



Application	B32/18
Location	Part Lot 37, Concession 6 TOWN OF MINTO
Applicant/Owner	Jan & Johanna Koersen

**PLANNING OPINION:** This application would sever a 1.46 ha (3.6 ac) with an existing residence and barn. A vacant 39 ha (96.4 ac) agricultural parcel would be created. This application is being applied for under the Surplus farm dwelling policies.

The severed lot is larger than intended by Official Plan policies for surplus farm dwellings. Staff's preference is to see a smaller parcel of approximately 0.8 ha. (2 ac.) in size, where feasible. The Committee should be satisfied that the proposal is justified based on existing site conditions.

If approved, we would request that servicing be provided to the satisfaction of the Township and that the following matters be addressed as conditions of approval:

- a) That safe driveway access can be provided to the retained lands to the satisfaction of the local municipality;
- b) That the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department;
- c) That zoning compliance for lot coverage is achieved by removal of the barn/accessory buildings or by rezoning the severed parcel to the satisfaction of the local municipality.

**PLACES TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** Section 2.3.4.1 states Lot creation in the Prime agricultural areas is discouraged and may only be permitted for c) a residence surplus to a farming operation as a result of a farm consolidation, provided that: 1) The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and, 2) The planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated PRIME AGRICULTURAL and CORE GREENLAND and falls within the Mineral Aggregate Overlay. 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 criteria a), b), d) and e). Item f) can be addressed as a condition of approval. With respect to item c) we note that there are portions of cultivated land included within the limits of the severed lot and inclusion of the barn, manure pit and shed has increased the size of the lot beyond the 1 to 2 acres normally needed for a residential lot.

In terms of the overall farm operation, we have been provided with a farm information form including a list of other farm holdings owned by the applicants, which demonstrates that this application would constitute a farm consolidation.



**Pg.2... B32/18**

**WELL HEAD PROTECTION AREA:** The subject property is not located within a WHPA.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Agricultural (A), Natural Environment (NE) zone and Extractive Industrial (E1) zone.

A zoning by-law amendment would be necessary to prohibit residential use on the retained parcel. Zoning relief would also be necessary for the reduced frontage on the severed parcel and accessory buildings being kept with the house. The zoning by-law would permit a maximum ground floor area of 176.5 m<sup>2</sup> (1,900 ft<sup>2</sup>), while the barn and shed account for approximately 985 m<sup>2</sup> (10,600 ft<sup>2</sup>) of ground floor area.

**SITE VISIT INFORMATION:** The subject property has not yet been visited.

A handwritten signature in cursive script that reads "Jameson Pickard".

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Jameson Pickard, Planner  
March 2, 2018