

# The Subdivision Process: MAFRI

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### **MAFRI's Concerns**

- fragmentation and loss of prime agricultural land and viable lower class land
- encroachment and restriction of existing agricultural activities by other land uses





# MAFRI's Role in Planning

- review of Provincial Land Use Policies
- □ Development Plan reviews
- Zoning By-Law reviews
- review of subdivision applications

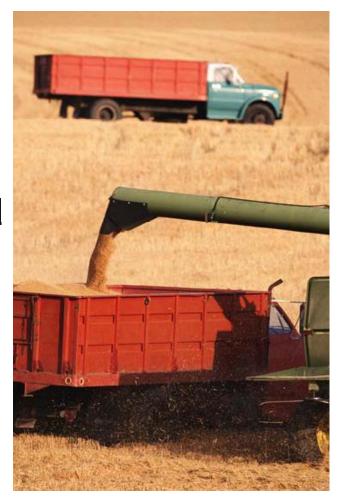




## **Policy Framework**

- Provincial Land Use Policies
- □ Development Plans

- protection of prime agricultural land and viable lower class land
- protection of existing agricultural activities





## **Policy Framework**

- agricultural lands should be kept in parcels of 80 acres or more
- mutual separation distances between ag and non-ag uses
- allowance for a limited number non-agricultural uses





## **Specialized Agricultural Uses**

- ☐ may be accommodated on parcels less than 80 acres provided that they are commercial in nature
- high value products (apiaries, nurseries, greenhouses)





## Non-Agricultural Uses

- commercial or industrial uses that directly serve agricultural operations
- residential uses for retiring farmers, surplus farmsteads, or individuals actively involved in farming operations





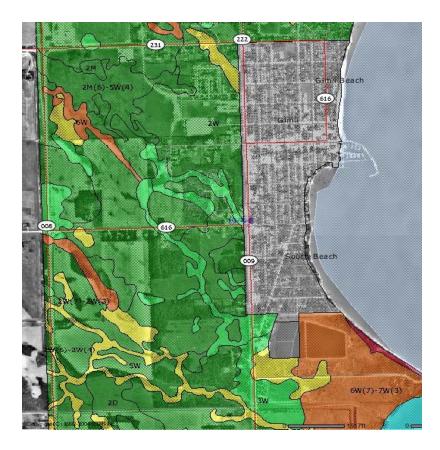
Does the application observe the objectives, policies, and intent of the Development Plan?

- full understanding of proposal
- review of relevant policies of the Development Plan and Zoning By-Law





- determination of soil quality and level of detail of soil mapping
- detailed level mapping sufficient for site-specific decisions
- reconnaissance level mapping may require further investigation to confirm information





- determination of the potential for conflict between non-compatible land uses
- assessment of the impact on existing agricultural activities in the area





□ based on complete evaluation, MAFRI decides to support (with or without recommendations) or not support an application

