Amendments to Hobby Farm Provisions Z 35-24 LOB

Community Planning Permit By-law 2021-111

What is a Hobby Farm?

- **Small-scale, rural use** that is **accessory** to a residential property
- Limited number of farm animals for their own **personal enjoyment**
- **Low-impact** and **compatible** with neighbouring properties
- Permitted in the **Rural General**, and **Rural Limited** Planning Permit Areas of the CPP-Bylaw

Why Amendments are Needed

- Current provisions are difficult to apply and unclear
- Definition based on animal count, not impact
- Uncertainty around scale and commercial activity
- Lot size alone doesn’t ensure proper site layout
- No Hobby-Farm-specific standards (relies on general provisions)

Goals of the Amendments

- Clearer, more consistent approach
- Clarify how Hobby Farms are defined;
- Set clearer limits on their scale;
- Provide siting direction
- Improve how we assess impacts on neighbouring properties.
- **Does not change where Hobby Farms are permitted** — they remain permitted in the same areas
- Improves **how <u>future</u> hobby farms in the township are regulated**.

Current vs Proposed Framework

Current Framework	**Proposed Framework**
Definition based on fixed animal count (5 animals)	Definition based on animal count **and Nutrient Units**
No clear distinction by livestock impact	Impact-based approach (accounts for manure/odour)
Limited direction on siting of facilities	Clear standards for setbacks, lot size, frontage
Relies heavily on MDS and general provisions	Adds **Hobby-Farm-specific provisions** in Section 3
No requirement to demonstrate site suitability	Introduces **Hobby Farm Siting Assessment**
Uncertainty about incidental sales	Clarifies non-commercial nature
Some outdated terminology (livestock units)	Updated terminology (Nutrient Units, current provincial framework)

Hobby Farm Definition

Current Definition

a farm operated primarily for the benefit of the occupants or for recreational purposes and shall be limited to the keeping of not more than 5 animals excluding household pets. A Hobby Farm does not mean a specialized or intensive farm or kennel.

Proposed Definition

means a residential property that contains a single detached dwelling where domestic animals are kept by the occupants for personal use and enjoyment only, and not for commercial purposes, and where, at any one time, the total number of animals kept on the lot:

a) does not exceed fourteen (14) animals, excluding domestic household pets; or

b) does not generate more than five (5) Nutrient Units, calculated in accordance with the definition of "Nutrient Unit" under Ontario Regulation 267/03 made under the Nutrient Management Act, 2002,

whichever provision is more restrictive;

and

c) includes no more than three (3) pigs.

A farm does not include a specialized farm or intensive farm or kennel.

Hobby Farm Provisions (Section 3)

Section 3: General Provisions

3.X Hobby Farm

3.X.X *Where a Hobby Farm is a permitted use within a Planning Permit Area, it shall be subject to the following provisions, in addition to all other applicable provisions of this By-law.*

3.X.X.X Minimum Lot Area 2 hectares. Where the minimum lot area cannot be achieved, a variation of up to 10% (1.8 hectares) will require a Class 1 Planning Permit, and a variation of up to 50% (1.5 hectares) will require a Class 2 Planning Permit.

3.X.X.X Minimum Road Frontage 150 metres. Where the minimum road frontage cannot be achieved, a variation of up to 10% (135 metres) will require a Class 1 Planning Permit, and a variation of up to 20% (120 metres) will require a Class 2 Planning Permit.

3.X.X.X Minimum Yards for Livestock barns, Livestock facilities, and Manure storage (as defined under the MDS Publication 853). These minimum yard requirements apply in addition to any applicable Minimum Distance Separation requirements.

c) Livestock barns, Livestock facilities, and Manure storage not used for the keeping of pigs:

i. Front Yard – 30 metres
ii. Rear Yard – 30 metres
iii. Side Yard – 30 metres
iv. Exterior Side Yard – 30 metres

d) Livestock barns, Livestock facilities, and Manure storage used for the keeping of pigs:

i. Front Yard – 45 metres
ii. Rear Yard – 45 metres
iii. Side Yard – 45 metres
iv. Exterior Side Yard – 45 metres

3.X.X.X A Hobby Farm shall not be permitted on a lot with water frontage.

3.X.X.X Where a Hobby Farm does not comply with the minimum standards of this section, and the extent of non-compliance exceeds the permitted Class 1 or Class 2 Planning Permit variation thresholds, an amendment to this By-law shall be required.

3.X.X.X A Hobby Farm Siting Assessment may be required, to the satisfaction of the Township, where a Class 1 Planning Permit is requested, and shall be required where a Class 2 Planning Permit or amendment to this By-law is required.

Hobby Farm Siting Assessment

Section 2.11 CONDITIONS OF APPROVAL – ALL CLASSES OF PROVISIONAL AND PLANNING PERMITS

2.11.2 Conditions may include the following:

...

ak) In the case of a proposed Hobby Farm, a Hobby Farm Siting Assessment may be required to demonstrate that livestock facilities, manure storage and animal enclosures can be appropriately sited on the lot in a manner that avoids negative impacts, having regard to lot configuration, environmental constraints, and proximity to neighbouring dwellings.

Example of Provisions in Action

- Check definition (animals + Nutrient Units + pigs)
- Confirm lot size, frontage, and setbacks
- Apply MDS and environmental setbacks
- If standards met → permitted as-of-right
- If not → Class 1/2 permit or By-law amendment + Siting Assessment
- Goal: allow enjoyment while protecting neighbours

Overall Approach

- Hobby Farms remain permitted (no policy change)
- Clearer rules for scale, siting, and compatibility
- Aligned with provincial standards and comparable municipalities
- More consistent and workable framework
- Council direction requested: allow limited on-site sales?

Next Steps + Questions

- Staff will review all comments received,
- Make any necessary refinements, and
- Bring forward a final recommendation and implementing By-law for Council's consideration at a future meeting