

# AGRICULTURE IN MUSKOKA; TOOLS FOR A SUSTAINABLE FUTURE.

LOCAL FOOD SOLUTIONS



**LOCAL FOOD SOLUTIONS**  
**RYERSON UNIVERSITY SCHOOL OF URBAN AND REGIONAL PLANNING**  
**ADVANCED PLANNING STUDIO II**  
**AUTUMN 2011**

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**CLIENT: DISTRICT MUNICIPALITY OF MUSKOKA**

**FINANCIAL SUPPORT GENEROUSLY PROVIDED BY THE JANET ROSENBERG STUDIO PROJECT IN LANDSCAPE AND URBANISM AWARD**

**SPECIAL THANKS TO:**  
**SAMANTHA HASTINGS**  
**JANET ROSENBERG**  
**SAVOUR MUSKOKA**  
**DIANE GRENVILLE**  
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## Executive Summary

Local Food Solutions (LFS) has been commissioned by the District of Muskoka Planning and Economic Development to identify agricultural opportunities within the region in order to enhance local food production and food security. To achieve this goal LFS has produced the following deliverables:

- A thorough identification of the Muskoka food system
- An inventory of working farms in the District
- A review of the land use and regulatory policies of the District of Muskoka, and its respective area municipalities
- Policy recommendations designed to help foster local agricultural production in Muskoka

This report is the culmination of two Interim Report's which contained research and analysis based on: demographic information, Muskoka's planning and political context, agricultural production, GIS data, case studies, and policy precedence. Based on the initial research, LFS came to the following conclusions:

- Muskoka has a rich and diverse range of agricultural products that can form the basis of a healthy and sustainable local food system
- The District has been subject to many of the negative consequences of the modern food system
- The Official Plans and Zoning By-laws of the District and area municipalities do not adequately protect and promote local agriculture

- There are positive examples of alternative food systems that can inform the strategies used to make Muskoka food secure

This final report consists primarily of two main deliverables: a set of policy recommendations and an agricultural inventory. The policy recommendations have been designed to increase agricultural production and expand the economic opportunities for those involved in food production. The policy recommendations have been created to accomplish four main goals within the District:

- Coordination/Cooperation
- Self-sufficiency
- Expansion of Agriculture
- Flexibility

The final report also includes two sets of maps. The first provides an inventory of agricultural lands within the District through an examination of lands that are agriculturally active, and those that are taxed as agricultural. The second is a set of soil maps that identify the locations and grades of soils within the Muskoka District.

Through this document LFS aims to enable the district with a range of policies and tools that will help them to improve Muskoka's food system through increased food security.



## Introduction

The following report has been developed by Local Food Solutions (LFS) for the District of Muskoka as a mechanism for the improvement of Muskoka's food system. LFS has carried out a study of the region, and has developed a number of recommendations that may be utilized by the district. This report contributes to the following call to action, released by the Ontario Professional Planners Institute:

"The growing demand for local food is a testament to the desire of many to become more connected to their sources of food. In turn, there is an increasing need for coordinated solutions to food systems issues. Food systems have long been linked to planning and are a key consideration for complete and healthy communities. A greater understanding is emerging on the importance of planners being more involved in planning for food systems and that this can result in healthier outcomes for Ontarians."(OPPI, 2011)

Muskoka is one of the many communities within Ontario that suffers from an unsustainable food system, and a lack of food security. LFS aims to help mitigate this problem within the district through the identification of specific actions, and policy changes that may result in an improved food system, and food security specific to Muskoka. Preliminary research has provided background to LFS on Muskoka's context and food system, as well as current and historical discourses on food systems in other contexts. Based upon background research, LFS has developed a number of guiding principles, and policies that can be adopted by the District of Muskoka, as well as a number of more prescriptive policies that can be utilized by area municipalities to work towards the general goals LFS has provided.

This report outlines the many ways in which Muskoka is unique within the context of food systems and food security, and provides a set of refined recommendations for both community and district action. In addition, a series of maps have been produced for Muskoka's governments as well as its communities, so that they may have a greater knowledge of agricultural activity within the region, as well as potential activity based upon soil types. The reference point provided by these maps will allow for more informed decision making, as well as an increased awareness within the food system.

The information in this report has been gathered and analysed by LFS to provide informed recommendations and apply a breadth of knowledge about the current agricultural lands in Muskoka.

Specific research for the final product has focused on:

- Existing provincial policies
- Applicable policy modifications
- Stakeholder's objectives and considerations
- Food systems and food security
- Aerial maps of existing agricultural land in the District of Muskoka
- Soil maps of the District of Muskoka
- Location details and information for current existing Muskoka farms

The goal of this report is to help the communities and governments of Muskoka move, in a coordinated manner, towards an improved local food system, and a food secure future.



GRENVILLE FARMS

## Food

Food is a human issue. Relevant to all, food is uniting and has the potential to bring communities together in the pursuit of common interests, and mutual enjoyment. The following will introduce the discourses of food systems and food security, allowing for a further understanding of the context of food systems, and how we may relate them to Muskoka.

## Food Systems

Food systems are everywhere; they sustain the population and make life possible. The idea of a system implies that there is an interconnection beneath initial impressions. Modern food systems are usually addressed on a global scale, but it is important to note that food systems exist on national, regional, and local scales as well. The food systems link three different aspects of life (Tansey & Worsley, 2009):

- Biological: the living processes used to produce food and their ecological sustainability
- Economic and Political: the power and control, which different groups exert over different parts of the system
- Social and Cultural: personal relations, community values and cultural traditions, which affect people's use of food.

The manner and consequences of international, national, regional, and local food systems must be carefully examined in order to ensure the vitality of those dependent on it. Food system experts Tansey and Worsley (2009) set out the following questions that must be asked of a good food system:

- Is it safe?
- Is it sufficient?
- Does it enhance food security?
- Is it sustainable?
- Does it promote a nutritious diet?
- Does it enable all to meet their food needs?

These questions may be used to establish the benchmarks of a good food system, making clear many of the complications of modern food systems at all scales.

## Definitions of Food Systems

There are many definitions of what constitutes a Food System; the following two offer good summations of the concept:

- Food Systems are the people and resources involved in producing, processing, distributing and consuming food and managing waste – a food system operates within social, political, economic and environmental contexts (The Center for Agroecology and Sustainable Food Systems, 2011).
- Food Systems refers to the full range of activities that extend from field to table including farm production, food processing, wholesale and retail distribution, marketing, and consumption (McKeown, David, 2006).



## Modern Food Systems

Human food systems have been in place since the beginning of man; however, the food system that we recognise has its roots in the post-World War II period. Food systems currently reflect the prevailing social and economic influences around the world and are largely managed worldwide by economic institutions in the wealthy industrialised nations (Tansey & Worsley, 2009). Since World War II, the developed world has been increasingly intensified, and mechanised agricultural systems have dramatically increased yields in food production. Almost yearly for the four decades following World War II, food production has set records regarding production levels and labour efficiency (La Trobe & Acott, 2000). A consequence of this increased food production is a trend towards an increasingly globalised food system.

This globalization has been driven by the signing of several international trade agreements such as the General Agreement on Tariffs and Trade (GATT) and the North American Free Trade Agreement (NAFTA). As a result of increasing globalization, large companies have expanded their control of the world food markets. This has led to the decreasing relevance of local food producers and retailers.

The effect of the modern food system on society and the environment has been profound. The greatest positive outcome of the modern food system has been the ability to continuously increase food production to keep pace with the rapid population growth the world has experienced. In developed countries food is often available in great variety, when and where people want it. In many developing countries, especially those in Latin America and Asia, constant famine and food scarcity has become a thing of the past (Tansey & Worsley, 2009).

While increases in the amount and cost of food are something that should not be discounted, the negative consequences of the modern food system are numerous:

- Environmental costs include; global warming, air pollution, resource consumption, waste from processing, soil degradation, decreased biodiversity and chemical use.
- Social costs are various, including; loss of jobs through mechanization, and economies of scale leading to farm consolidation and difficulty for small-scale operations.
- Economic costs include; large agribusinesses decreasing the amount of money

spent in rural communities and threatening the viability of small farms, global scale of food production allows cheap imports undercutting local markets, and increased pressures on developing nations to engage in monoculture.

As the world becomes more concerned with the negative consequences of modern food systems, values have shifted towards supporting socially, economically, and environmentally sustainable practices. Alternative food systems are beginning to be explored and implemented, the challenge will be to maintain the positive aspects of the current food system while mitigating and reversing its numerous negative impacts. This report aims to satisfy this goal within the District of Muskoka, providing increased support to Muskoka's local food production and consumption movement.

## Food Security

That we are all a part of food systems is inherent to our existence. Without food systems we cannot achieve sustenance. What is important to examine is the quality of those systems, and how they may be improved. This refers directly to food security. The following section outlines food security as a concept and its application to Muskoka.

Food Security stems from efforts to combat fundamental issues such as famine, poverty and food aid. The World Health Organisation deems a society to be food secure “when all people at all times have access to sufficient, safe, nutritious food to maintain a healthy and active life” (World Health Organisation, 2011). This definition incorporates the most fundamental aspects of food security; however, more prescriptive definitions have been developed. Ryerson University's Centre for Studies in Food Security suggests a set of “five As” that outline food secure communities:

- Availability: Sufficient food for all people at all times
- Accessibility: Physical and economic access to food at all times
- Adequacy: Access to food that is nutritious, and produced in environmentally sustainable ways
- Acceptability: Access to culturally acceptable food, which is produced and obtained in ways that do not compromise people's dignity, self-respect or human rights
- Agency: The policies and processes that enable the achievement of food security (Centre for Studies in Food Security – Ryerson University, 2011)

### 3. FOOD

This definition then introduces the notions of acceptability and agency to the picture. Acceptable foods do not require people to compromise their value systems. Whether such values are founded in backgrounds of religion, environmentalism, or veganism, food acceptability must be recognised and maintained for all. Agency suggests that people must have the ability to achieve food security, meaning that policies and processes that infringe upon it must be addressed.

The BC Food Systems Network broadens the definitions provided, incorporating the notions that people should not only be able to feed themselves, and have the agency to choose the manner in which they do so; they should also be able to derive a living from the production, processing and sale of food (BC Food Systems Network).

Based on the many factors involved in achieving a food secure community, communities should accept definitions of food security that reflect their own set of values and priorities (Kazmierowski, 2010). Once Muskoka fully understands food security it can begin to develop its own definition, taking into consideration the needs of Muskoka's population, its ability to produce food, the resources at its disposal, as well as the needs and values of the community.





## Muskoka Food System

The District Municipality of Muskoka, located approximately two hours north of the Greater Toronto Area, has served as a vacation and cottage destination for over 100 years (District of Muskoka, 2007). With over 600 lakes within 4,761 square kilometres the primary economic activities within the region centres around tourism (District of Muskoka, 2007). Along with Muskoka's status as a tourist destination, the district has a permanent population of 57,000; however, during the summer months Muskoka's population more than doubles to a total of 133,000 (District of Muskoka, 2007). The small communities and towns within the region are growing both in seasonal and permanent residents and the towns with the greatest populations feature the most significant urban centres. Included in these are Huntsville (18,280 people), Bracebridge (15,652 people) and Gravenhurst (11,046 people) (Statistics Canada, 2006). The 2006 census presents a District wide population trend, showing a drop in the number of residents in their 20s, and higher levels of the population within the age range of 45 to 69 (StatsCan, 2006). This lack of a younger population within Muskoka may indicate that there is a small workforce willing to enter the industry of agriculture and replace those that are already involved in agriculture and retiring.

The population concentration of these urban centres indicates that they are likely the largest consumers of food and agricultural products in the district. As a result, focusing food services within them may be the most efficient way of increasing food security; however, it is equally as important to ensure that more rural populations have adequate access to the district's food system. Huntsville specifically, has the largest labour force dedicated to the Agriculture and Other Resource-Based Industry; although the 245 people identified in these industries represent less than 2% of Huntsville's total population (Statistics Canada, 2006). While the agriculture and resource industry employs a small number of people, it is still a significant industry. Agricultural products can be of value to other industries in the region, and local food production is integral to achieving a secure food system. It is important to look at the more significant industries in the region for opportunities to create synergistic linkages with the agricultural and resource industry to maximize their economic potential.

Within the Muskoka district, median income shows significant variation. Five of the six townships register significantly below the Ontario average of \$27,258, while Bracebridge is the only town to exceed that average, at \$28,441. The township with the lowest median income in the district is Georgian Bay, at \$19,627 (StasCan,

2006). The high presence of lower incomes throughout Muskoka indicates that the permanent residents are at risk of lowered food security and decreased access to nutritious food year-round because of costs exceeding their budget. It should be noted that overall median income in Muskoka is not high, therefore, the production of boutique and designer local foods will not provide food solutions for much of the population; however, it may help producers to increase their incomes.

Geographically, the area is best known for its beautiful landscapes, which include forests, vast numbers of lakes, as well as the large rock outcrops of the Canadian Shield. Soils within Muskoka are typically rocky and of poor quality for agricultural



GRENVILLE FARMS

## 4. MUSKOKA FOOD SYSTEM

activities due to glacial erosion. In the last ice age, glaciers scrapped through the region exposing the Canadian Shield, and depositing much of the region's productive soil in Southern Ontario. Because of Muskoka's varied landscapes there is a variety of vegetation; however, most consists of evergreen trees, shrubs and some deciduous trees. The topographical traits of Muskoka change from one lake or community to the next; many areas within the district are relatively flat while other areas have rolling hills and steep cliffs, particularly at the water's edge.

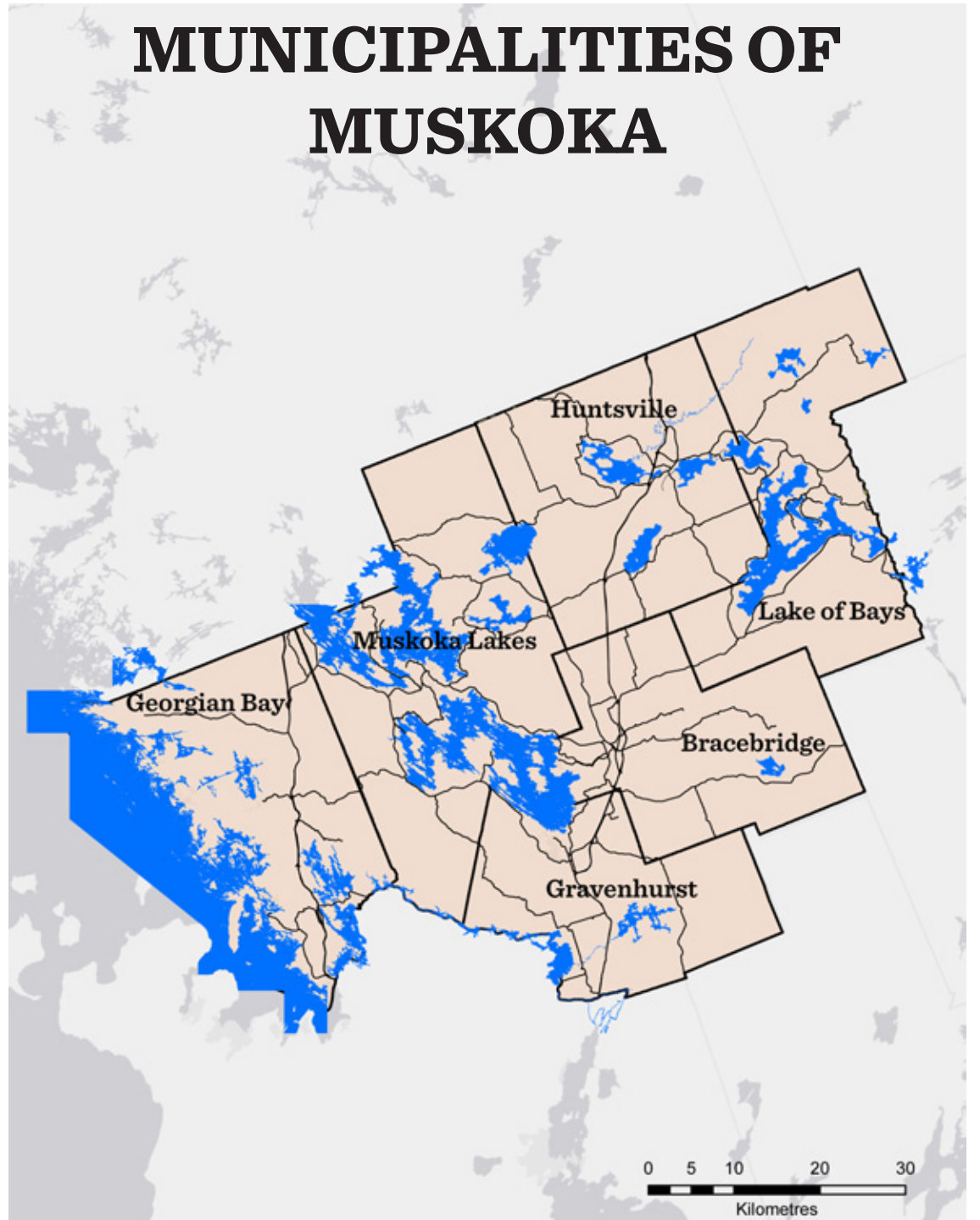
As the District of Muskoka is a two tiered municipality it is important to recognize the implications of its municipal structure. Functioning as the upper tier within Muskoka's Municipal structure, the District of Muskoka provides policy that affects all of Muskoka. For this reason it is essential that the District provides policy that supports the interests of lower tier area municipalities. This results in a symbiotic relationship in which coordinated efforts are made to bring Muskoka as a whole towards achieving its goals.



# MUSKOKA DISTRICT CONTEXT



# MUNICIPALITIES OF MUSKOKA



## 4. MUSKOKA FOOD SYSTEM

## Muskoka Food Initiatives

The local food system in the District of Muskoka is in the process of incorporating a new framework for heightened food security, as the issue of local food and local food access is entering politics, economic development, and planning and community initiatives. The District of Muskoka and Muskoka's communities are striving to provide support through network of connections in their agricultural economy. With emphasis being placed on sustainable practice, industry longevity and direct marketing, efforts are being made to connect people and organizations so that they may function symbiotically.

