To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Laws 3014 and 2076-80 Regarding Agri-Tourism

City of Belleville

APPLICANT: City of Belleville

File: B-77-1081

Recommendation:

“That Report No. PP-2019-34 dated May 6, 2019 regarding Introductory Public Meeting For Proposed Amendment to Zoning By-Laws Numbered 3014 and 2076-80, as amended, regarding Agri-Tourism be received as information, and;

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

Background:

Agri-tourism supports a growing interest in more leisure/recreational opportunities that utilize natural and cultural heritage. The agri-tourism industry also provides a secondary source of income to agriculturalists (i.e. farmers, growers, etc.).

Zoning by-laws should be amended regularly to include new permitted uses that reflect new economic activities, and support public interest and investment.

Planning staff are currently preparing for a zoning by-law consolidation as the three existing zoning by-laws are older and were created when agri-tourism was not a consideration of municipalities.
Strategic Plan Alignment:

The City of Belleville’s Strategic Plan identifies nine strategic themes. This report aligns with each of the City’s nine strategic themes and the City’s mission statement by providing innovative and efficient services in support of our community’s vision.

Proposal:

The City is proposing to:

- add a definition for “agri-tourism” to Zoning By-Laws Numbered 3014 and 2076-80;
- list “agri-tourism” in the Prime Agriculture (PA) and Rural (RU) Zones as an accessory use in By-Law 3014; and
- list “agri-tourism” in the Agriculture (A1) and Agriculture (A2) Zones as an accessory use in By-Law 2076-80.

A potential definition for agri-tourism is as follows:

“Agri-Tourism” shall mean farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Staff will undertake further review of potential definitions based upon public comments and ministry input.

Provincial Policy Statement, 2014

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff will consider the following policies in the PPS:

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

b) promoting regeneration, including the redevelopment of brownfield sites;

f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

h) conserving biodiversity and considering the ecological benefits provided by nature; and

i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

1.1.5.3  Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4  Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.7  Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.8  Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

1.7.1  Long-term economic prosperity should be supported by:

a) promoting opportunities for economic development and community investment-readiness;

d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

g) providing opportunities for sustainable tourism development;

h) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;

2.3.1  Prime agricultural areas shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.
2.3.2 Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time.

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

The Provincial Policy State defines agri-tourism uses as follows:

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Official Plan:

The current Official Plan was adopted by City Council on June 18, 2001. The City is currently undertaking a Municipal Comprehensive Review and update to the policies of the Official Plan to ensure they comply with current provincial policies and legislation.

Current policies within the Official Plan that planning staff will consider include:

2.2.6 Agriculture

- Agriculture will continue to be an important generator of economic activity in the rural sector and is recognized as the foundation for the rural community. In future, there will continue to be a distinct and important rural component to the City. Businesses that support the agricultural sector by adding value to farm products will be encouraged.

2.2.7 Tourism

- There will be a strong tourist demand in the future for the natural, historical and cultural attractions of the City and region. The protection and enhancement of the area’s significant natural, historical and cultural attractions will be the focus of the region’s successful tourism strategy.
3.2 Agricultural Land Use

3.2.1 Permitted Uses:

- The Agricultural land use designation permits many forms of agricultural activity including the raising and/or growing of crops, animals and fish, poultry, nurseries, market gardens, livestock operations, uses that produce value added agricultural products from the farm operation on the property (i.e. maple syrup production, pick your own operations, and seasonal roadside produce stands); kennels and woodlots are also permitted uses. Agricultural-related tourist commercial (agri-tourism) uses are permitted also.

3.2.2 Policies

d) Agri-tourism may be permitted on active farms provided the use:

- will not result in the loss of agricultural land;
- will be compatible with agricultural operations on the subject and adjoining lands; and
- can be accommodated on private services.

Such uses may include accommodations (such as bed and breakfasts) in an existing farm dwelling, retail farm produce outlets, and special events related to the business of agriculture of a temporary nature.

7.13 Tourist-Related Development

a) The Quinte region has many qualities that support a strong tourist industry, and the City is in a position to benefit from this opportunity.

Zoning By-law:

The proposal intends to add agri-tourism as an accessory use to the City of Belleville’s agricultural-related zones which are contained within Zoning By-Laws Numbered 3014 and 2076-80. Zoning By-Law 10245, relating primarily to the City of Belleville’s urban area, does not contain any agricultural-related zones, and therefore, was not included in this amendment.

This amendment would add agri-tourism as an accessory use to the Prime Agricultural (PA) and Rural (RU) Zones of Zoning By-Law 3014. This by-law defines an accessory use as meaning a use customarily incidental and subordinate to and exclusively devoted to the main use of the lot, building or structure and located on the same lot with such main use.
In addition, this amendment would add agri-tourism as an accessory use to the Agriculture (A1) and Agriculture (A2) Zones of Zoning By-Law 2076-80. This by-law defines accessory as meaning a use that is naturally and normally incidental and subordinate to the main use and operated with the main use on the same lot.

**Public Comments:**

On April 17\(^{th}\), 2019, a written notice was published in The Intelligencer. The notice provided information to the general public that a public meeting was scheduled for May 6, 2019.

The notice was also published on the City’s website notifying the general public that a public meeting was scheduled for May 6, 2019.

Both notices state that additional information is available at the City’s Planning Department during business hours.

At the time of writing this report, no correspondence from the public has been received by the City regarding this application.

**Staff and Agency Comments:**

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Veridian Connections, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, OMAFRA, and the Health Unit.

At the time of writing this report, no comments or concerns have been received regarding this application.

Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

At the time of writing this report, no other comments or concerns have been
received regarding this application.

**Considerations:**

**Public**

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

**Financial**

Not applicable.

**Impact on and input from other Departments/Sources**

Circulation of this application to other departments/agencies has occurred.

**Conclusion:**

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the amendment to the City of Belleville Zoning By-laws Numbered 3014 and 2076-80. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted

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