

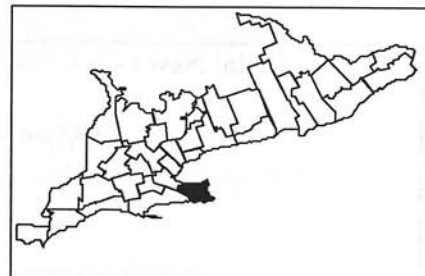
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**APPENDIX 6**  
**Excerpts from Severance Activity in Ontario's**  
**Agricultural Land 1990 to 2000**  
(Dr. Wayne Caldwell & Claire Weir, School of Rural  
Planning, University of Guelph)

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**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
<b>Total Severance Applications</b>	794	525	478	490	577	432	352	475	444	455	463	<b>5485</b>
<b>New Lots Created in Agricultural Land</b>	134	96	85	95	115	64	44	80	82	67	77	<b>939</b>
<b>% of Total Applications</b>	17%	18%	18%	19%	20%	15%	13%	17%	18%	15%	17%	<b>17%</b>

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*

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:	120.00	85.00	79.00	87.00	108.00	61.00	41.00	72.00	69.00	64.00	64.00	850.00
	**average of 1ac per new lot created											