural Designation	0 ha
Land Designated As A Prime Agricultural Area With A Site-Specific Amendment To Allow Additional Uses	433.56 ha
Total Amount of Prime Agricultural Land Loss 2000–2017	518.18 ha
Total Prime Agricultural Land Loss as a Percentage (Per Census Farm Area 2001)	0.44%

Purpose of the Summary

This county summary is part of a wider study on farmland availability in Ontario. The study quantifies the conversion of prime agricultural areas based on Official Plan Amendments in upper and single-tier municipalities across the province over a 17-year study period from 2000–2017. This summary is meant to provide detail of the findings in Norfolk County. In conjunction with similar case studies from other counties/regions in Ontario, these findings will form the basis of the University of Guelph's *Measuring Farmland Conversion* research project.

Methods in Brief

This study involved the examination of the Official Plans (OPs) and Official Plan Amendments (OPAs) approved during the years 2000 to 2017 for Norfolk County. Norfolk is a single-tier municipality, having de-amalgamated from Haldimand County in 2000, effective January 1, 2001. The current OP for Norfolk County was adopted on May 9, 2006, and later adopted by Ontario's Ministry of Municipal Affairs and Housing in 2008. Data was collected in Norfolk by scanning the County's online database of

By-Laws using keywords “agriculture”, “agricultural” and “prime agricultural soil” and cross referencing findings with the consolidated Official Plan. Some OPAs were missing acreage associated with the site. In these instances, acreage was estimated by measuring the approximate area on Google Maps using the Schedule included with the OPA as a guide. The assistance of Norfolk County staff in confirming the results of this research is appreciated in making this research possible. Changes in farmland availability have been captured in three categories:

- 1) Prime agricultural areas redesignated to a development designation (including but not limited to urban, residential, commercial, industrial, and recreational designations);
- 2) Prime agricultural areas redesignated to a rural designation;
- 3) Land designated as a prime agricultural area with a site-specific amendment to allow additional uses.

Housekeeping type amendments have not been tallied as contributing to farmland conversion. Housekeeping type amendments arise as OP schedules are updated to align land use designations with more accurate parcel lines, or to reflect existing physical features.

Agricultural Land Use Designations in Norfolk County

Agriculture is the dominant use of land in Norfolk County with approximately 85 percent of the land base considered to be prime. The definition of prime agricultural soil in this context is consistent with the Canadian Land Inventory system, primarily consisting of Class 1–3 soils. Norfolk County recognizes prime agricultural lands in their official plans under the *Agricultural* designation. While agricultural activities are permitted under the *Rural* designation, identified prime agricultural land is subject to the restrictions and protections within the *Agricultural* designation.

Trends in Agricultural Land Conversion

Development Designations: Seven amendments that removed prime agricultural soils from an *Agricultural* designation to an urban designation were captured from 2000–2017. The largest was through OPA 1–2006 which moved approximately 30.27 hectares from the *Agricultural* designation to an *Urban Residential* designation to facilitate the development of a residential lifestyle community which incorporates a mixture of residential uses, commercial uses, and recreational uses in the form of a golf course and open space. These amendments are captured in category 1 of Table 1.

Rural Designation: Norfolk County does not use a *Rural* designation for prime agricultural soils. Zero OPAs were captured in this category.

Site-Specific Amendments: Thirty OPAs were captured that place a site-specific special policy onto prime agricultural lands in Norfolk County. One additional OPA (OPA No. 6–2004) was captured but not

included in this study as even though it permitted wind farms to be developed on 10,086 hectares of agricultural land across the County, the footprint of wind turbines is minuscule relative to the large geography over which they can be located. The average size of sites impacted by site-specific policies was 14.95 hectares, with the largest being OPA 5–2001, which permitted the development of a golf course on 79.8 hectares of agricultural lands. Seven of the OPAs captured were under a hectare in size. These OPAs were used to permit a range of development including a Fire Hall, small non-agricultural commercial land use, or facilitate a residential severance. These OPAs are captured in category 3 of Table 1 captures these amendments below.

Table. 1 Prime Agricultural Area Converted Through OPAs In Norfolk County By Adoption Date (2000–2017)

Year of OPA Adoption or Approval by the OMB	Number of OPAs Related to the Conversion of Prime Agricultural Area	CATEGORY 1 Prime Agricultural Area Redesignated To A Development Designation (ha)	CATEGORY 2 Prime Agricultural Area Redesignated To A Rural Designation (ha)	CATEGORY 3 Land Designated as a Prime Agricultural Area With Additional Site-Specific Permitted Uses (ha)
2000	0	0	0	0
2001	4	10.52	0	86.68
2002	1	0	0	8
2003	1	0	0	0.36
2004	3	0	0	8.33**
2005	2	25.92	0	0.79
2006	3	30.27**	0	0.48
2007	3	5.66	0	55.24
2008	4	6.6	0	58.88
2009	4	0	0	90.1
2010	2	0	0	10.41**
2011	2	0	0	77.08
2012	0	0	0	0
2013	2	0	0	13.81**
2014	2	5.34	0	5.5
2015	1	0	0	2
2016	2	0.3**	0	1.7
2017	1	0	0	15**
Grand Total	37	84.62	0	433.56

**Totals may not add due to rounding. **hectarage estimated using Schedule and measured on Google Maps.

Provincial Land Use Plans:

Norfolk County's Official Plan is subject to the Provincial Policy Statement, however Norfolk County does not fall under the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan, or the Growth Plan for the Greater Golden Horseshoe.

Commented [RS1]: add section division

¹ Statistics Canada. 2017. *Norfolk County, CY [Census subdivision], Ontario and Norfolk-Norfolk, CDR [Census division], Ontario* (table). *Census Profile*. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released May 3, 2017.

² Statistics Canada. *Table 004-0204 – Census of Agriculture, tenure of land owned, leased, rented, crop-shared, used through other arrangements or used by others, every 5 years*, CANSIM (database).

³ MMAH. 2005. "Greenbelt Outer Boundary" and MMAH, 2012 "Municipal Boundary – Upper Tier and District" data projected in UTM 17N.

⁴ Statistics Canada. *Table 004-0233 – Censure of Agriculture, farms classified by total gross farm receipts in the year prior to the census, every 5 years (number of farms reporting unless otherwise noted)*, CANSIM (database).

⁵ Statistics Canada. 2012. *Norfolk County, Ontario (Code 3528018) and Canada (Code 01)* (table). *Census Profile*. 2011 Census. Statistics Canada Catalogue no. 98-316-XWE. Ottawa. Released October 24, 2012.