



Enabling Agriculture- Related and On-Farm Diversified Uses

Community Growth & Economic
Development Committee

November 4, 2025



Definitions

Agriculture-related uses:

- Commercial and industrial
- Directly related to farm operations
- Support agriculture
- Benefit from being close to farms
- Supply/service farm(s)

On-farm diversified uses:

- Located on a farm
- Secondary use
- Limited in area
- E.g. agri-tourism, processing / packaging, cidery, electricity generation



Project Need

- Changing agri-food industry
- Inconsistent approaches
- Economic Development opportunity
- **Mutually beneficial**



Project Oversight

- Project Team:
 - Durham
 - Scugog
 - Brock
 - Uxbridge
- Workplan and Terms of Reference developed





Overview

- Project team established
- WSP Canada retained
- Community consultations (including DAAC Presentations and sub-committee formed)
- Draft Recommendations Report and process resources prepared by WSP
- Additional community consultations undertaken
- Final Recommendations Report presented to each north Durham Council in Spring 2025



Project Webpage: www.durham.ca/agriculture-study

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Project Update - June 2025

The Councils of the Townships of Brock, Scugog and Uxbridge have endorsed the agricultural land use policy and application process recommendations for north Durham agriculture-related and on-farm diversified uses, resulting from this study.

Each of the Townships will now proceed with implementing the recommendations (which will include updates to Official Plans, Zoning and Site Plan By-Laws) through their local land use planning processes.



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What we heard

- Make it easier to start and/or grow a diversified farm business
- Balance due process with a streamlined framework
- Need clear and understandable land use permissions
- Provide flexibility for businesses to adapt and grow
- Interest in good planning outcomes that balance multiple interests and perspectives





Project Outcomes

Final Recommendations Report

- Proposed recommendations for each Township's land use planning frameworks (OP, ZBL and site plan control)
- Endorsed by Scugog, Uxbridge and Brock Councils in spring 2025

Application Toolkit

- Created to help farmers understand the application and approval process with the Townships

Planning and Economic Development Toolkit

- An internal resource for planners/economic developers with technical detail, intent, and examples behind each of the policies developed through this project



Implementation

Area municipalities

- Implement recommendations
- Update relevant by-laws etc.
- Coordinate Pre-Application Meetings

Region of Durham

- Ongoing project management
- Economic development expertise
- Applicant toolkits
- Information conduit /communications
- DAAC support



Next steps and takeaways

- Region-wide opportunity for policy and process updates
- Stronger agri-food industry
- Enhanced municipal relationships



Questions

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