For Muskoka residents to experience an improved food system and increased food security, support must be provided to the production of locally produced food. This will reduce reliance on costly imported food and ensure there is sufficient local food to supply the demand. By shortening the chain of supply through a focus on local food, a more geographically sound system will be produced, featuring interaction between consumer and supplier. Within Muskoka, there is a stable foundation of farmers that produce a diverse range of products available for local consumption. Emphasising local products will provide the necessary economic benefits to food producers that allow for a successful food system in Muskoka. Muskoka features a number of local food promotional organisations. The following is a list of a few notable organisations:

- SAVOUR Muskoka
- PROMPT (Poverty Reduction of Muskoka Planning Team)
- Table Soup Kitchen Foundation (Huntsville)
- Muskoka Lakes & Bracebridge Secondary School
- Muskoka Soil and Crop Improvement Association
- Muskoka Farm Fresh
- Various Farmers Markets

Since 2004, Savour Muskoka has contributed to the Muskoka food system as an organisation that promotes and encourages local food and enhanced connections to farms within the Muskoka region (Savour Muskoka, 2011). Savour Muskoka is an initiative created through collaboration between local farmers and artisans within the District looking to create tangible opportunities for residents and tourists of Muskoka to discover the agricultural offerings that are available, and participate in the agricultural economy. Savour Muskoka (2011) is proactive in increasing food security

through the promotion of the local food system and forming initiatives to allow residents to easily access food grown locally, learn methods of growing their own food, and facilitating discussions between farmers and the people who stimulate the local food market.

As well, Savour has increased connection between local businesses and food producers. While significant headway is being made, a full system of connections within Muskoka's food system have not yet been achieved.

Initiatives put forth by Savour Muskoka address Muskoka on the regional scale, and are in conjunction with the Savour Muskoka Farm Committee. Monthly workshops organised by the Farm Committee are in sync with the growing and harvest seasons, and include maple syrup production, greenhouse foundations, mushroom foraging and basic gardening (Murphy, 2010). These workshops allow interaction between farmers who grow local produce, livestock and goods and residents who seek



instruction on accessing local food and increasing participation, thus removing the barrier that typically exists between the producer and consumer.

Bracebridge and Huntsville, the two most populous areas in the District of Muskoka, are both forging ahead with Savour Muskoka and their initiative to develop community gardens for the local residents. Also paired with Savour Muskoka in Bracebridge is the Poverty Reduction of Muskoka Planning Team (PROMPT), who in 2010 piloted a community garden beside Gagnon's Your Independent Grocer. PROMPT is collection of local individuals and community groups within Muskoka that have banded together over the issue of poverty reduction in Muskoka. A goal of PROMPT's is to act as a unified community voice to bring discussion and awareness on existing poverty in Muskoka to the political forefront (Ontario Municipal Social Services Association, 2008).

Between the garden's inauguration in 2010 and the summer of 2011, the Bracebridge community garden doubled in size to thirty plots (Good, 2011). In Huntsville, the Huntsville Environment Group has adopted part of a community gardens plot at River Mill Park. River Mill Park was further enhanced for supplying local food in May 2011, when a by-law was approved by the Huntsville Town Council to permit a farmer's market in River Mill Park (Town of Huntsville, 2011). This garden is also a feature within the curriculum of the 'green initiatives' class at Bracebridge and Muskoka Lakes Secondary School; this class was a new addition to the high school in 2010 and has a curriculum includes studying facets of landscaping, forestry and agriculture industries (Good, 2011). By improving access to community garden plots, community members can improve their relationship with food production, providing an educational outlet, and a place for community gathering.

Another existing facet of Muskoka's food system that has been in place since 2007 is the Table Soup Kitchen Foundation in Huntsville. Operating a soup kitchen and a food bank for residents of Muskoka, this non-profit organisation was born out of an identified need for a soup kitchen in Huntsville and works to guarantee a level of food security to those who are less food secure and lacking access to local food. The meals provided through the soup kitchen twice a week are sponsored by local restaurants, churches and stores, and "menu items which are not sponsored are purchased locally" (The Table, 2011). The food bank allows any community member

to use the services provided by the Table Food Bank to connect people to food access and meet with members of the Love Connection Team (The Table, 2011).

These working features of Muskoka's local food system highlight the renewed importance in local food access and increasing food security to all residents. Initiatives taken by Savour Muskoka and various local community groups co-exist to create a strong fabric of local food appreciation. The next step that Muskoka needs to take is an implementation of local food and agriculture policies. By establishing a policy structure that empowers local food initiatives food producers and community members will benefit.



## Muskoka's Watershed

Local Food Solutions recognizes the importance of a healthy water shed with in Muskoka, protecting the environmental, health, economic, spiritual and intrinsic values that these waters contain. As well LFS understands the potential negative impacts that increased agricultural production could have on the health and quality of this water shed. Particularly agricultural production close open water sources pose a serious issue of contamination from run off, both by bacteria and as well chemical pollutants. Local Food Solutions believes that any increase of agricultural production near open water sources should conform to the Muskoka Water Shed Council's efforts to ensure water quality throughout the district.

The Muskoka Watershed Council is an organization designed to inform decision makers and provide the relevant information on water quality issues within the district. Specifically this council "develops and implements science-based programs to research, assess, monitor and evaluate the health of Muskoka's watersheds (Muskoka Watershed Council, 2011)". In addition the council educates the public as to how to live sustainably and minimize the human impact on the watershed, as well as being a strong advocate for proper planning and development practices that sustain and improve the health of the watershed. More information regarding water quality in Muskoka is available at the Muskoka Watershed Council's website.

## Muskoka's Food Challenges

While Muskoka's food system has a number of strengths, it is important to recognize the many issues that are making local food production difficult. LFS has identified the following challenges that are faced by Muskoka's food system:

- The region has limited arable soils
- Agricultural labour shortage resulting from; an older than average population, lack of interest among youth, and wages that are not on par with the difficulty of the work
- Agricultural policy at both District and Area Municipality levels insufficiently supports agricultural activity Muskoka
- High land values are financially restrictive
- Provincial and federal agricultural policy favours large scale agricultural production

By recognizing these challenges, plans can be made to provide supports that mitigate their affects on Muskoka's food system.

As is made apparent by the provided maps, Muskoka is challenged by the grades of soil present within the region. Soil in Ontario is graded on a spectrum of 1 to 7, with class 1 being the highest quality. The Muskoka region however does not have soils exceeding class 4. For this reason, combined with a short growing season, Muskoka is perceived as not having strong agricultural potential.



### **Muskoka's Context in Maps**

The following maps have been produced by LFS, to help improve local knowledge regarding agricultural activity, and potential agricultural lands. The maps have been designed to provide the community, planners and governments with a reference point, so that they may make informed decisions regarding Muskoka's food system. In addition, the information included in these maps has been of great benefit to LFS while developing policy recommendations, as they provide crucial insight into the specific agricultural context of Muskoka. The following section provides two sets of maps, one identifying agriculturally active lands and agriculturally assessed lands, the other providing soil classifications. In addition, these maps will be provided to the district for modification as the food system progresses.

### **Method for Mapping Agricultural Lands**

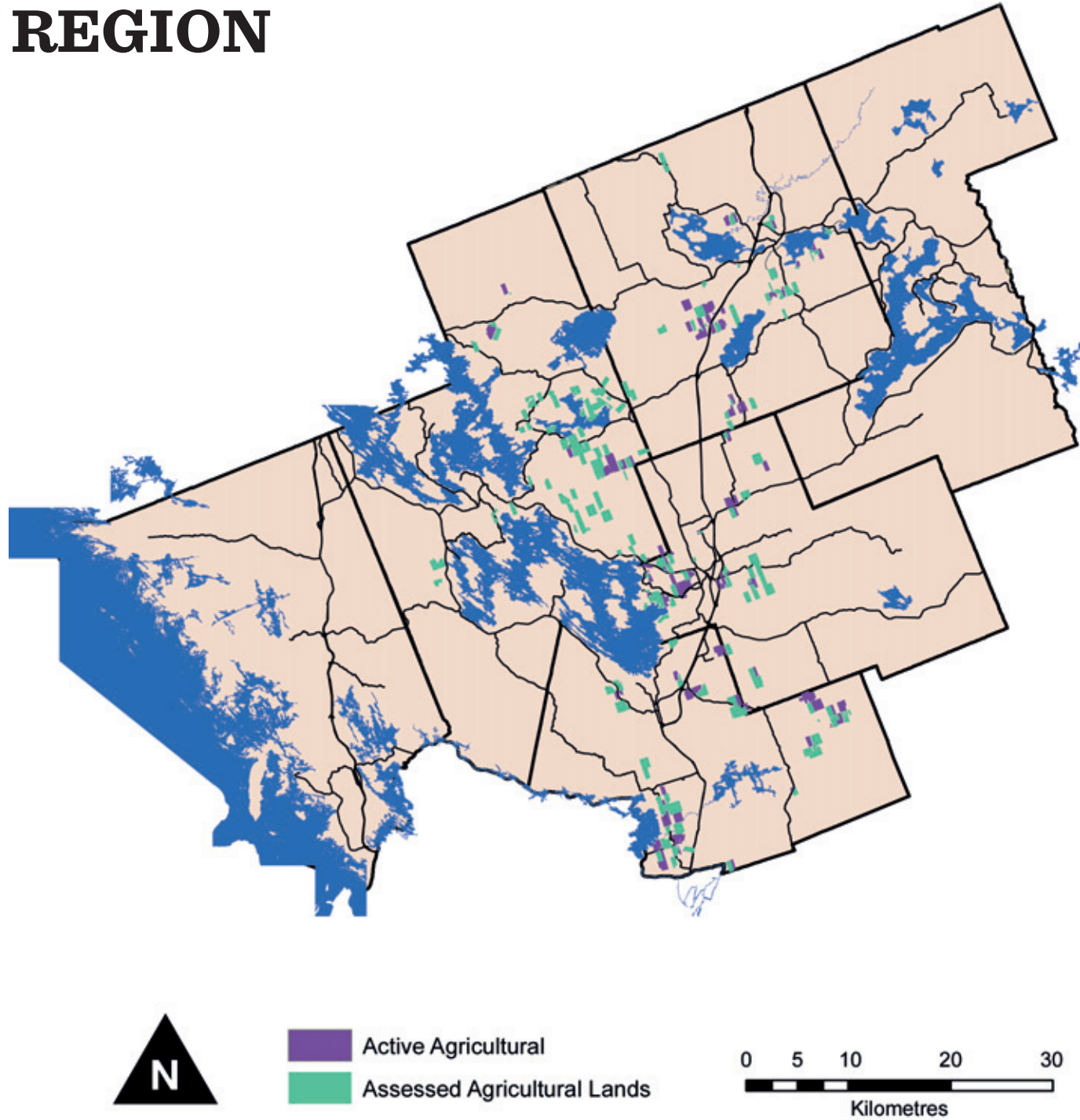
The task of identifying active agricultural land within the District of Muskoka began with an examination of lands that were assessed as agriculturally productive through the Municipal Property Assessment Corporation. This analysis revealed many agricultural lands that had active production in Muskoka, but were not assessed as such. Identified active agricultural lands were then confirmed by overlaying the property matrix of the District of Muskoka over aerial photography that was provided by the District of Muskoka's GIS department. Any property that was determined to contain active agricultural lands was identified in the Active Agricultural Lands and Assessed Agricultural Lands Map, regardless of the percentage of land being utilized. Maps have been provided at two different scales. The first, includes the district as a whole, so that the full distribution of agricultural activity can be seen, and the second is on an area municipality scale, allowing for a more detailed account. Based on the area municipality scale, a range of activity becomes apparent, with Georgian Bay featuring no agricultural activity, while Bracebridge, Huntsville and Gravenhurst are more active. This is important to consider while making plans regarding local food systems, especially regarding an integrated, district wide food system.

### **Active Agricultural Lands & Assessed Agricultural Lands Map**

The key indicators that were used to identify agricultural lands were: crop cutting patterns/planting patterns, grazing cattle, sheep herds, horse feeding troughs, farm equipment, and chicken coups noticeable from the aerial photography. Lands that contained any of the above indicators were selected on the property fabric layer provided from the Muskoka District GIS department and extracted into a new layer. This new layer was named "Active Agricultural Lands" and was mapped against the Assessed Agricultural Land to compare the two. These two layers were shown differently because LFS concluded it important to show that while these lands had not been identified as agriculturally productive, they have the capacity to contribute to the local food system. Land on the map is identified within property boundaries rather than identified as individual farms, as the majority of different properties appear to be cultivated by the same operator. Trying to identify what property parcels are contained within the same operation proved to be a difficult task, with results omitted due to unconfirmed validity.

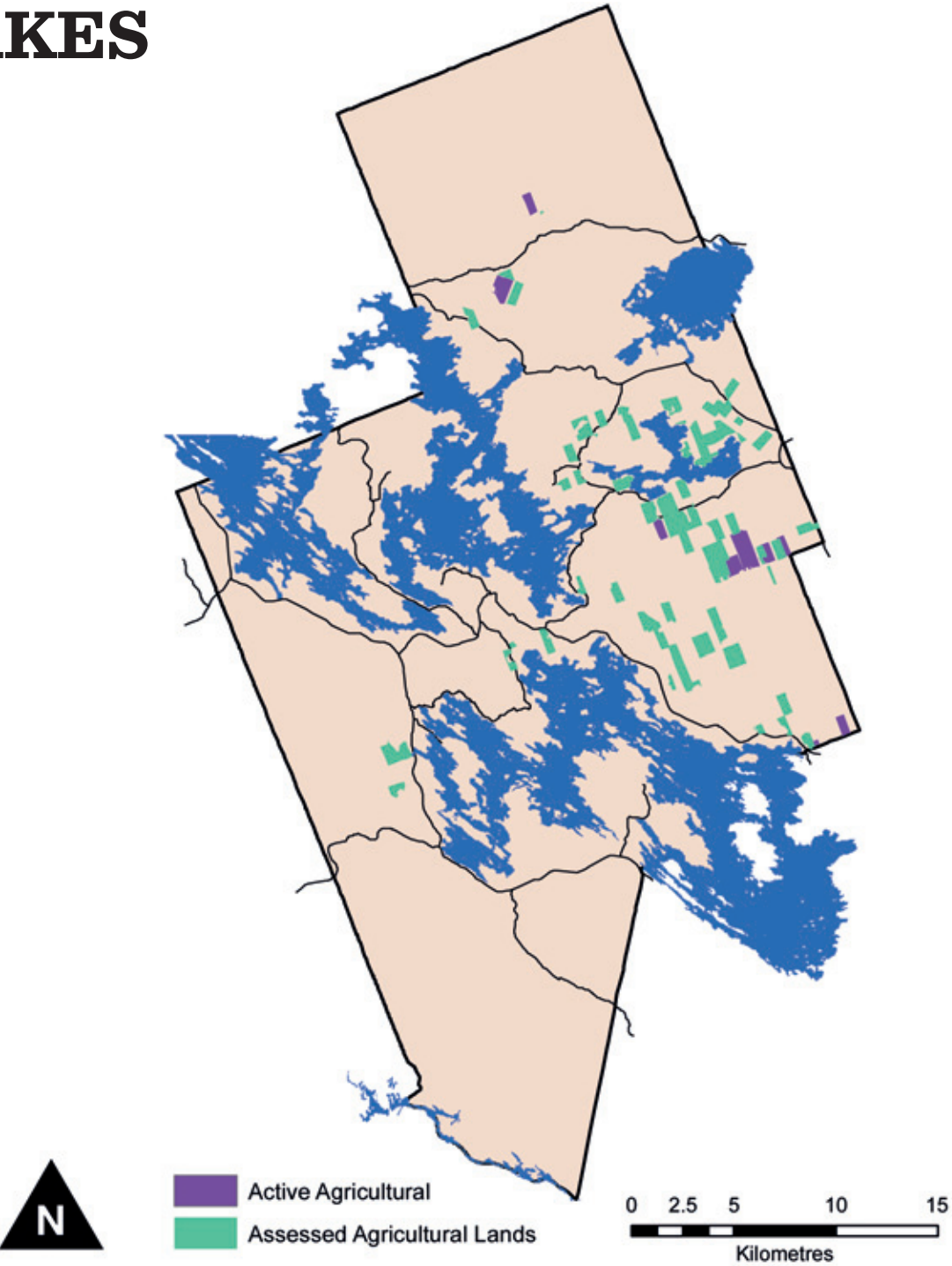
There are a considerable number of limitations associated with this method of land identification. The accuracy of this identification method is compromised due to the nature of the view that aerial photography offers. This limited view creates difficulties distinguishing between certain land uses, for example: discriminating between properties used for maple syrup production and a rural forest. Furthermore, forest and bush can be used for the foraging of food such as mushrooms and berries, which cannot be articulated clearly through aerial photography. Significant improvement to this map could be achieved through site visits, which would allow for increased thoroughness and accuracy. The last major constraint of this identification process is human error. Human error could have played a large part in these analyses through the misclassification of a property as agricultural, and vice versa. Similarly LFS could have omitted a property that contains active agricultural lands. Given the constraints of this study, LFS remains confident that our mapping of agricultural lands will contribute greatly to local knowledge regarding agricultural activity.

