

**NOTICE OF A PUBLIC MEETING CONCERNING
A PROPOSED OFFICIAL PLAN AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the County of Perth will hold a Public Meeting on **September 22, 2016 at 7:30 p.m.** at the Mitchell Community Centre (185 Wellington St, Mitchell) to consider an Amendment to the County of Perth Official Plan, pursuant to the provisions of the Ontario Planning Act.

The proposed Official Plan Amendment (OPA) application has been initiated by the County of Perth for the purpose of considering changes to the current severance policies in the County Official Plan relating to surplus farm dwellings. The current policy prohibits the severance of surplus farm dwellings (i.e. Section 5.6.3). The policy that is being considered by County Council proposes the following:

That the severance of a surplus farm dwelling in the "Agriculture" designation in the County of Perth may be permitted, subject to a number of criteria, including the following:

- (i) the land on which the surplus farm dwelling is situated must be operated, or will be operated as part of the consolidated farm operation. For the purposes of this section of the Official Plan, a corporation may be an eligible farming operation to sever a surplus farm dwelling provided the same corporation owns at least two farms, each containing a residence, one of which is surplus to the farm operation that may be severed in accordance with this section; and an unincorporated group of one or more person(s) may be an eligible farming operation to sever a surplus farm dwelling provided a majority of the owners in the group, together or individually own another farm containing a residence, one of which may be severed in accordance with this section of the Official Plan; where owners normally reside in the same household, they may be considered as one individual within the group of owners;
- (ii) the land on which the surplus farm dwelling is situated and the land to which the consolidated farm operation to which the farm dwelling has become surplus must be located within the County of Perth;
- (iii) the minimum distance separation provisions of MDS I must be satisfied from any livestock facilities on the remnant farm property;
- (iv) the surplus farm dwelling must be a minimum of ten (10) years old at the date of the application for consent, and must be habitable, as determined by the local Chief Building Official;
- (v) the area of land to be severed for the surplus farm dwelling lot shall be limited to the minimum size required for the residential use and to accommodate the appropriate sewage and water services;
- (vi) the farm property on which a surplus farm dwelling is located must be eligible for the Farm Property Class Tax Rate Program or the property owner must have a valid Farm Business Registration Number;
- (vii) the proposed lot for the surplus farm dwelling shall not include any barns or structures used for livestock housing purposes; and
- (viii) the establishment of a new dwelling on the remnant farm property shall not be permitted and this is to be implemented through an amendment to the local municipal Zoning By-law and through an agreement registered on the title of the remnant farm property.

The proposed Official Plan Amendment will apply to all lands that are designated "Agriculture" in the County of Perth Official Plan, which designation applies to the majority of the lands in the County.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Official Plan Amendment.

If you wish to be notified of the decision of County Council regarding the proposed OPA, you must make a written request to the County Clerk either at, or prior to the public meeting.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the County of Perth before the proposed OPA is adopted, the person or public body is not entitled to appeal the decision of the County of Perth to the Ontario Municipal Board (OMB).

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the County of Perth before the proposed OPA is adopted, the person or public body may not be added as a party to the hearing of an appeal before the OMB unless, in the opinion of the Board, there are reasonable grounds to do so.

FOR MORE INFORMATION about this matter, including information about preserving your appeal rights, can be viewed on the County's website (www.perthcounty.ca) under the Public Notices tab and is also available for inspection during office hours at the Perth County Planning and Development Department located at the address noted below, and can be provided in an accessible format upon request.

DATED AT THE CITY OF STRATFORD THIS 31st DAY OF AUGUST, 2016.

Mr. Allan Rothwell, MCIP RPP, Planning Director Email: arothwell@perthcounty.ca
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