



<b>Application</b>	B55/18
<b>Location</b>	Part Lot 42, Concession 5 TOWN OF MINTO
<b>Applicant/Owner</b>	Ann & Gary Mahood & Jason & Courtney Howelett

**PLANNING OPINION:** This application would sever a 1.2 ha (3 ac) parcel with an existing dwelling, shed, garage and barn (to be removed). A 39 ha (97 ac) vacant 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 would have no concerns provided that following can be addressed as a condition of approval:

- That driveway access can be provided to the retained lands to the satisfaction of the Local Municipality;
- That the retained lands be rezoned to restrict the residential development to the satisfaction of the Local Municipality and the County of Wellington Planning and Development Department; and
- That the barn on the severed lands be demolished to the satisfaction of the local municipality.

**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 and Agricultural Land Base mapping prepared under the Growth Plan for the Greater Golden Horseshoe was issued on February 9, 2018 and is now in effect. All planning decisions are required to conform within the 2017 Growth Plan.

The subject lands are identified as falling within the Natural Heritage System overlay. The severed lot is located outside of and setback 260+ m from any Key Natural Heritage features or Key Hydrologic features on the property. Given that the proposal is severing existing development and restricting new residential development on the retained lands, Staff do not anticipate any impacts.

**PROVINCIAL POLICY STATEMENT (PPS):** Section 2.3.4.1 states "Lot creation in prime agricultural areas is discouraged and may only be permitted for: c) a residence surplus to a farming operation..."

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLAND. The severed lot is located well outside of any of the identified Greenland features on the property. 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:

- the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- 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
- the surplus residence is habitable and is not expected to be demolished by a future owner; and
- the Minimum Distance Separation formula will be met; and
- 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), c), d) and e). 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 including a list of other farm holdings owned by the applicants, which demonstrates that this application would constitute a farm consolidation.



**Pg.2...B55/18**

The matters under section 10.1.3 were also considered

**WELL HEAD PROTECTION AREA:** The subject property is located outside of a WHPA.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Agricultural (A) zone. The retained lands will need to be rezoned to restrict residential development as a condition of approval. Both the severed and retained lands meet the minimum lot area and frontage requirements of the Agricultural zone.

**ADDITIONAL INFORMATION:** We note that severance sketch indicates that the barn on the severed lands is proposed to be removed. We recommend that a condition be included to ensure that the building is demolished to the satisfaction of the Town of Minto.

**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  
June 27<sup>th</sup>, 2018