# MUSKOKA REGION



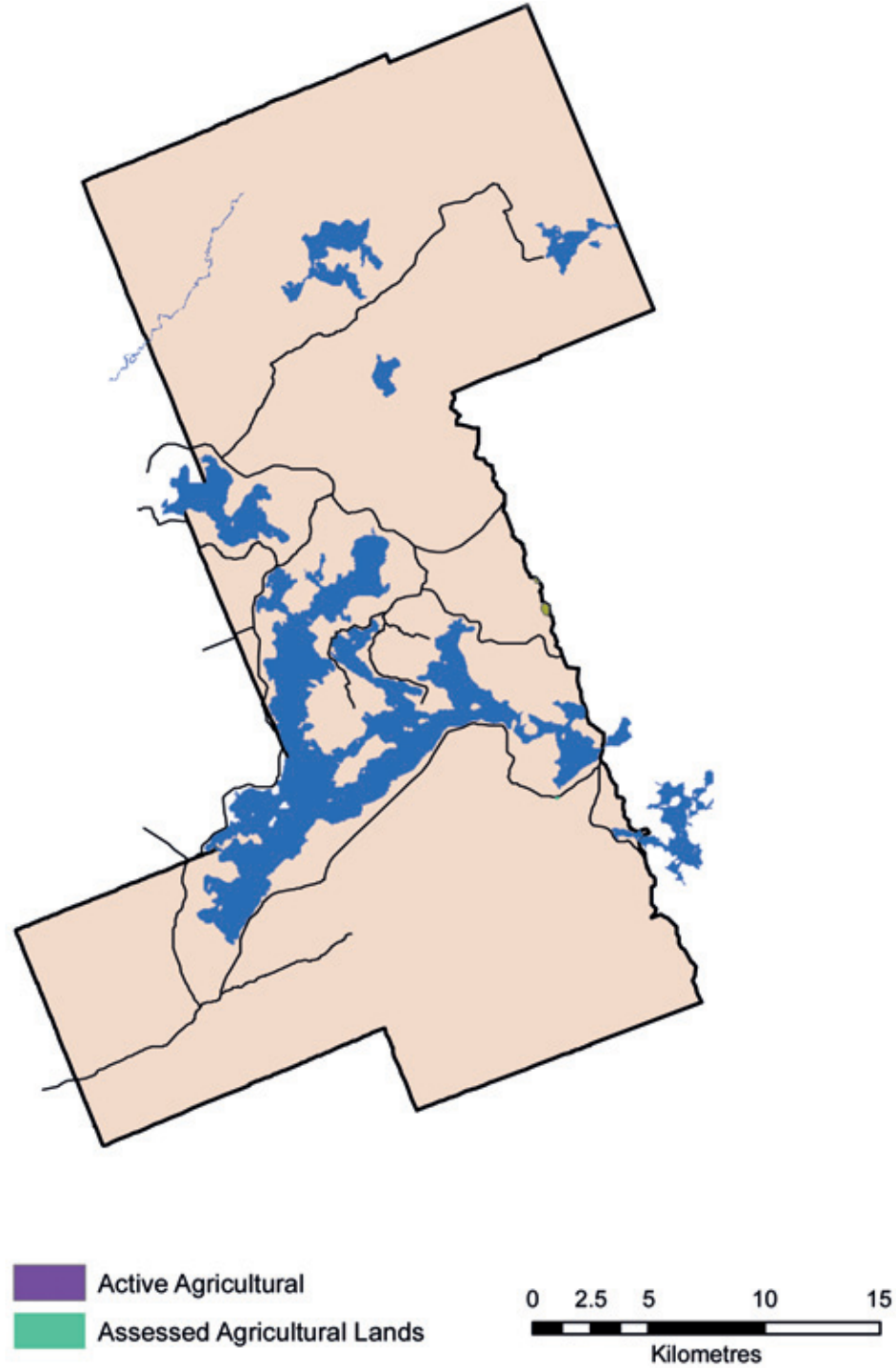


# MUSKOKA LAKES

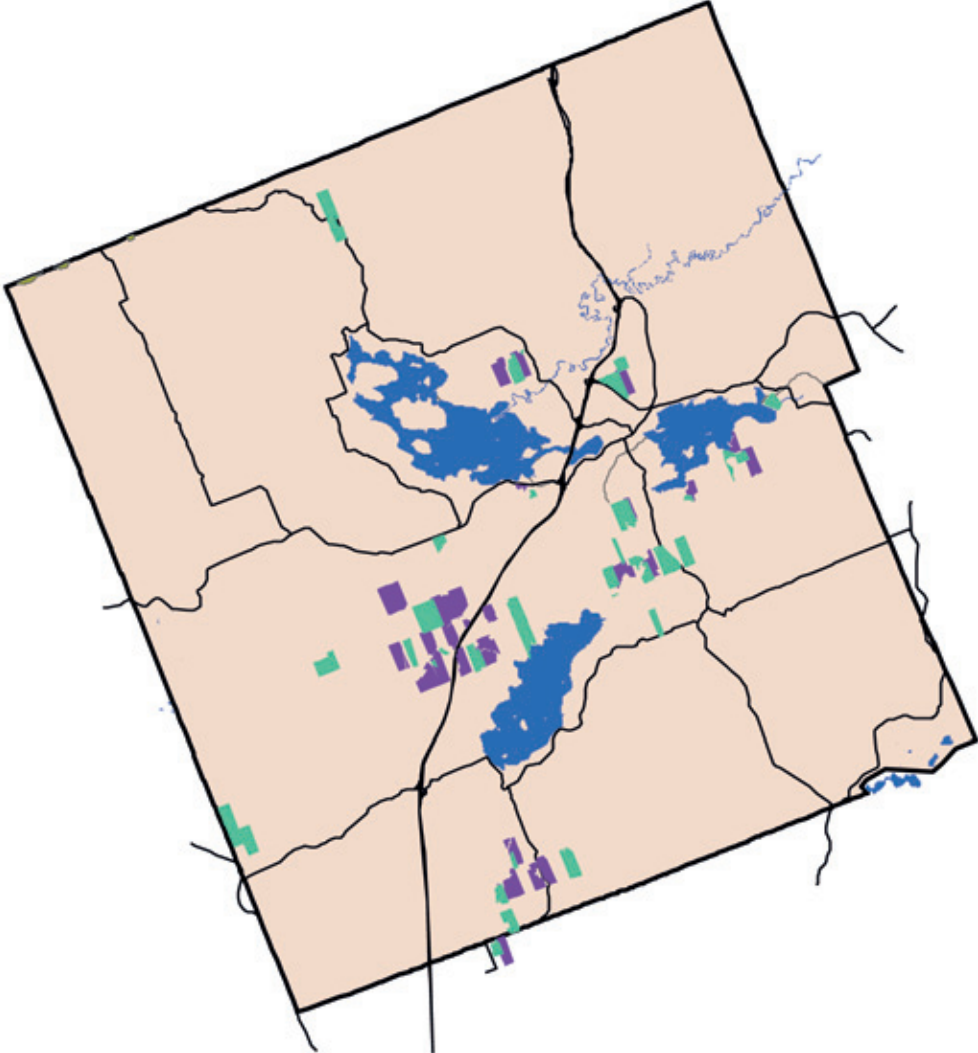


## 4. MUSKOKA FOOD SYSTEM

# LAKE OF BAYS



# HUNTSVILLE

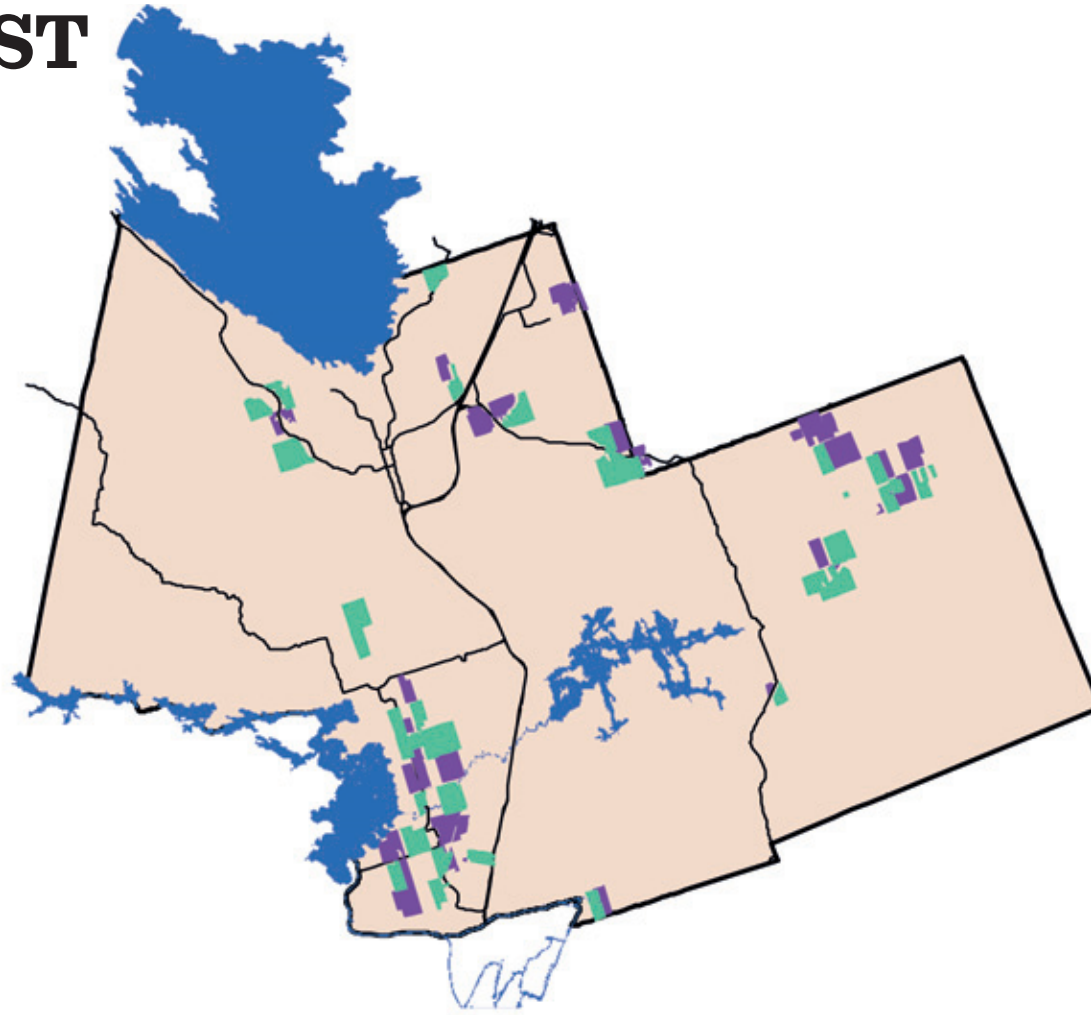



Active Agricultural  
Assessed Agricultural Lands



## 4. MUSKOKA FOOD SYSTEM

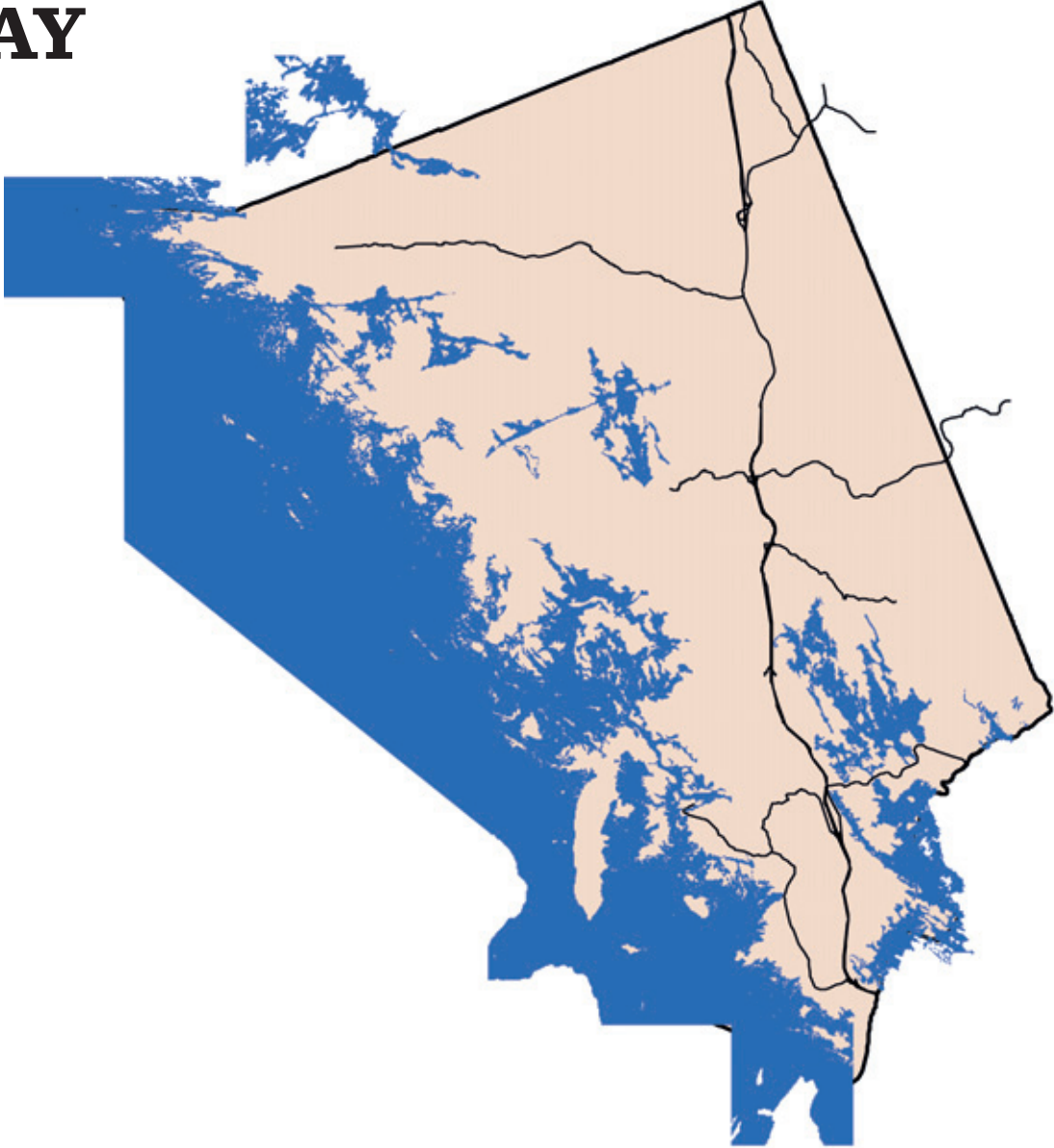
# GRAVENHURST



-  Active Agricultural
-  Assessed Agricultural Lands



# GEORGIAN BAY

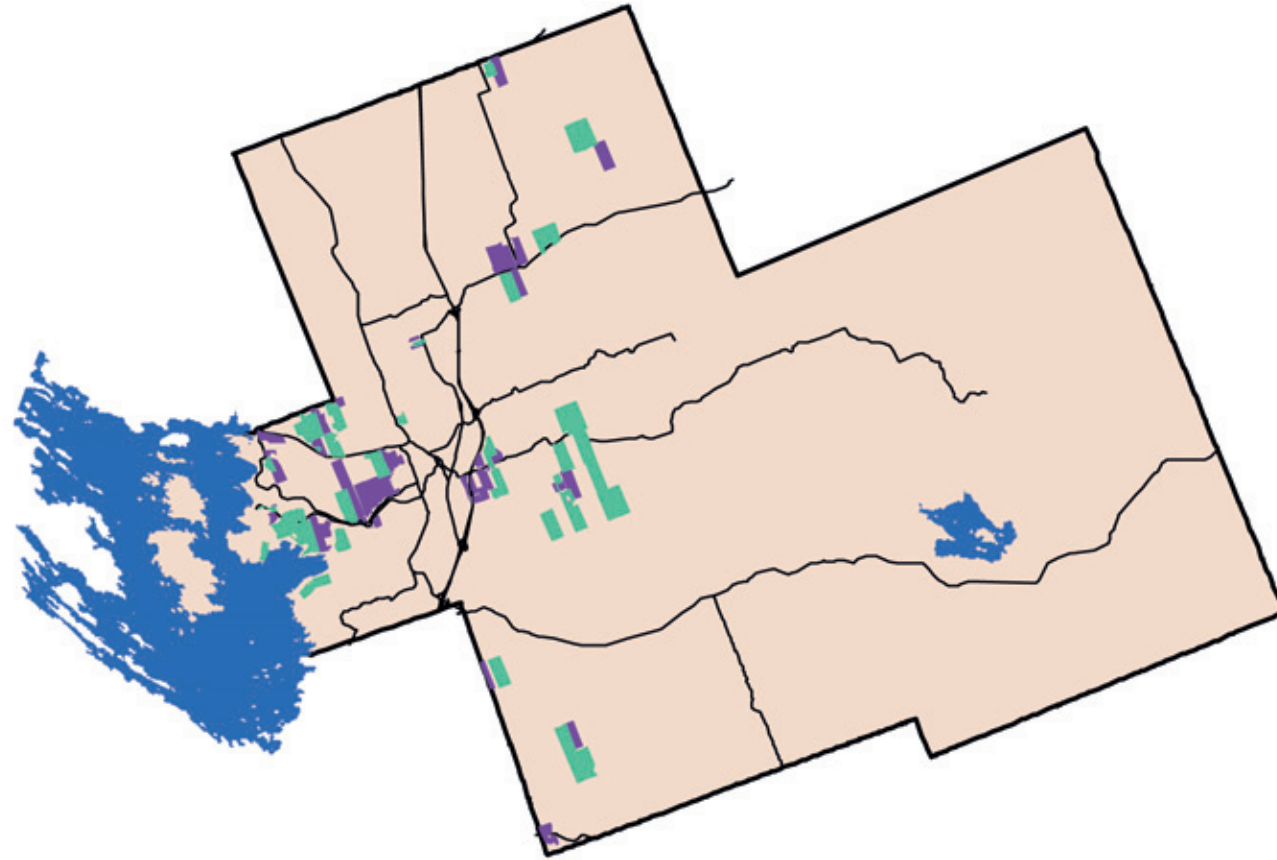


Active Agricultural  
Assessed Agricultural Lands



## 4. MUSKOKA FOOD SYSTEM

# BRACEBRIDGE



-  Active Agricultural
-  Assessed Agricultural Lands



### Soil Capability for Agriculture Map

In order to improve local knowledge regarding the quality and location of soils in the District of Muskoka, LFS has provided a set of maps of soil classifications within the district. This soil classification data is important as it will provide area municipality planners greater knowledge as decisions are made regarding land use. The maps are presented at two different scales, the first scale shows the soil distribution across the District of Muskoka. The second scale allows for a more detailed view of soil distribution in an area municipality. This is important as it allows for comparison between municipalities, showing where there is the most opportunity for agriculture, and which areas have more compromised local food systems.

