



Application	B124/17
Location	Part Lot 100, Concession D TOWN OF MINTO
Applicant/Owner	Joseph & Donna Michlowski

PRELIMINARY PLANNING OPINION: This application would sever a 7.3 hectares (18 acres) rural residential parcel with existing dwelling, barn, garage, horse barn, shelter and shed in the Prime Agricultural area. A vacant 32.8 hectare (81 acre) agricultural parcel would be retained. This application is being submitted under the surplus farm dwelling policies.

This application is consistent with Provincial Policy and generally conforms to the Official Plan. We have no concerns provided that the following matters are addressed as conditions of approval:

- a) That the retained lands be rezoned to the satisfaction of the local municipality and the County of Wellington Planning Department;
- b) That servicing on the severed parcel can be provided to the satisfaction of the local municipality; and,
- c) That safe driveway access can be maintained to the satisfaction of the applicable road authority.

PLACES TO GROW: The Growth Plan for the Greater Golden Horseshoe, 2017 was prepared and approved under the Places to Grow Act, 2005 and came into effect on July 1, 2017. The Natural Heritage System mapping is currently in draft format and not final. The subject property contains a significant wooded area. In this case, the survey indicates that the new lot line will be outside of the feature.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.2(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS, and GREENLANDS. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- “a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.”

With respect to the above criteria, we are satisfied that this application conforms to items a) to e) noted above and item f) can be addressed as a condition of approval. In terms of the overall farm operation, we have been provided with a Farm Information Form dated September 27, 2017 which includes a list of other farm holdings owned by John and Frances Winger who will continue to farm the vacant farmlands which demonstrates that this application would constitute a farm consolidation.

The matters under section 10.3.1 were also considered.



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WELL HEAD PROTECTION AREA: The lands to be severed and retained are not located within a Well Head Protection Area.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A) and Environmental Protection (EP). The proposed retained and severed parcels meet the minimum lot area and lot frontage requirements of the Zoning By-law. A zoning amendment will be required to restrict the construction of a residence on the retained lands.

SITE VISIT INFORMATION: The subject property was visited and photographed on October 31, 2017. Need to confirm that Notice Cards were posted. The survey sketch appears to meet the application requirements.

Michelle Innocente, RPP, Senior Planner
November 2, 2017