These maps were produced by using Government of Canada data regarding existing soil types in the district. Soil grades in Ontario range from 1-7, with 1 being the most fertile. In addition, “O” grade is identified to account for a range of organic soils. Soil grades in Muskoka range from Class 4 to 7, and also include Organics. It is important to recognize that simply because Muskoka does not have the most premium soil grades, does not mean Muskoka’s soil is less valuable. Inversely, the limited soil resources should garner more emphasis. The following is a list and description as defined by the Canadian Land use Inventory (CLI) retrieved from the Agri-Food Canada website 2011:

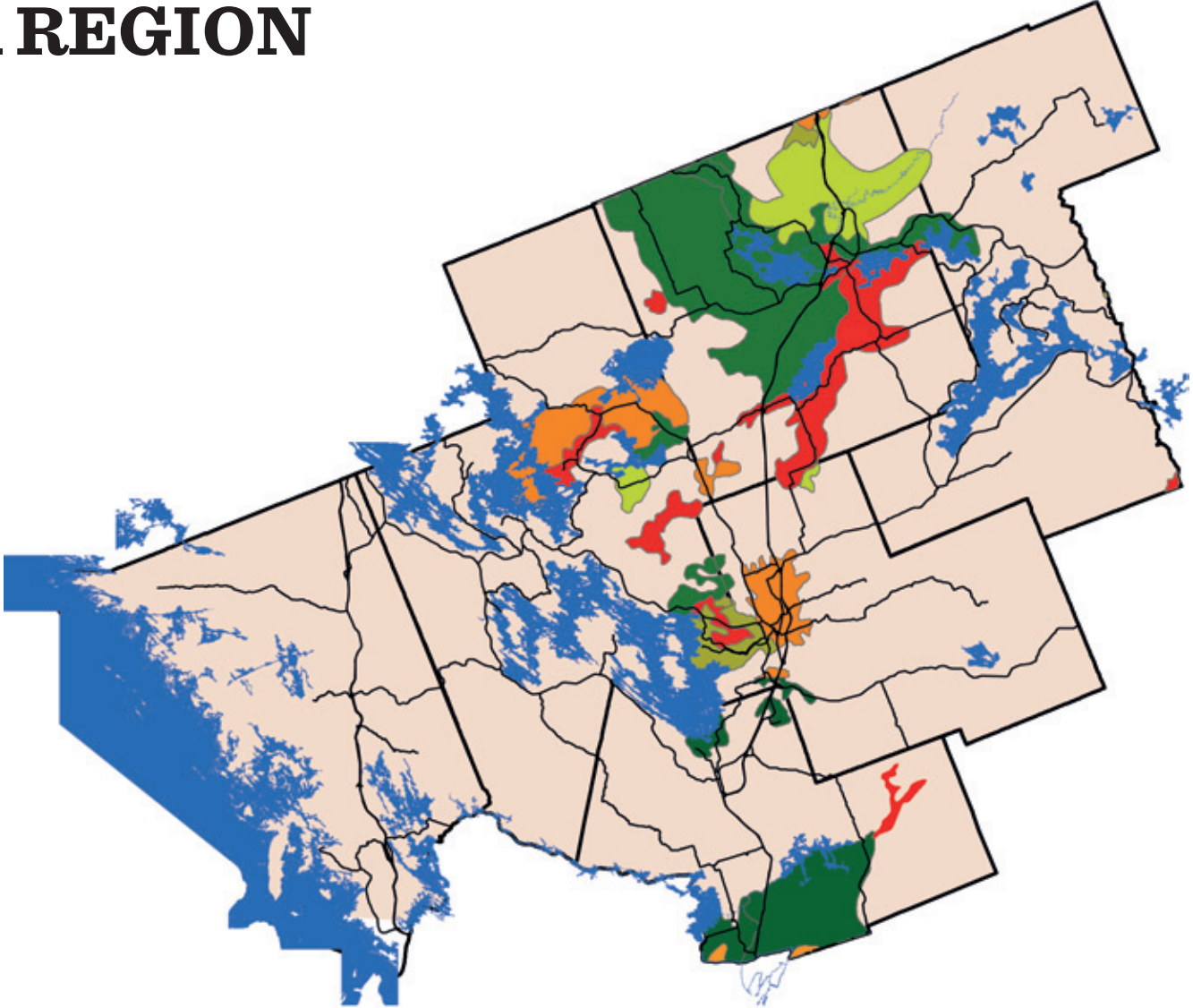


## 4. MUSKOKA FOOD SYSTEM

Classification	Description	Limitation
Class 1	The soils are deep, are well to imperfectly drained, hold moisture well, and well supplied with plant nutrients. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for a wide range of field crops.	Soils in this class have no significant limitations in use for crops.
Class 2	The solids are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a fairly wide range of crops.	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices
Class 3	The limitations are more severe than for class 2 soils. They affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops and methods of conservation. Under good management they are fair to moderately high in productivity for a fair range of crops	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
Class 4	The limitations seriously affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. The soils are low to fair in productivity for a fair range of crops but may have high productivity for a specially adapted crop.	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices or both.
Class 5	The limitations are so severe that the soils are not capable of sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm machinery. The improvement practices may include clearing bush, cultivation, seeding, fertilizing, or water control.	Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.
Class 6	These soils provide some sustained grazing for farm animals, but the limitations are so severe that improvement by use of farm machinery is impractical. The terrain may be unsuitable for use of farm machinery, or the soils may not respond to improvement or the grazing season may be very short.	Soils in this class are capable only of producing perennial forage crops, and improvement practices are not feasible.
Class 7	This class also includes rock land, non-soil areas and bodies of water too small to show on maps.	Soils in this class have no capability for arable culture or permanent pasture.
Class O	This class includes marshes, peats, bogs and swamps	N/A



# MUSKOKA REGION

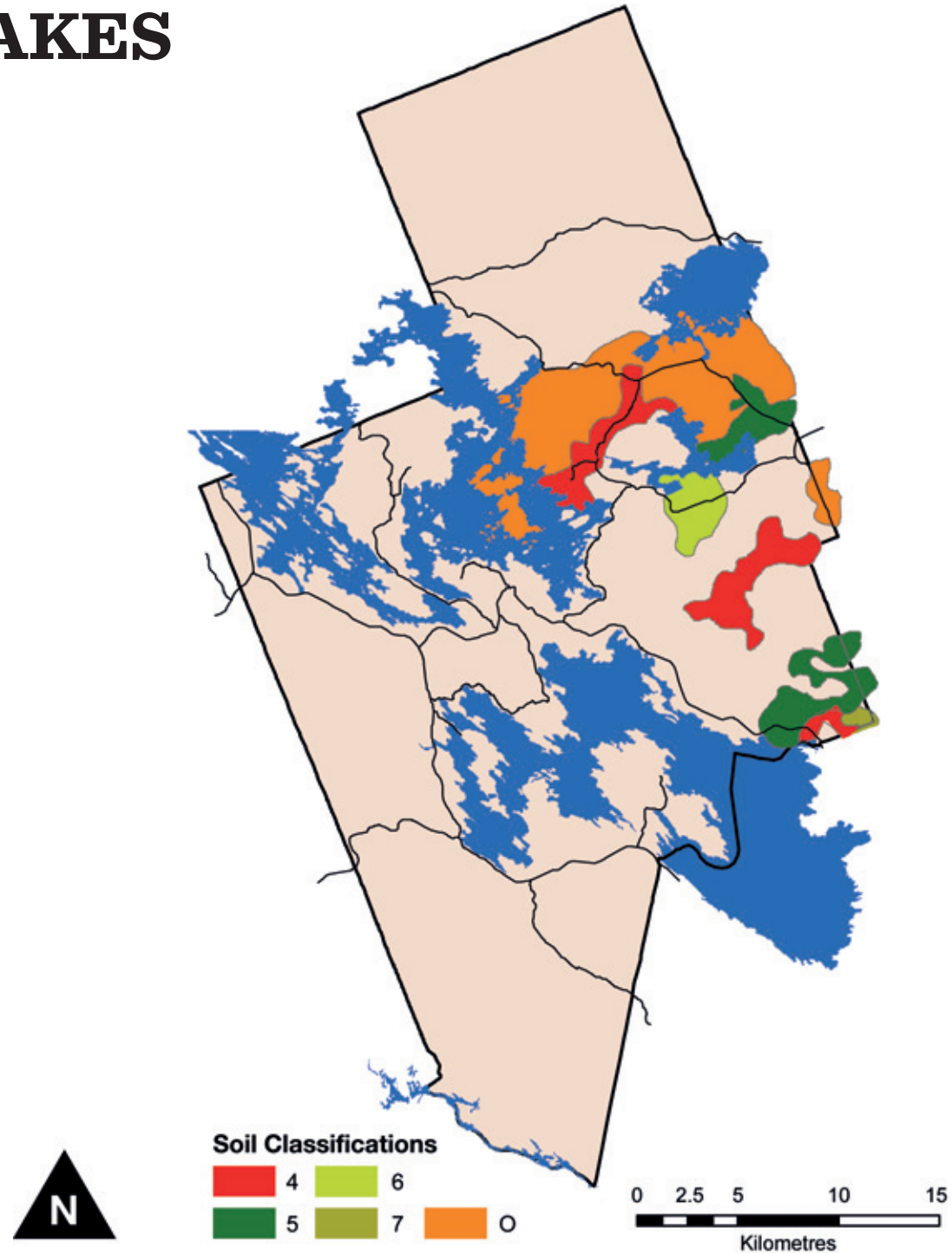


Soil Classifications

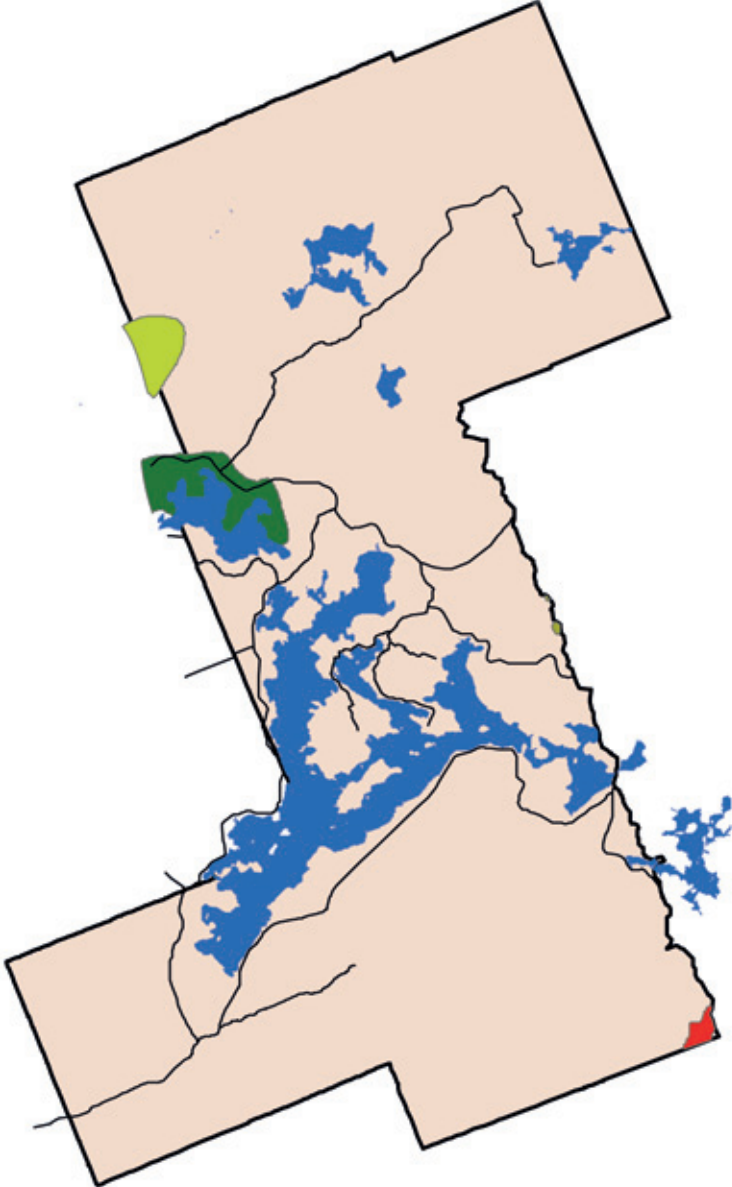


## 4. MUSKOKA FOOD SYSTEM

# MUSKOKA LAKES

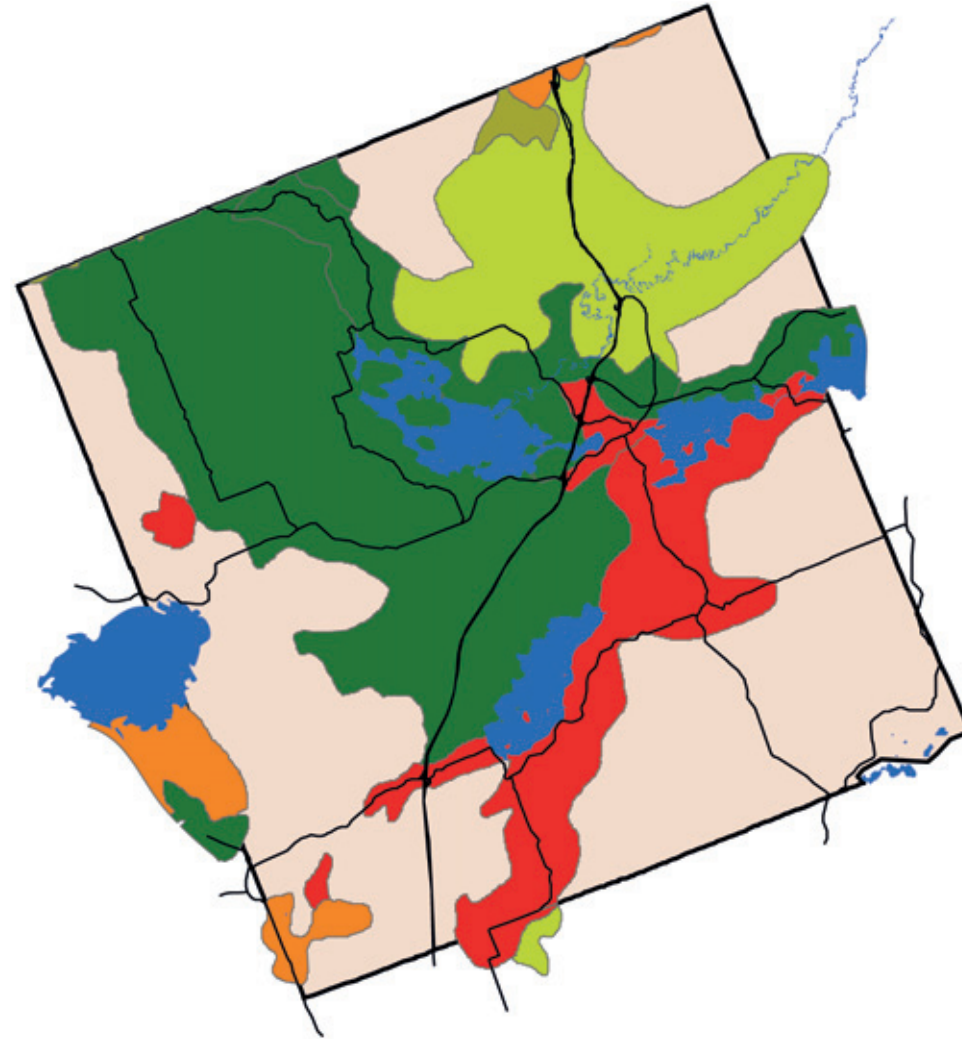


# LAKE OF BAYS

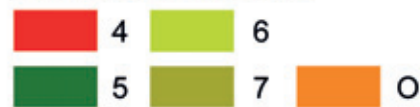


## 4. MUSKOKA FOOD SYSTEM

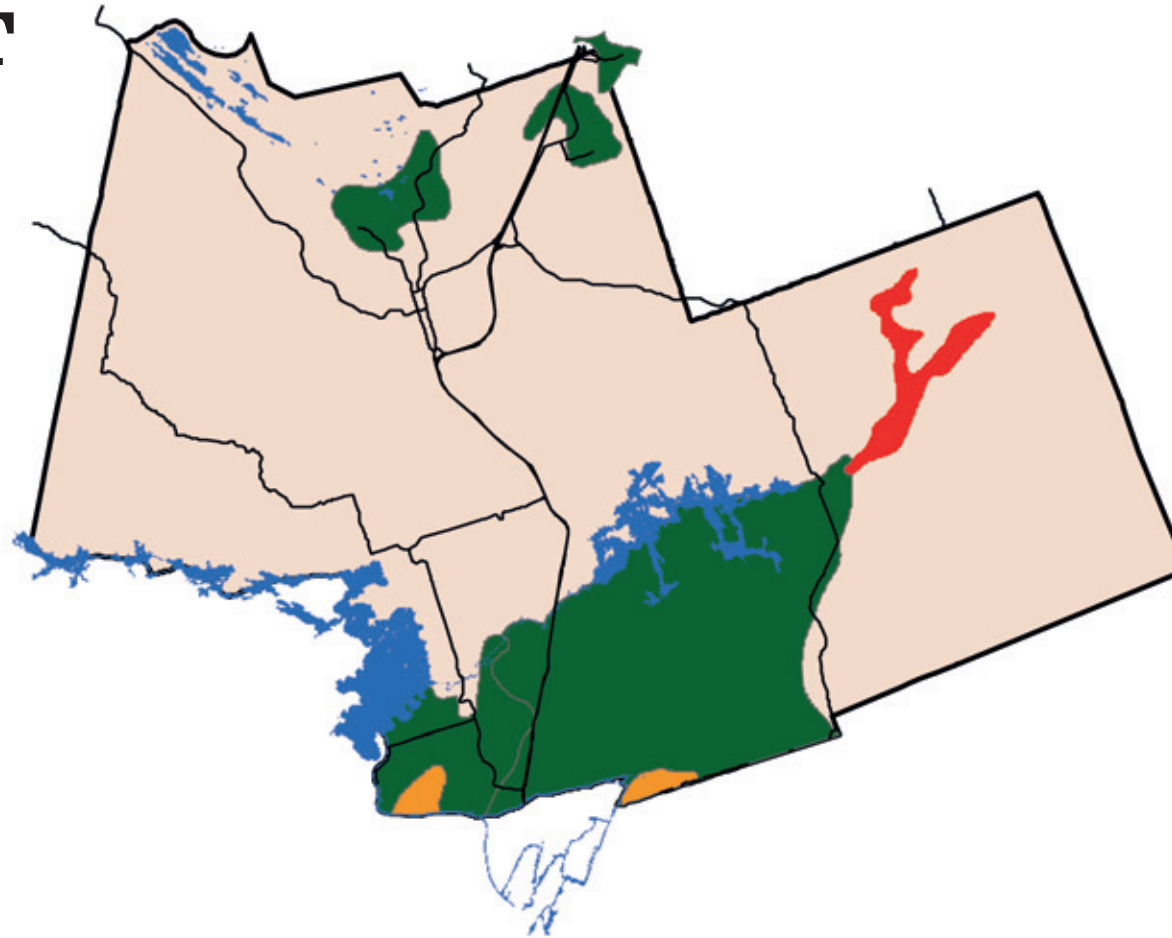
# HUNTSVILLE



Soil Classifications



# GRAVENHURST

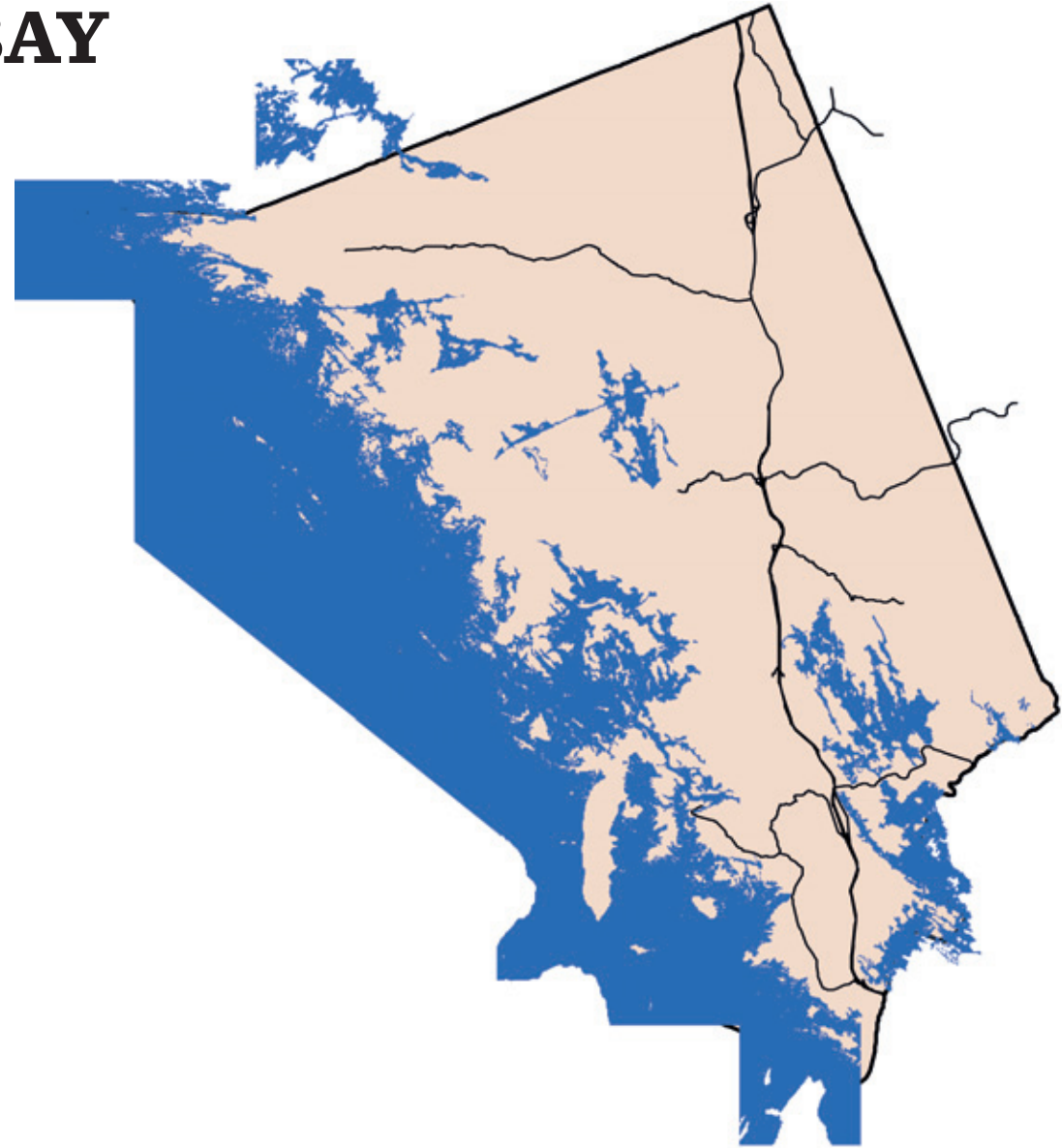


## Soil Classifications

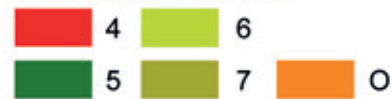


## 4. MUSKOKA FOOD SYSTEM

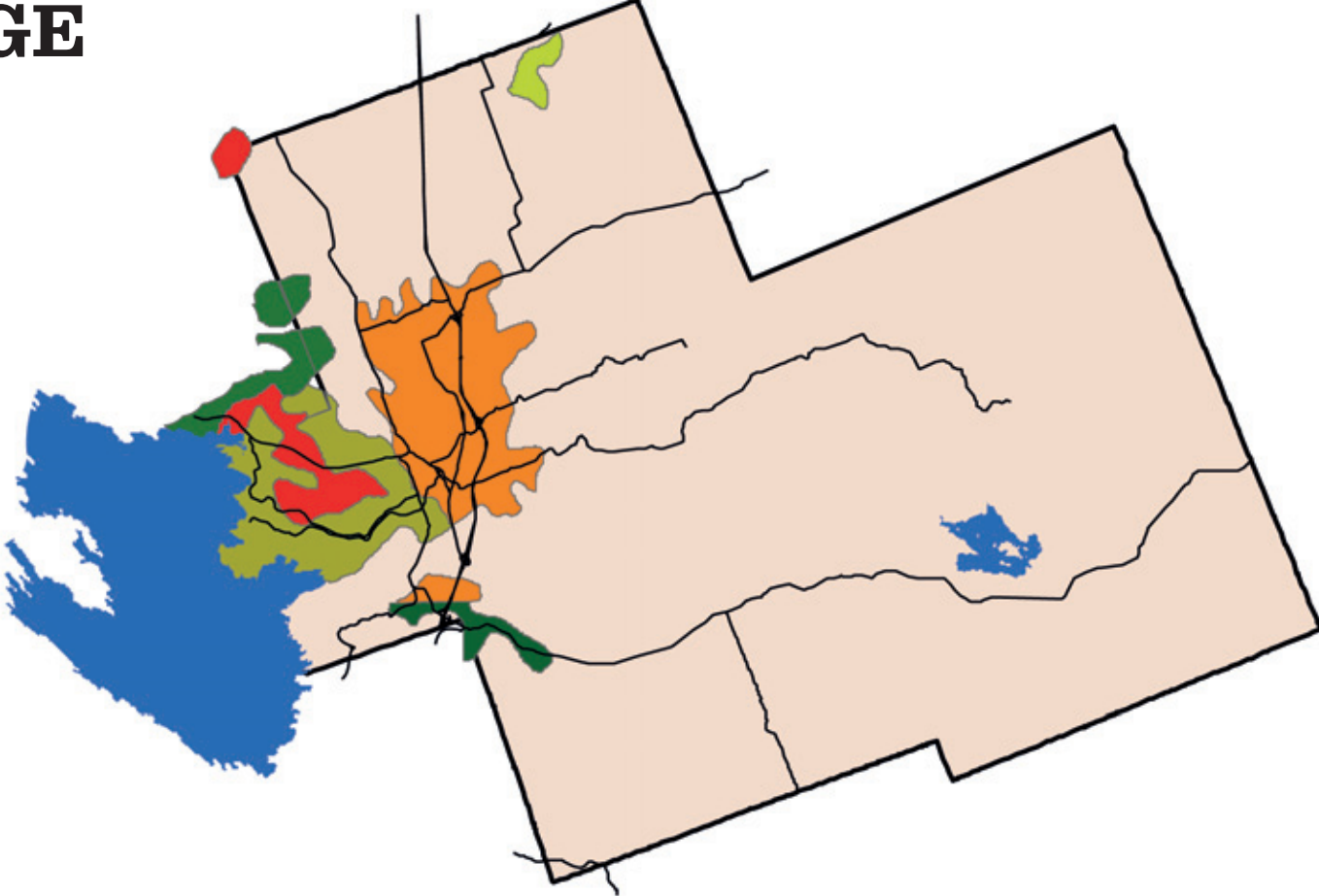
# GEORGIAN BAY



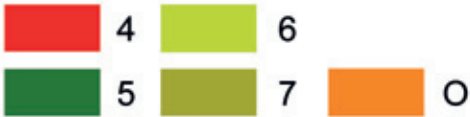
Soil Classifications



# BRACEBRIDGE



Soil Classifications



### Analysis

An examination of the maps grants insight into the locations of farms within the District and their relation to soil conditions. By overlaying agricultural activity with amenable soils, it becomes apparent that significant correlation exists between agricultural activity and the quality of soil conditions. Specifically, the maps show that both the Townships of Lake of Bays and Georgian Bay experience a lack of agriculturally viable soil, with a corresponding lack of agricultural activity. Likewise, the Towns of Huntsville, Gravenhurst, Bracebridge and the Township of Muskoka Lakes demonstrate a high concentration of agricultural activity on agriculturally ranked soil. This is especially prevalent in the instance of Class 4 soil, the highest grade present in the District. The distribution of agricultural assets is important to recognize, as an uneven spread of resources must be accommodated for through the growth of Muskoka's food system.

The information provided by these maps has helped to inform the policy developed by LFS. For the District of Muskoka to capitalize on its agricultural resources, it must be prepared to allow for innovative and creative agricultural activities. In addition, policy provided by LFS will help to provide an integrated system of supports, in which area municipalities with a lack of resources are able to participate in Muskoka's food system through activities such as processing, consumption and distribution.

### Next Steps

The maps provided by LFS provide the community and District of Muskoka with increased knowledge regarding agricultural activity, and the agricultural potential of Muskoka. By identifying existing agricultural activity, as well as soils that can support agriculture, LFS has contributed to the Muskoka food system. Recognizing the foundational supports that are provided by agriculture in Muskoka will help the community utilize the resources that are existing. In addition, the identification of potential lands will allow the agricultural community to grow, as policy is generated to support it. LFS recommends,

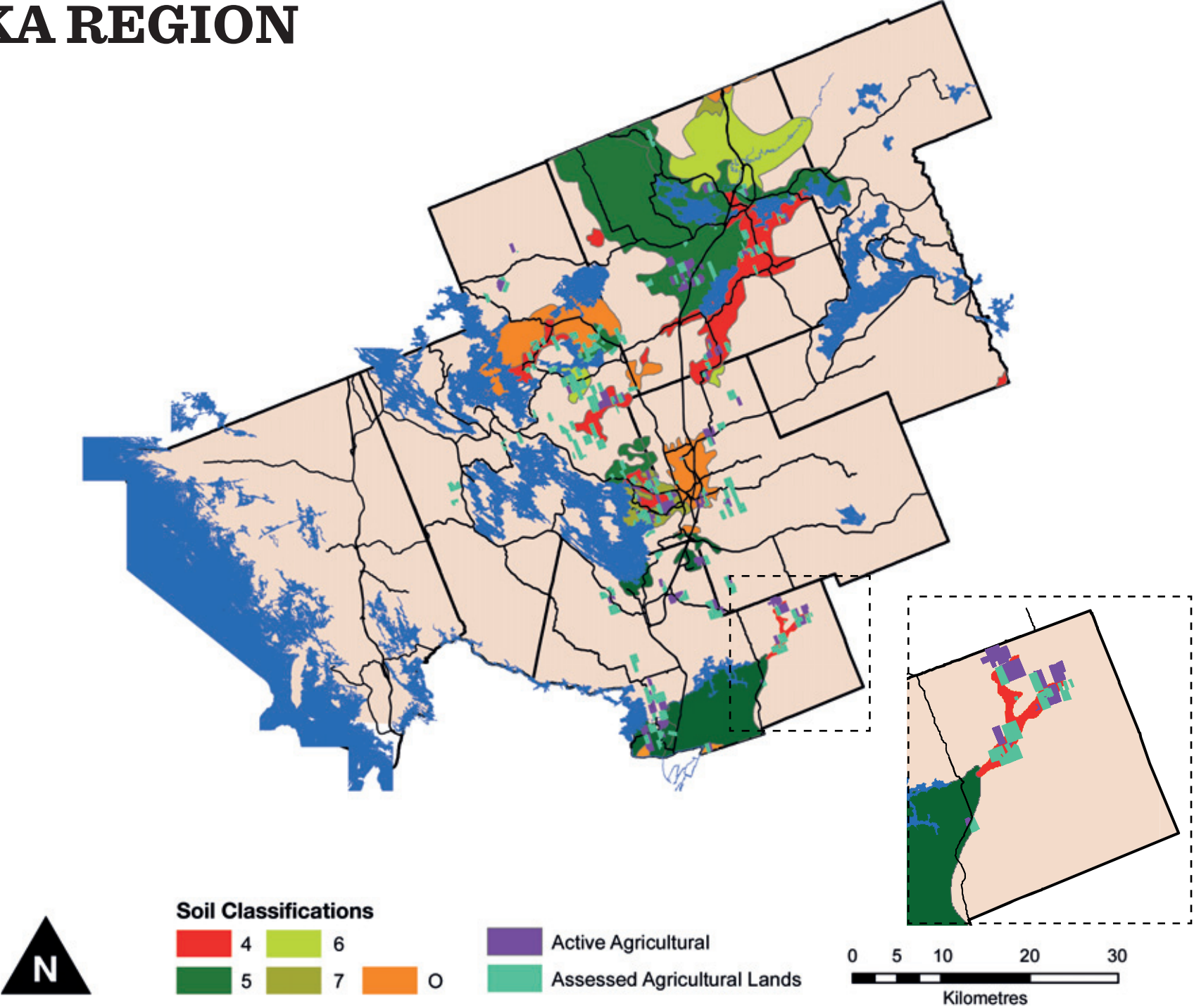
- These maps are enhanced and confirm uses through site visits
- Site visits used to determine scale of operation as well as specific type agricultural products being produced
- These maps act as a building block and living document for the district and community to ensure that an up to date agricultural inventory is readily available

- These maps are openly available to members of the agricultural community, government officials as well as local area residents
- Widen scope of inventory to include areas of processing, distribution and retail

Understanding the existing food system and the infrastructure currently in place is essential to expanding the Muskoka food system and increasing food security.



# MUSKOKA REGION



## 4. MUSKOKA FOOD SYSTEM

### Strengths, Weaknesses, Opportunities and Threats

As a mechanism for communicating the implications of Muskoka's specific context, LFS has undertaken a Strengths, Weaknesses, Opportunities and Threats analysis (SWOT) in relation to agriculture in the District of Muskoka. In order to do so, considerable background research has been undertaken through a review of relevant policies, statistics, and field research within the community, so that Muskoka's qualities may be compared to the fundamental aspects of a strong food system. Through this process, the political, environmental, geographic, demographic and social aspects of Muskoka's food system have been considered. The following analysis presents these factors as outlined by LFS, and is an effective condensation of Muskoka's agricultural context.

#### Strengths:

- A strong community provides the awareness and engagement. This can be seen in groups such as Savour Muskoka and Table Soup Kitchen Foundation
- Restaurants and other businesses have considerable interest in, and success with, buy local models
- Local food is delicious and of high quality
- Producers are knowledgeable, educated, and show considerable innovation
- Seasonal residents and tourism provide a significant economic opportunity for producers

#### Weaknesses:

- Analysis of soil maps has shown that soil conditions are not ideal for growing, and that such resources are not equally spread across the District of Muskoka
- Demographic analysis shows that the District of Muskoka's population is older than Ontario's average, providing less farm workers
- Zoning by-laws present a lack of consistency in agriculturally related policy
- High land values are prohibitive to agricultural activities
- There is a lack of trained farm labour and younger interest in agriculture
- Food processing is not available within the District of Muskoka as policy and zoning are prohibitive
- Regulations favour larger scale producers, in contrast with Muskoka's agricultural activities
- Financial compensation for agricultural work is low
- Muskoka has a relatively short growing season

- Common perceptions of Muskoka are that local agriculture is non-existent, presenting a significant barrier to local industry

#### Opportunities

- Vacant lands hold agricultural potential
- Collaboration between industries, for example tourism and agriculture, show opportunities for synergy
- Utilization of alternative production methods can help communities overcome agricultural shortcomings related to soils
- Many agriculturally relevant documents, such as the Greenbelt Act and regional growth plans do not apply to the District of Muskoka, creating a less restrictive policy environment
- There are unmet markets for agricultural products and processing
- Transportation and fuel costs are making local goods more competitively priced
- Coordination with local schools can lead to education and youth involvement
- Community members are engaged and willing to help educate future farmers

#### Threats

- Agricultural imports undercut local goods and are more consistently available
- Development pressures related to subdivision of land and big box stores harm agricultural viability
- Aging farmers lack a mechanism to pass on their knowledge
- A lack of cohesion between governments may compromise the effectiveness of agricultural initiatives
- Water quality must remain a priority throughout the development of agricultural initiatives, and may prove to be a limiting factor to widespread production
- A lack of communication among agricultural participants (producers, businesses, consumers) could damage the performance of Muskoka's food system

Having a strong recognition of the many unique aspects of Muskoka's food system is essential to its improvement. The success of Muskoka's food system will rely on utilizing the existing assets to overcome the shortcomings present in the region. In addition, strategies must be developed that help to mitigate these shortcomings. The following policy section aims to achieve this.

## Policy Rationale

The following section contains policies that the District of Muskoka and the area municipalities within the District can implement in order to enhance the local food system and help ensure food security. After an extensive review of applicable Provincial, District, and Municipal policy documents, in addition to consultation with planners from both the upper and lower tier municipalities and area farmers, LFS has identified policy gaps that need to be addressed. These gaps include:

- No agriculture related guiding principle or objective at the District level
- Policies to encourage development of new agricultural lands are either insufficient or non-existence
- No policies to encourage/allow for local food processing
- No general development policy related to protection of agricultural lands
- Most area municipalities have very little agricultural policies
- In some cases area municipalities have inflexible zoning applied to their agricultural and rural areas
- A lack of detailed, inclusive definitions related to farming and agricultural uses within area municipalities zoning by-laws (Appendix 1.)

In order to address these gaps LFS has proposed new policies that will help the District and area municipalities improve food security. For the purposes of this report LFS has decided to focus on agricultural policy, because at the heart of food security is a sustainable food system and at the heart of a sustainable food system is local food production. These policies are intended to increase local food production by supporting current and potential agricultural lands. LFS understands that due to the nature of agriculture in Muskoka and current demographic pressures, policy that will preserve lands in its current condition indefinitely is not appropriate. Instead, LFS has provided flexible policies and zoning that will give farmers the ability to sell their farms if they chose to do so, while allowing for continual agricultural production on that land. Additionally, by adding flexibility to zoning in area municipalities, opportunities will be created to allow for multiple sources of revenue on that land; making farming more economically sustainable. It is the hope of LFS that flexibility and the allowance of additional secondary uses and built forms will create synergies with the District's vital tourism industry.

The scope of LFS' deliverables is to focus on policies at the District level. The majority of the policies are intended to be enacted by the District to create the conditions for the area municipalities to implement policies and zoning that are appropriate for their own contexts. Coordination between the two tiers of government is essential in order to create a practical policy framework which will help support a sustainable food system; in turn enhancing local food security. Cooperation between the District and area municipalities will allow for the food producers of the District to benefit from logical and systematic policies that will give them the support needed to maximize sustainable food production in Muskoka.



FOUR SEASON SPROUTS

### Justification

Food security and sustainable food systems are two concepts that are becoming more relevant in today's society. Despite the seeming abundance provided by the modern food system, its social, economic, and environmental sustainability has begun to come under increasing scrutiny. People want food that is produced locally, using socially acceptable methods. Creating local food systems that produce quality natural food, create tangible economic benefits locally, and do not damage the environment, have become a priority in many communities. Inextricably tied to local food systems, is food security. Providing reliable access to healthy, affordable, and socially acceptable food has been made increasingly difficult within the modern food system. With the majority of the municipalities in Muskoka falling under the average household income of Ontario, ensuring food security is even more relevant in the District.

The District already has a wealth of passionate and skilled food producers, it is LFS' hope that by utilizing our policy recommendations, the District and area municipalities can provide them with the institutional support necessary to ensure a viable local food system and food secure citizens. Due to Ontario's hierarchical planning system, LFS's policy recommendations must fall in line with Provincial planning policies and the Provincial Agricultural Code of Practice for them to be implementable. To ensure that our policies are in line with the Province, LFS looked to the *Provincial Policy Statement* (PPS) for direction. By emphasizing the protection of *Prime Agricultural Areas/Lands* and *Speciality Crop Areas*, the Province has demonstrated the importance it places on agriculture. However, these policies are framed around large-scale corporate agriculture, instead of the small scale sustainable agriculture that is present in Muskoka.

Rather than seeing this lack of protection as a negative, LFS views the absence of applicable provincial agricultural policy as an advantage, as it gives the District and area municipalities increased flexibility to craft policies that are appropriate to their unique circumstances. Despite the District's lack of Class 1, 2, 3 soils as defined by the province, this does not mean that there are not agriculturally productive lands in Muskoka. LFS is recommending policies that are designed to maximize production on lands that have not traditionally been considered productive.

To this end, LFS has recommended policies with these four general themes in mind:

1. **Flexibility**
2. **Coordination/Cooperation**
3. **Expansion**
4. **Self-sufficiency**



GRENVILLE FARMS

## Coordination/Cooperation within the District

Coordination and cooperation between the District of Muskoka, area municipalities, and the citizens of Muskoka is necessary to enhance the local food system and ensure food security within the District. The District and the area municipalities operate in a hierarchical planning system and as such, the District and area municipalities must create policies that reinforce mutually-held goals. The District can use the existing forums such as the quarterly area planners meetings to coordinate on agriculturally related policy objectives. Additionally, the District can use the umbrella services it provides to the area municipalities such as GIS mapping and other planning supports to help the area municipalities with their agricultural goals.

There needs to be greater coordination and cooperation with citizens and both the District and area municipalities. Local food producers have a rich depth of farming knowledge and they should be able to convey this to both levels of government in order for the District and area municipalities to make decisions and policy that is appropriate and effective. Muskoka's relatively small population provides the opportunity for there to be a more intimate relationship between the citizenry and government. This should be taken advantage of as it will allow for tighter linkages between policy and the people who the policy has been designed to help. Cooperation amongst the citizens, municipalities and the District should be inclusive, collaborative and participatory to make the appropriate decisions and create policies and regulations surrounding agriculture and food security that fosters a sense of "region".

One tool that the District can use to encourage cooperation with the community is a Food Charter. A Food Charter is a document containing guidelines that aim to help an area to achieve its goal of food security. Food Charters references the beliefs and values regarding a region's agricultural system that will be used to guide the development of local food and agricultural policies, and programs. While a Food Charter should be developed to be context specific, there are a number of dominant principles that are key to most. The County of Simcoe provides the following examples (Simcoe County, 2011):

- Express a community's vision for a sustainable and just food system
- Help anchor municipal commitments to principles and guidelines for sustainable food system policies

- Start and focus conversations about food and agriculture
- Develop food networks within and across jurisdictions
- Energize actions that create benefits for the community and the environment
- Encourage personal and institutional choices that support more sustainable food systems

The use of Food Charters is becoming commonplace, as in Ontario alone such charters are provided in Thunder Bay, Toronto, Sudbury, Durham, and the City of Kawartha Lakes to name a few. Benefits of Food Charters include buy local initiatives, support for local producers, coordination among local food actors, such as chefs and producers, and the provision of healthy and affordable food to residents. Food Charters allow for the presentation of a community's vision so that community members are able to understand the priorities of the food system, as well as businesses and visitors, so that all may participate in a manner appropriate to the area's particular context.



FOUR SEASON SPROUTS

### Self-Sufficiency of the Local Food System

LFS believes that Muskoka's food system should be as self-sufficient as possible, this is necessary to ensure the viability of Muskoka's food system in the long term. In order to achieve food self-sufficiency, local agriculture and local foods must be promoted and be given more institutional support. Allowing for additional built forms and uses on agricultural land will give farmer's the opportunity to engage in other revenue generating activities that will increase their economic self-sufficiency thus helping to secure ongoing food production. Additionally, food related infrastructure in the District must be improved so that farmers can have their needs met.

This lack of food related infrastructure that is particularly glaring is the need for local food processing. After consultation with many of the District's farmers it became apparent that there has to be food processing which is appropriate for local producers. LFS has identified that area municipalities either prohibit or do not include food processing in their zoning by-laws, this needs to be changed in order to encourage food processing in the District. Local food processing will help Muskoka's food system become more self-sufficient by meeting the farmer's full spectrum of needs locally. Finally, LFS is aiming to increase commercial activities related to local food within the District. It is the residents that will sustain the local food system and by increasing their access to the District's food they will create a sustainable local market that meets the needs of both consumers and producers. Minimizing dependency on food and food related services from outside the District will strengthen the local food system.

### Expansion of Agriculture

The expansion of agriculture will allow for the citizens of Muskoka to have a larger portion of their dietary needs met by the local food producers. Additionally, by increasing the agricultural opportunities for farmers, they can improve the economic viability of their farming operations. To accomplish the expansion of agriculture in Muskoka, LFS is proposing policy recommendations that will increase the areas where agricultural activities can take place, as well as support alternative forms of agriculture. Despite traditional practices, food production does not need to be limited to rural areas. *Urban agriculture* in the form of greenhouses and community gardens can be a great source of fresh produce; it is LFS' intent to promote alternative forms of agriculture as much as possible. In conjunction with the policy recommendations, LFS has located additional lands that are suitable for agricultural production but are

currently being underutilized. The expansion of agriculture will help both citizens and local farmers.



FOUR SEASON SPROUTS

## Allow for Flexibility

In order to maximize agricultural production and increase economic opportunities for those involved in agricultural production, it is imperative that the District and area municipalities adopt policies that encourage increased flexibility. By allowing for more secondary uses and built form on agricultural and rural lands, District farmers will have the option to create business opportunities that will tie in with food production and increase their potential for revenue generating activities. Primarily accomplished through zoning, increased flexibility will allow property owners to incorporate business opportunities such as special event centres, culinary facilities and lodgings for tourist. It is LFS' intention that by allowing these secondary uses and additional built forms, property owners will be able to create synergies with the District's already significant tourism industry.

In order to take advantage of increased flexibility, LFS is suggesting the concept of *agri-miniums*, *agri-miniums* are a modification of traditional condominiums. They remain a form of ownership in which title to a unit is held together with a share in the rest of the property which is common to all owners (Ministry of Municipal Affairs and Housing, 2005). In the case of *agri-miniums* as LFS conceives it, the common areas would be reserved for farming and possibly small scale food processing (if permitted by the zoning by-law). While this concept may seem far-fetched, there are already condominiums that have golf-courses or other features that consist of large open space as the common elements. Additionally, Muskoka currently has resort condominiums with significant common elements pertaining to recreational activities. Vacant land condominiums are another form of condominiums that could support the agri-minium model.

Vacant lot condominiums are a plan of condominium in which common elements and units are created, but no buildings or structures have been constructed at the time of registration of the condominium plan. This provides flexibility for unit purchasers to choose their own building design, while still benefiting from common services/ facilities. Additionally, units are usually detached as any unit cannot be located above or below any other unit (Ministry of Municipal Affairs and Housing, 2005). Having detached, customizable dwelling units and large amount of public space lends its self to the *agri-minium* concept. The same planning statutes would apply to the *agri-minium* as a condominium, *The Planning Act* and *The Condominium Act*. As with more traditional condominiums, *agri-miniums* involve the subdivision of land and

as such, the District is the approval authority. Any subdivision of land must conform to the approval authority's' official plan and zoning by-law, the District of Muskoka should encourage *agri-miniums* through their policy framework in order to support their development.

*Agri-miniums* are a possible solution to several problems that LFS uncovered through their extensive field research. Farmers that LFS consulted with voiced a concern that after selling their land that they would like to see it continue to serve an agricultural function but based on the high land prices of Muskoka and the limited economic potential of farming in the District that this would be unlikely. However, LFS feels overly restrictive policies designed to preserve the agricultural function of land would be unfair as it would reduce the economic value of the land and deprive farmers of their most significant financial asset. *Agri-miniums* can be a mechanism to address both these problems, it would allow for the continuance of agriculture as well as preserve the land's value if and when the owners decide it is their interest to sell. Another problem that became apparent in our field research was the development pressures that Muskoka is under in the form of second homes and other development related to function as 'cottage country'. Development of this nature threatens many of the planning objectives of the District and Area Municipalities such intensification and preservation of water quality. However, this development and the economic spin-offs associated with it are extremely important to the economy of the District; LFS feels that *agri-minium's* could provide for a more sustainable form of development that would not hurt the economy of the District.



JOHNSTON'S CRANBERRY MARSH

## Policy Recommendations

The following section contains the policies recommendations developed by LFS. These recommendations are a result of extensive research, a SWOT analysis, and the examination of policy precedent in neighbouring areas and case-studies from around the continent. Gaps within the District and area municipalities' Official Plans and zoning by-laws have been identified and LFS' policy recommendations are designed to address them. The recommendations have been divided into District and area municipality level policy. The policy recommendations are design to achieve the ultimate goal of improving Muskoka's local food system and enhancing food security in the District of Muskoka.

### District of Muskoka (Upper Tier Strategic Direction)

- The District should create a new definition for agriculture specific to Muskoka so it is more appropriate for the needs of the District's local farmers and speciality crop producers including but not limited to cranberries, syrup, bees and sprouts.
- Create a Strategic Visioning principle to guide agricultural policy development and implementation throughout the district. These guiding principles will form the basis for policies. Principles should be supportive of the local agriculture community.
- Add an agriculture based objective to the District's Official Plan
  - o Eg. "To manage land-uses in a way to encourage agriculture uses and promote economic development compatible with agricultural activities."

#### Policy Precedent:

The Township of Nipissing allows for abattoirs in all rurally-zoned areas, provided minimum distance separation regulations are adhered to, with a 300m setback from dwellings, 150m in the case of existing abattoirs. This provision allows for farmers to process meats locally, without having to incur the costs associated with transporting livestock over long distances.

#### Policy Precedent:

Capital Regional District policy states that farmers will be protected from nuisance lawsuits when engaging in normal farming practices. This protects farmers from incompatible use accusations in the case of residential uses encroaching on agricultural land.

### District of Muskoka (Policy Changes/Additions/New Initiatives)

- Support local Muskoka agriculture as defined by the District
  - o Recognition that not all farming operations (especially at the small-scale) have the same negative externalities associated with them and as such should not be subject to overly restrictive policies
- Local food processing and storage will be encouraged, this can be accomplished using either of the two following approaches or a combination of both;
  - o The District and area municipalities will coordinate in order to find and zone for a central processing site designed to meet the needs of local food procedures
- All food processing conducted within the District shall comply with Federal and Provincial regulations pertaining to health and safety
- Incorporating the usage of buffers, reword existing policies that place restrictions on agricultural policies so they are more permissive rather than restrictive,
  - o E.g. District Official Plan Policy E.30C "but generally will not be permitted in the waterfront or community type designation" from 'will not' to 'shall'
- Support *urban agriculture* by but not limited to the following means
  - o Allow for an additional accessory structure if it is to be used as a greenhouse
  - o Permit community gardens – For example within condominium or high density developments as a means to grow and produce food for user's consumption.



- o May define a specific size to differentiate between a large scale garden and agricultural uses
- Area municipalities should enact more flexible zoning to encourage secondary uses that support and enhance the existing agricultural uses while maintaining the integrity of the land in regards to agriculture including but not limited to;
  - o Allow for additional built forms on agricultural lands that support *Agri-tourism*
- Permit tourism as an accessory use on agricultural/rural lands, allow for such things as lodgings for tourists, culinary facilities and special event facilities
  - o Support the development of *Agri-miniums*
- Support and promote local farm/food related businesses and events
  - o E.g. Exemptions for Farmer's markets: fewer fees, streamlined permitting process and an annual renewal system
- Stricter policies to encourage densification of municipalities core areas in order to;
  - o Curb suburban and rural sprawl thus relieving development pressures in agriculturally productive areas
- The District should provide educational services to area municipalities and citizens in regards to agricultural initiatives and policies regarding food systems and food security

**Policy Precedent:**

North Pender Island policy states that uses such as small-scale marketing and processing shall be permitted, allowing farmers to directly profit from the tourism sector. Additional policy states that local authorities shall support agri-tourism initiatives by developing an appropriate signage policy.

**Policy Precedent:**

Islands Trust policy allows for the pursuance of non-farming economic activity on agricultural land so long as it can be established that the new use that will not compromise that agricultural productivity of the land. Additionally, the character of the local community must be protected. This allows farmers to diversify their income sources through auxiliary uses.

- The District should provide additional services to area municipalities, especially those understaffed in order to aid in accomplishing both the District's and their own agricultural/ food systems/food security goals (if requested)
  - o E.g. provide GIS mapping services in order to better identify current and potential agricultural lands
  - o Create and provide inventories and schedules of current agricultural uses
  - o The development of additional agricultural definitions
- The District should enable the enactment and implementation of a District-wide Food Charter
- The District should support the harmonization of area municipalities' zoning by-laws
  - o This will be done in an effort to eliminate inconsistencies between municipalities especially in regard to rural zones and agricultural areas and any conflict that arises due to these inconsistencies



BROOKLANDS FARMS

### Area Municipalities (Policy Changes/Additions/New Initiatives)

As seen in the permitted uses zoning charts located in the appendix it is evident that although the area municipalities allow for some agricultural uses within specific zones, this does not permit flexibility in policies or allow for a variety of farming and agricultural uses. The permitted uses and definitions within many of the area municipalities zoning bylaws are quite broad and are generally not tailored to common Muskoka agricultural activities. Due to the disconnect between the permitted uses and definitions within the zoning by-laws compared with specific agricultural or farming related activities LFS has recommended policies specific to each area municipality.

### Lake of Bays

The extensive research and site visits in Lake of Bays showed a disconnect between agriculture and Muskoka as a whole. A concern was that emphasis has not been put on agriculture at the District level and that it may be difficult to provide policy for site specific areas. At the municipal level there is a lack of understanding of what exists and what people want. The opinions and suggestions from the community, specifically farmers, are not taken into consideration when policy planning for agriculture. From a zoning perspective, flexibility is essential. People would like to have more flexibility with their farms and *hobby farms* in order to create an economically sustainable business. In relation to *agri-tourism*, the promotion and encouragement of local businesses and secondary uses such as coffee shops and local markets are important for the local community. With all of the aforementioned constraints and policy improvements taken into consideration, LFS was able to recommend the following policies:

- The Municipality should support the process of information gathering and dissemination in regards to agricultural policies and food systems:
  - o The municipality needs to undertake community consultation to understand what individual owners want to do with their land
  - o If possible conduct consultation and information sharing sessions in informal situations
- Create more flexible zoning in order to encourage agricultural uses and agricultural related activities
  - o Make food processing a permitted use the zoning by-law;
  - o Expanding ideas from the Official Plan in terms of alternative forms of

agriculture

- o Allow for small-scale agricultural activities within the Waterfront Areas (I.e. properties that front on the lake) as long as they do not create environmentally harmful impacts and follow appropriate buffers.
- o Including cultivated land stipulations within the *Hobby Farm* definition in the zoning by-law.

- *Agri-tourism* related activities should be promoted within the rural zone as per the Official Plan's Land Use Policy as one of the Permitted Uses includes "tourist commercial uses related to the rural area".

### Huntsville

Throughout the various site visits immediate concerns were about current policies in relation to food and agriculture in that there are no food related policies along with a small agriculture section in the area municipality Official Plan. Due to the fact that tourism seems to be a main facet of economic prosperity for Huntsville, it is important to incorporate policies in terms of zoning for secondary uses that are tourism based on rural and agricultural lands. In terms of policy improvements for the area, small scale farming would work for Huntsville. Making it more accessible for people to do small scale farming by removing restrictions that limit parcelling of land and secondary uses it would make it easier for people to move forward with farms and/or businesses. The following policy recommendations were formulated from the extensive research and constraints:

- Food processing should be encouraged, rather than "prohibited in any zone", as long as it is small-scale and occurs in appropriate locations
  - o Community consultation and adhering to provincial and federal guidelines can ensure appropriate location
- Create more flexible zoning in order to support agricultural activities as outlined in the Official Plan
  - o Zoning should allow for agriculture activities if they are not detrimental to water-quality with the creation of appropriate buffers
  - o Zoning should allow for parceling of land for the purposes of *Agri-miniums*; and
  - o Allow for secondary uses such as tourism based activities on rural and agricultural land as long as the integrity of the agricultural production is

- maintained to the extent possible
- Allow for centralized commercial activity pertaining to the sale of locally produced agricultural products
  - o Such as explicitly permitting a farmers market as a permitted use

**Policy Precedent:**

The City of Victoria Animal Control Bylaw allows an unspecified number of hens in residential backyards. Roosters are not permitted in residential areas, ensuring that noise disturbance is kept to a minimum. The City also allows small-scale agriculture on city land in the form of edible landscaping on boulevards and community gardens in city parks, as well as encourages residents to practice urban agriculture. These uses are supported by providing free mulch and compost to gardeners. These policies allow for increased food production in urban areas.

**Gravenhurst**

Site visits to Gravenhurst along with the extensive research showed some noticeable gaps within the policy at the local level concerning agriculture. The trend of *agri-tourism* is emerging, therefore the accommodation of tourism supporting facilities as an accessory use to farming operations within the policies would be a positive step forward. Food processing is an important issue for many communities and due to the fact that Gravenhurst has a large hunting industry, this may be imperative to incorporate in industrial or commercial lands. LFS has designed these policy recommendations to address the above mentioned:

- Encourage *Agri-tourism* similar to the encouragement of *eco-tourism* in the Official Plan
- Food Processing should be permitted as long as it's within an appropriate location
  - o An appropriate location would be determined through community consultation and adhering to provincial and federal guidelines

- The town, similar to other area municipalities, should define and allow for *Hobby Farms* within their zoning by-law in order to accommodate an increased number of small scale agricultural activities

**Georgian Bay**

Although Georgian Bay consists mostly of waterfront areas, crown land and small communities, there are lands within the rural zone that could be used for agricultural related activities. A way to overcome the lack of arable soil is through the use of greenhouses. Currently greenhouses are permitted, though not explicitly stated, as an accessory structure within the zoning by-law. However, the accessory structures must conform to the maximum lot coverage limitations set out in the zoning by-law, this poses a problem as many residents need their accessory structure areas for storage. Creating flexibility in the zoning by-law to allow for *agri-tourism* activities such as a tree farm; and by creating a suitable *hobby farm* definition to allow for the use of small scale agriculture will assist in increasing the local agricultural uses in the township. The following recommendations speak to the above issues:

- *Agri-tourism* should be supported
- Greenhouse opportunities should be permitted following the appropriate accessory structure requirements;
  - o Allow for increased lot coverage for accessory structures if the use is to be a greenhouse
- Incorporate food processing as a permitted use within the appropriate locations in the Zoning By-law
  - o The use of buffers, community consultation and adhering to provincial and federal guidelines can ensure appropriate location
- Incorporate a definition and appropriate permitted zoning for a *Hobby Farm* to encourage small scale agricultural activities

**Policy Precedent:**

North Pender Island policy allows secondary agricultural uses, such as greenhouses, aquaculture and animal breeding so long as these activities are consistent with local and provincial groundwater protection regulations. Additionally, uses on land adjacent to farms may not impact water flows on agricultural land.

### Bracebridge

Though extensive research and numerous site visits the desire for more flexible zoning regarding *agri-tourism*, *agri-miniums* and *urban agriculture* was evident. Tourism is a vital part of Bracebridge's economy, thus expanding tourism into the agricultural sector to allow for *agri-tourism* is a way agricultural uses could become more economically sustainable. More flexible zoning allowing for urban agricultural practices would aid the Town of Bracebridge in producing more local produce, as a growing trend in the area is the buy local initiative. Food storage and food processing may be a permitted use under the manufacturing/processing plant definition and warehouse definitions; however it is not explicitly stated. The following policy recommendations aid Bracebridge in accomplishing their agricultural goals:

- *Urban Agriculture* should be permitted as long as it is done on a small scale
- Food storage should be included within the warehouse definition within the zoning by-law
- Food processing should be included within the manufacturing/processing plant definition within the zoning by-law
- Define 'non-intensive agricultural uses' as set out in the Official Plan as a permitted use for the Near Urban Area, for inclusion within the zoning by-law
- Altering the definition of *Hobby Farm* to include cultivated land
  - Eliminating the *hobby farm* stipulation that the production on the *hobby farm* is 'for home consumption by the occupants of the dwelling'
- More flexible zoning in order to support agricultural related activities
  - Zoning should allow for parceling of land for the purposes of *Agri-miniums*; and
  - Allow for secondary uses on agricultural and rural land as long as the integrity of the agricultural production is maintained to the extent possible
- Such as for the use of *agri-tourism*
- The use of buffers set out in the Official Plan shall be encouraged for agricultural activities in close proximity to water bodies or communities

### Muskoka Lakes

Muskoka Lakes has perhaps the most agricultural related policies within their Official Plan and zoning by-law, however a few glaring issues were evident through LFS' research and site visits. The Official Plan has a clause which explicitly prohibits non-agricultural uses within agricultural lands, with the exception of extraction and accessory residential uses. Eliminating that policy to allow for *agri-tourism* in Muskoka Lakes would increase the economic viability of farming. Furthermore, flexibility in the zoning by-law could allow for increased tourism opportunities. Despite a thorough zoning by-law, a definition and permitted use of a *hobby farm* is not included, adding this use would allow for additional small scale agricultural opportunities. The above issues can be resolved through LFS' few area specific recommendations:

- Remove the clause within the Official Plan of "on agricultural land the uses shall be limited to agricultural, extractive and accessory residential uses" to allow for *agri-tourism* uses.
- Introduction of a *Hobby Farm* into the zoning by-law to allow for additional small scale agricultural opportunities
- Zoning should allow for parceling of land for the purposes of *agri-miniums*

#### Policy Precedent:

Victoria Public Works allows demonstration sites, such as the Compost Education Centre and a children's petting zoo, which provide educational opportunities for local residents. These facilities, as well as demonstration gardens on city land, help non-farmers understand aspects of local food production and the importances of food systems.

## Implementation

The Province of Ontario requires, under section 16(1) of *The Planning Act*, that municipalities' Official Plans undergo a review every five years to ensure that provincial requirements are met and that the Official Plan is updated to reflect the changing requirements of municipalities. The District of Muskoka itself is currently in the process of undergoing an Official Plan review. Additionally, each of the six area municipalities in the District are currently undertaking the required steps leading to the adoption of an Official Plan Review, or nearing the end of this process. This serendipitous timing presents an excellent opportunity for all Official Plans, at both the upper and lower tiers, to incorporate harmonised, or at the very least complimentary, policies to ensure the protection and enhancement of agriculture throughout the region. By ensuring that policies relating to agriculture are consistent throughout the District, area municipalities can significantly ease the burden on those looking to establish an agricultural enterprise in the region that may be unsure which of the policy regimes across the District they would be most accommodated. Harmony between the area municipalities and the District will allow the entire region to move forward as a whole on initiatives to promote agriculture and food production; therefore creating a benefit for the entire region.

The strategic direction and policies at the District level, which allow for the differing needs of local municipalities to be considered when they are implemented in local municipal plans will help to ensure that policy goals will be met without imposing onerous demands on the local municipalities. This approach will help to create a policy regime where the needs and unique contexts of the local municipalities will be respected, while still meeting the goals established by the District.

An Official Plan Review and the subsequent updating of the zoning by-law is the prime implementation strategy. The District, in addition to Bracebridge, Gravenhurst, Georgian Bay and Huntsville, are currently undergoing reviews to their Official Plans. Lake of Bays and Muskoka Lakes are not currently undergoing a review but LFS would still encourage the area municipalities to use creative measures to implement agricultural related policy recommendations.



BROOKLANDS FARMS



BROOKLANDS FARMS

### **Moving Forward**

The District of Muskoka's unique food system has great potential for improvement. The many community-based initiatives, supported by an informed population and strong tourism industry create a network that can be built upon. This document provides a range of mechanisms that will aid the District and the area municipalities in bringing Muskoka towards its own, unique food secure form.

By educating government representatives and the public on the importance of food systems and developing food security, increased awareness will help to promote and utilize the many initiatives within Muskoka's food system. The policy recommendations provided to the District are intended to equip Muskoka with the tools necessary to enhance the local food system and help increase food security. In addition, the recommendations are tailored to serve the needs of the farmers involved in the small-scale sustainable agriculture of Muskoka. Based on four broad goals; cooperation/coordination, self-sufficiency, expansion, and flexibility, LFS has created policies that will support local agricultural production and enable additional agriculture related economic activities.

In addition to policies that enable Muskoka's many agricultural initiatives, the maps provided by LFS will continue to improve local knowledge regarding agricultural activity. The maps have been produced as living documents, so that they may grow and change as agricultural activity changes within the region, and more information becomes available. So that this may continue, the maps have been provided to the District of Muskoka as digital files, this way the District can continue to provide up to date information regarding agricultural activity in the region.

LFS is confident that if the District of Muskoka and its area municipalities implement the provided policy recommendations, Muskoka's food system will move towards food security. This is important to Muskoka's local population, as food security is not only beneficial to the local economy but also to community health and equity.



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## Definitions

**Agri-Miniums:** Is the subdivision of large parcels of agricultural land to be sold and managed similar to condominiums or cooperatives. Owners will live on and farm the land. Every step of crop production, processing and marketing will be guided by a copyrighted technical manual or in the form of a mentorship program. Agricultural products can be branded and sold for profit. Alternatively, this process can work under a leasing agreement rather than a sale, while permitting a residential dwelling in addition to the agricultural land.

**Agri-Tourism:** The act of visiting a working farm or any agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education or personal involvement in the activities of the farm or operation.

**Eco-Tourism:** Tourism that enables people to travel to natural areas, educating them through involvement in natural processes that preserve the environment and well being of local residents.

**Hobby Farm:** A small-scale farm consisting of cultivated land for the growing of edible food and/or not more than 5 animals excluding household pets. A hobby farm does not mean a specialized or intensive farm.

**Urban Agriculture:** Is the practice of cultivating, processing and distributing food in, or around, a semi-urban area, village, town, or city. Additionally, it can also involve animal husbandry, aquaculture and horticulture.

### Classification of Agricultural Land Uses

**Crops:** refers to grain farming, vegetable, Fruit and tree nut, other crop farming that is farmed at a variety of scales; seasonally outdoors.

**Horticulture:** refers to crops that are farmed indoor, nursery context; year round indoor cultivation of fruits, vegetables, and other edible greens (floriculture).

**Livestock:** refers to all animals raised for farming purposes; beef and cattle, sheep and goat, other animal.

**Poultry:** refers to poultry and egg products.

**Dairy:** refers to the raising of cows and producing of dairy byproducts.

**Aquaculture:** refers to the farming of fruits, vegetables as well as fish through water dependent systems; aquaponics both seasonal and year round.

### Inventory of Agricultural Uses

**Crops:** Big Ass Garlic (garlic products), Board's Honey Farm (honey bee products), Maple View Farm (maple products), Edible Fungi (mushroom products), From the Forest (shiitake mushrooms), Greenville Farms (variety of produce), Hopkins Farm (organic seasonal produce), Hubbert's Maple Products (maple products), Mandanoodin Farm (natural produce), Brooklands Farm (variety of produce), Marks Muskoka Maple (maple syrup), Moon Bay Shiitake (shiitake mushrooms), Muskoka Herb Farm (variety of produce), Muskoka Mushroom Farms (shiitake mushrooms), Over the River Orchards (variety of produce), Poppa Jim's Honey (honey bee products), Sweetgrass Farm (maple syrup, produce), Taylor Strawberry Farm (strawberry products), Walking's Farm (pumpkins and gourds), Windy Acres Farm (shiitake mushrooms).

**Horticulture:** Four Season Greens (sprouts and wheatgrass), Seed to Green Farms (microgreens, fertilizer, worms), That Potted Lady (organically grown seedlings).

**Livestock:** Ballmer Farm (free range lamb), Bliss Family Farm (naturally raised meats), Green Valley Farm (beef produce), Oke-Cook Farm (meat produce), Ravenbrook Farm (meats, cattle), Sprucedale Quality Meats (variety of meats), The Donkey's Shack and Feed Store (livestock, animal food, and eggs) Winding Fences (variety of meats).

**Poultry:** Severn Sunset Eco-Farm (free range eggs and organic hens).

**Dairy:** \* None, very likely due to policy as well as lack of demand due to industrialized large scale farms in southern Ontario.

**Aquaculture:** Iroquois Cranberry Growers (cranberry products), Johnston's Cranberry Marsh (cranberry products), Milford Bay Trout Farm (trout products).

**Mixture Farms:** Debanna Farms (variety of meats and vegetables; livestock and crops), Gypsy Whole Foods, Ivanita Farm & Meats (maple syrup, meats and eggs; crops, livestock, poultry), River Mill Farmers' Market (farmers market downtown Huntsville), Rockhill Farm (produce, eggs, poultry).

Educate the Public on the Importance of Food Systems and Food Security			
Jurisdiction	Description	Dept.	By-law
City of Victoria	3 public community kitchens in operation Community kitchens bring people together to plan, purchase and prepare meals which can then be taken home to eat	Vancouver Island Health Authority	
City of Victoria	3 public sites demonstrate urban agriculture practices Compost Education Centre (site and workshops teaching composting, water conservation and food growing); Children's Petting Zoo (interaction with livestock); St. Anne's Academy (heritage fruit orchard)	Engineering (Public Works)	
City of Victoria	Two demonstration edible landscaping sites established by community groups on Parks land	Parks, Recreation & Community Development (Community Development)	Parks Master Plan
City of Victoria	City has power to seize food from retail sector in emergencies, provides emergency preparedness workshops	Emergency Management Agency	Emergency Program By-law No. 04-23
Islands Trust	Trust Council holds that the natural and human heritage of the Trust Area — that is the areas and property of natural, historic, cultural, aesthetic, educational or scientific heritage value or character — should be identified, preserved, protected and enhanced.		Bylaw 17 5.6.1

# 8. APPENDIX (4)

Protect Agricultural Land while Allowing for the Diversification of Economic Uses			
Jurisdiction	Description	Dept.	By-law
City of Victoria	3 public community kitchens in operation Community kitchens bring people together to plan, purchase and prepare meals which can then be taken home to eat	Vancouver Island Health Authority	
City of Victoria	3 public sites demonstrate urban agriculture practices Compost Education Centre (site and workshops teaching composting, water conservation and food growing); Children's Petting Zoo (interaction with livestock); St. Anne's Academy (heritage fruit orchard)	Engineering (Public Works)	
City of Victoria	Two demonstration edible landscaping sites established by community groups on Parks land	Parks, Recreation & Community Development (Community Development)	Parks Master Plan
City of Victoria	City has power to seize food from retail sector in emergencies, provides emergency preparedness workshops	Emergency Management Agency	Emergency Program By-law No. 04-23
Islands Trust	Trust Council holds that the natural and human heritage of the Trust Area – that is the areas and property of natural, historic, cultural, aesthetic, educational or scientific heritage value or character – should be identified, preserved, protected and enhanced.		Bylaw 17 5.6.1

Protect Agricultural Land while Allowing for the Diversification of Economic Uses			
Jurisdiction	Description	Dept.	By-law
British Columbia	Mandate preservation of agricultural lands		British Columbia Agricultural Land Commission Act
British Columbia	Protects farmers from nuisance lawsuits and bylaws when they are using normal farm practices.		The Farm Practices Protection (Right to Farm) Act
City of Victoria	Provides licensing and promotion for community markets	Parks, Recreation and Community Development; Planning & Development	Business License By-law No. 89-71 Outdoor Market By-law No. 93-121
North Pender Island (Islands Trust)	Roadside stands, small scale marketing and processing, and agricultural education and research shall be permitted uses		North Pender Island OCP 2.2.4
North Pender Island (Islands Trust)	The Local Trust Committee will work with the local farming community and relevant agencies to support and develop an appropriate signage program for agri-tourism on North Pender Island.		North Pender Island OCP 2.2.38
North Pender Island (Islands Trust)	When it considers rezoning applications that are not related to farming, the Local Trust Committee will ensure that the proposed new use will not reduce the quality and quantity of water for farming and the proposed new use should not result in either a decrease or an increase in water flows onto to, or from, adjacent agricultural land. Rezoning applications which might affect farmland will be referred to the Regional Agrologist for comment.		North Pender Island OCP 2.2.15
Islands Trust	Address uses adjacent to agriculture to minimise adverse affects		Bylaw 17 4.1.6
Islands Trust	Protect economic viability of land while ensuring agricultural uses are not affected		Bylaw 17 4.1.8
Islands Trust	Encourage farming		Bylaw 17 4.1.5
Islands Trust	Promote economic opportunities while protecting community character		By-law 17 5.7.2
Islands Trust	Incorporate identification and preservation of agricultural lands in official community plans		Bylaw 17 4.1.4

## 8. APPENDIX (6)

Expansion of Agricultural Uses			
Jurisdiction	Description	Dept.	By-law
Capital Regional District	Exempts gardens from most and nurseries & farms from all water restrictions		Capital Regional District Water Conservation Bylaw No. 3061
City of Victoria	Delegation of powers to enforce Animal Control Bylaw, which allows unspecified number of hens in backyards	Legislative & Regulatory Services (Bylaw Enforcement)	Animal Control By-law No. 92-189
City of Victoria	Provide land, mulch, compost, funding when available for community gardens	Parks, Recreation and Community Development	Community Gardens Policy (2005)
City of Victoria	Edible landscaping on city-owned boulevards	Parks, Recreation and Community Development	Parks Master Plan
City of Victoria	Rooftop gardens on multi-family homes	Parks, Recreation and Community Development	Plans must be reviewed by city staff
City of Victoria	Statement of support of Urban agriculture	City Council	Zoning Bylaw Schedule D Home Occupations
North Pender Island (Islands Trust)	Applications to include land in the ALR should be supported		North Pender zoning bylaw 2.2.10
North Pender Island (Islands Trust)	The Local Trust Committee may consider regulating greenhouses, land-based aquaculture facilities, and pet boarding and breeding facilities in order to limit and mitigate the impacts of these uses on groundwater, the environment and surrounding properties, provided the regulations are consistent with provincial legislation and regulations.		North Pender zoning bylaw 2.2.8
North Pender Island (Islands Trust)	The Local Trust Committee should not support applications to the ALC for non-farm use, except where it can be demonstrated that the proposed non-farm use would allow an active farm to diversify and broaden its income, but not decrease the farming capability of the land, and the proposed non-farm use is consistent with zoning or a policy in this plan.		North Pender zoning bylaw 2.2.13



Food Processing			
Jurisdiction	Description	Dept.	By-law
British Columbia	Regulates preparation and distribution of food, including farmers markets		British Columbia Food Safety Act – Food Premises Regulation
British Columbia	Regulates the preparation and distribution of food in private businesses, including farmers markets. Only low-risk foods (e.g. high-acid jams and jellies; most fresh produce) can be from home-based operations. Others must be prepared in a certified commercial facility.		British Columbia Food Safety Act – Food Premises Regulation
British Columbia	The regulations stipulate licensing, operational and equipment requirements, as well as animal welfare standards. New regulations require significant infrastructure upgrades and led to multiple closures, making it more difficult to purchase regional meat in Victoria stores.		British Columbia Food Safety Act – Meat Inspection Regulations
British Columbia	Regulates preparation and distribution of food, including farmers markets		British Columbia Food Safety Act – Food Premises Regulation
City of Victoria	Calls for Development of a Food Business Action Plan to recruit and incubate new food businesses		Directive (2009)
City of Victoria	Community kitchens permitted in community centres	Parks, Recreation & Community Development	
Islands Trust	General statement in support of developing capacity for local food production		
Township of Nipissing	Abattoirs are permitted in rural zones, subject to minimum setback requirements		Township of Nipissing Zoning Bylaw 4.17.2.e
America	Licensing mobile meat processing units which can travel to farms for animal slaughter, and provide chilled transport to processing facilities	United States Department of Agriculture	Case-by-case basis

## Current permitted uses within the area municipalities zoning by-laws

	Agricultural Use	Agricultural Use Intensive	Hobby Farm	Farm	Farm, Produce Facility	Specialized Farm
Lake of Bays, Rural Zone			X	X		
Lake of Bays, Rural One			X			
Huntsville, Rural One			X	X		
Huntsville, Rural Two			X	X		
Gravenhurst, Rural				X	X	
Georgian Bay, Rural	X					
Bracebridge, Rural	X	X	X			
Bracebridge, Rural Res.			X			
Muskoka Lakes, Rural One	X			X		
Muskoka Lakes, Rural Two	X			X		
Muskoka Lakes, Rural Ag.	X			X		
Muskoka Lakes, Rural Land Extensive	X			X		X

**Table 6-1**  
**Muskoka District**  
**Potential "Spin-off" Employment Opportunities Associated with Preferred**  
**Employment Scenario based on 2004 Multiplier, 2008-2031**

North American Industrial Classification	2008-2031	2004 Multiplier <sup>1</sup>	Additional Employment
Agricultural, forestry, fishing & hunting	-125	1.46	-58
Aggregates	70	2.20	84
Utilities	53	1.64	34
Construction	760	1.53	405
Manufacturing	-418	2.02	-428
Wholesale trade	244	1.45	111
Retail trade	1,966	1.18	348
Transportation, warehousing	149	1.52	78
Information, cultural industries	255	1.66	169
Finance, insurance	213	2.19	254
Real estate, rental, leasing	247	2.19	295
Professional, scientific, technical services	271	1.37	100
Management of companies, enterprises <sup>2</sup>	0	0	0
Administrative, support services	469	1.17	81
Educational services	542	1.07	40
Health care & social assistance	1,448	1.12	178
Arts, entertainment, recreation	524	1.34	176
Accommodation, food services	1,539	1.16	248
Other services (except public administration)	399	1.11	42
Public administration	242	1.12	30
<b>Total</b>	<b>8,847</b>		<b>2,186</b>

Source: 2008-2031 employment forecast provided by The Centre for Spatial Economics and Malone Given Parsons Ltd. 2007. 2004 Multipliers and additional employment estimated by Watson & Associates Economists Ltd.

1. Statistics Canada Provincial Input-Output multipliers, 2004.

2. This industry comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions.

# 8. APPENDIX (10)

Bracebridge	✓ is explicitly a permitted use					× is not identified as a permitted use					☑ permitted as an accessory use with restrictions								
	Vegetables /Fruits	Bees	Grain	Livestock	Poultry	Fur-Bearing Animals	Dairying	Maple Syrup /Sugar Bush	Selling on Property	Storage of Crops	Aqua- culture	Exotic Birds	Game Farm	Mushroom	Fish	Swine	Tree Crops	Domestic Animals	Abattoirs
Residential Type 1 Zone: R1	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Type 2 Zone: R2	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Type 3 Zone: R3	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Type 4 Zone: R4	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Residential Type 1 Zone: SR1	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Residential Type 2 Zone: SR2	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Residential Type 3 Zone: SR3	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Office Commercial Zone: C1	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Special Purpose Commercial Zone: C2	x	x	x	x	x	x	x	x	x	✓	x	x	x	x	x	x	x	x	x
General Commercial Zone:C3	x	x	x	x	x	x	x	x	x	✓	x	x	x	x	x	x	x	x	x
District Commercial Zone:C4	x	x	x	x	x	x	x	x	x	✓	x	x	x	x	x	x	x	x	x
Convenience Commercial Zone:C5	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
South Bracebridge Commercial Zone:C6	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Tourist Commercial Zone:CT	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Business Park Industrial Zone: M1	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
General Industrial Zone:M2	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Extractive Industrial Zone: M3	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Waste Disposal Industrial Zone: M4	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural Zone: RU	✓	✓	x	✓	✓	✓	x	x	✓	✓	x	x	x	x	x	✓	x	✓	x
Rural Residential Zone:RR	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	☑	x
Rural Commercial Zone:RC	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural Industrial Zone: RUI	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Institutional Zone:I	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Open Space One Zone :OS1	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Open Space Two Zone:OS2	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Open Space Three Zone:OS3	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Environmental Protection One Zone:EP1	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Environmental Protection Two Zone: EP2	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Flood Plain One Zone:F1	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Flood Plain Two Zone:F2	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Flood Plain Three Zone:F3	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Gravenhurst	✓ is explicitly a permitted use					× is not identified as a permitted use					Storage of Crops	Aqua-culture	Exotic Birds	Game Farm	Mushroom	Fish	Swine	Tree Crops	Domestic Animals	Abattoirs
	Vegetables /Fruits	Bees	Grain	Livestock	Poultry	Fur-Bearing Animals	Dairying	Maple Syrup /Sugar Bush	Selling on Property											
Residential One Zone (R-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Two Zone (R-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Three Zone (R-3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Multiple One Zone (RM-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Multiple Two Zone (RM-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Community Zone (RC-4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Rural Zone (RR-5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Waterfront Zones (RW-6-6F1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Backlot Zone (RB-7)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Island Zones (RI-8-8D)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Core Zones (C-1-B)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Service Zones (C-2A)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Highway Zone (C-3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Special Purpose Zone (C-4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Community Zones (CC-5B)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Gateway Zone (C-6)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Rural Zone (CR-7)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Waterfront Zones (CW-8A)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Recreation Zone (CR-9)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Business One Zone (B-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Extractive Industrial Zone (M-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural Industrial Zone (M-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
General Industrial Zone (M-3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Environmental Protection Zone (EP)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Institutional Zone (I)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Recreational Institutional Zone (RI)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Mobile Home Zone (MH)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Open Space Zone (OS)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural Zone (RU)	✓	x	✓	✓	x	x	✓	✓	✓	✓	✓	x	x	x	x	x	x	x	x	x
Waterfront Landing Zone (WL)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

# 8. APPENDIX (11)

# 8. APPENDIX (12)

Georgian Bay	✓ is explicitly a permitted use					✗ is not identified as a permitted use														
	Vegetables /Fruits	Bees	Grain	Livestock	Poultry	Fur-Bearing Animals	Dairying	Maple Syrup /Sugar Bush	Selling on Property	Storage of Crops	Aqua-culture	Exotic Birds	Game Farm	Mushroom	Fish	Swine	Tree Crops	Domestic Animals	Abattoirs	
Shoreline Residential Type One (SR-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Shoreline Residential Type Two (SR-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Shoreline Residential Type Three (SR-3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Shoreline Residential Type Four (SR-4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Shoreline Residential Type Five (SR-5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Shoreline Residential Type Six (SR-6)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Shoreline Residential Type Seven (SR-7)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Type One (R-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Type Two (R-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Type Three (R-3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Type Four (R-4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Type Five (R-5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Multiple Type One (RM-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Multiple Type Two (RM-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Multiple Type Three (RM-3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Multiple Type Four (RM-4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Residential Mobile Home (RMH)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
General Commercial (C-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Restricted Commercial (C-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Highway Commercial (C-3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Tourist Commercial Type One (CT-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Tourist Commercial Type Two (CT-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Marine Commercial Type One (CM-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Marine Commercial Type Two (CM-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Marine Commercial Type Three (CM-3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Marine Commercial Type Four (CM-4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Marine Landing (ML)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Industrial (I)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Extractive Industrial (MX)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Waste Disposal (WD)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Institutional (I)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Rural (RU)	✓	x	x	✓	x	x	x	x	✓	x	x	x	x	x	x	x	✓	x	x	
Environmental Protection (EP)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Environmental Protection Type One (EP-1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Environmental Protection Type Two (EP-2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Open Space (OS)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Back Lot Residential (BR)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Crown Land (CL)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	

Muskoka Lakes	Is explicitly a permitted use																	Is not identified as a permitted use																
	Vegetables (Fruits)	Bees	Grain	Livestock	Poultry	Fun-Bearing Animals	Dairying	Maple Syrup /Sugar Bush	Selling on Property	Storage of Crops	Aqua- culture	Exotic Birds	Game Farm	Mushroom	Fish	Swine	Tree Crops	Domestic Animals	Abattoirs	Cranberries**														
<b>WATERFRONT RESIDENTIAL</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
No Constraint (WR1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Backlot (WR2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Island (WR3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Over Threshold (WR4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Natural Constraints 12 (WR5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Natural Constraints 13 (WR6)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Hamlet	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Lake Trout Lakes (WR8)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Small Lots 10 (WR9)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Remote Lakes (WR)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>WATERFRONT COMMERCIAL ZONES</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Resort Commercial Waterfront (W3, WC1A1-4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Resort Commercial Backlot (WC1B)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Marina (WC2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Tent & Trailer Park (WC3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Private Camp Waterfront (WC4, WC4A, 1, 1.5, 2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Private Camp Backlot (WC4B)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Private Camp Backlot (WC4B1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Port Sandfield (WC5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Port Sandfield (WC6)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Waterfront Contractors (WC7)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>COMMUNITY COMMERCIAL</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Resort Commercial (C1A-30A)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Marina (C2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Community (C3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Highway (C4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Mixed Use (C5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>COMMUNITY INDUSTRIAL</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Light (Private Service) (M1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Extractive (M2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Waste (M3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>RURAL</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Rural (Ru1)	✓	x	✓	✓	✓	x	✓	✓	✓	x	x	x	x	x	x	x	✓	x	x	x	x													
Rural (Ru2)	✓	x	✓	✓	✓	x	✓	✓	✓	x	x	x	x	x	x	x	✓	x	x	x	x													
Rural Agriculture (Ru3)	✓	x	✓	✓	✓	x	✓	✓	✓	x	x	x	x	x	x	x	✓	x	x	x	x													
Rural Land Extensive (Ru4)	✓	x	✓	✓	✓	x	✓	✓	✓	x	x	x	✓	x	✓	✓	x	x	x	x	x													
Rural Residential (RuR)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Rural Residential Hamlet (RuR1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Rural Special (RuSp)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Rural Scenic Area (RuSA)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>RURAL COMMERCIAL</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Rural (RuC1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Resort (RuC2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Resort Backlot (RuC2B)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Tent & Trailer (RuC3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Private Camps (RuC4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Land Extensive (RuC5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Commercial Industrial (RuC6)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>RURAL INDUSTRIAL</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Light (RuM1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Waste Disposal (RuM2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Extractive (RuM3) *agriculture permitted	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Salvage Yards (RuM4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>WATERBODY OPEN SPACE</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Waterbody Open Space (WOS)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>OPEN SPACE</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Public Open Space (OS1)	✓	x	x	x	✓	x	✓	x	✓	x	x	x	x	x	x	x	x	x	x	x	x													
Private Open Space (OS2)	✓	x	x	x	✓	x	✓	x	✓	x	x	x	x	x	x	x	x	x	x	x	x													
Commercial Open Space (OS3)	✓	x	x	x	✓	x	✓	x	✓	x	x	x	x	x	x	x	x	x	x	x	x													
Private Open Space Islands (OS4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>ENVIRONMENTAL PROTECTION</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	✓													
Environmental Protection (EPS, EP2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>GENERAL RESTRICTED</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
General Restricted (GR)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
<b>INSTITUTIONAL</b>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
Institutional (I)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													

\*\*the production of cranberries excluding buildings and structures

# 8. APPENDIX (13)

# 8. APPENDIX (14)

Huntsville	✓ is explicitly a permitted use					* is not identified as a permitted use					☑ permitted as an accessory use with restrictions								
	Vegetables /Fruits	Bees	Grain	Livestock	Poultry	Fur-Bearing Animals	Dairying	Maple Syrup /Sugar Bush	Selling on Property	Storage of Crops	Aqua-culture	Exotic Birds	Game Farm	Mushroom	Fish	Swine	Tree Crops	Domestic Animals	Abattoirs
Residential One (R1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Two (R2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Three (R3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Residential Four (R4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural Residential (RR)	☑	x	☑	☑	x	x	☑	☑	☑	x	x	x	x	x	x	x	☑	☑	x
Residential Mobile Home (RM)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Residential One (SR1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Residential Two (SR2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Residential Three (SR3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Residential Four (SR4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Residential Five (SR5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Convenience Commercial (C1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
General Commercial (C2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Highway Commercial (C3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Tourist Commercial (C4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shopping Centre Commercial (C5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Gateway Commercial Campus (C6)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Commercial One (CS1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Shoreline Commercial Two (CS2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Institutional Camp (CS3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Marina (CS4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Light Industrial (M1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Muskoka Commerce Park (M2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural Special Industrial (M3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Restricted Industrial (M4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Main Street West (MU1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Muskoka Road 3 (MU2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Highway 60 (MU3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Centre Street (MU4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Muskoka Road 3 North (MU5)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural One (RU1)	✓	x	✓	✓	x	x	✓	✓	✓	x	x	x	x	x	x	x	✓	✓	x
Rural Two (RU2)	✓	x	✓	✓	x	x	✓	✓	✓	x	x	x	x	x	x	x	✓	✓	x
Institutional (IN)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Open Space - Water (O1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Open Space (O2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Open Space – Golf Course (O3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Tent & Trailer Park (C7)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Conservation (C)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Natural Resource (NR)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x



Lake of Bays	✓ is explicitly a permitted use					× is not identified as a permitted use					☑ permitted as an accessory use with restrictions					Abattoirs			
	Vegetables /Fruits	Bees	Grain	Livestock	Poultry	Fur-Bearing Animals	Dairying	Maple Syrup /Sugar Bush	Selling on Property	Storage of Crops	Aqua- culture	Exotic Birds	Game Farm	Mushroom	Fish		Swine	Tree Crops	Domestic Animals
Rural Residential (RR)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Hillside Residential (HR)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Estate Residential (ER)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community Residential (R)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community Residential One (R1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community Multiple Residential (RM)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community Multiple Residential 1 (RM1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural (RU)	✓	✓	x	x	✓	x	x	✓	✓	x	x	x	x	x	x	x	x	x	x
Rural One (RU1)	☑	☑	x	x	☑	x	x	☑	☑	x	x	x	x	x	x	x	x	x	x
Restricted Rural (RU2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community General Commercial (C1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community Service Commercial (C2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community Tourist Commercial (C3)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community Limited Commercial (C4)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural Commercial (RC)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community Industrial (CI)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Rural Industrial (RI)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Extractive Industrial (EI)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Waste Disposal Industrial (WDI)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Limited Institutional (I1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
General Institutional (I2)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Environmental Protection (EP)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Environmental Protection – Type 1 (EP1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Public Open Space (OS)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Open Space (OS1)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x