

Report PDR-PCD-39-14

To: Chair Wright and Members of the Planning and Community Development Committee
From: Alisha Buitenhuis, Planner
Meeting Date: November 13, 2014
Subject: **42-10-510-OPA-127 Traynor Merit Report**
Status: Recommendation adopted by Committee as presented per Resolution PCD122-14; Endorsed by County Council November 25, 2014 per Resolution CC163-14; See Also Addendum to PDR-PCD-39-14 from February 17, 2015;

Recommendation(s)

THAT Report PDR-PCD-39-14 regarding a proposed County Official Plan Amendment be received;

AND THAT the proposal proceed to a Public Meeting to consider the Amendment to the County of Grey Official Plan to re-designate the subject lands from 'Agricultural' to 'Agricultural with Exception' for the lands described as Part Lot 27, Concessions 5 and 6, geographic Township of Sydenham, in the Municipality of Meaford.

Background

The County of Grey has received an application to amend the County Official Plan to allow for the severance of a 2.81 hectare non-farm residential lot containing a dwelling, barn and accessory building. The balance of the property, comprising 54.89 hectares, would be sold to a neighbouring farmer and merged on title with their existing 36.7 hectare farm, resulting in a 91.59 hectare parcel. The reason for the application is that previous lot creation has occurred on the original lots and concessions.

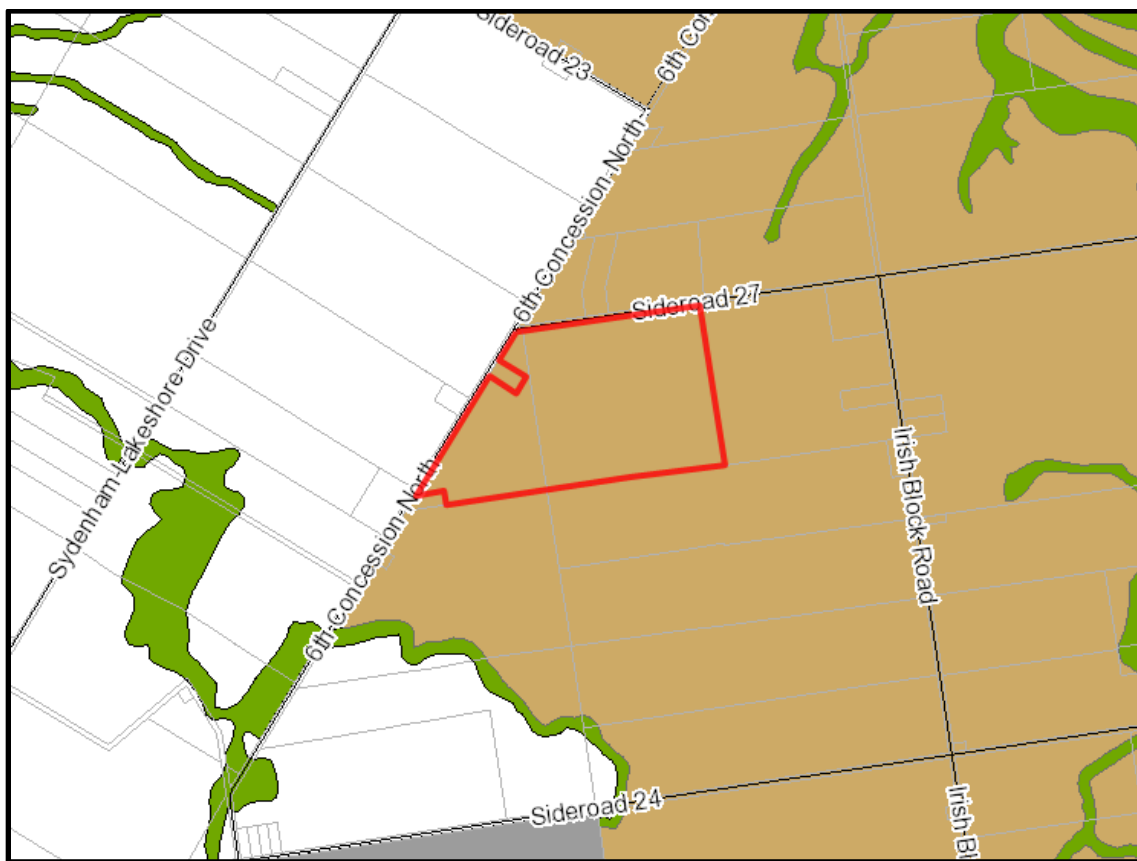
The subject property is approximately 57.7 hectares in area and is legally described as Part Lot 27, Concessions 5 and 6, geographic Township of Sydenham in the Municipality of Meaford. The property contains a detached dwelling, a barn and a garage. The majority of the property is actively cash-cropped by an area farmer.

The subject property is located at the southeast of the intersection of Concession 6 North and Sideroad 27. The surrounding area consists of mostly farm uses, with a few non-farm residential uses in the area as well. The lands surrounding the property are designated as Agricultural, Rural, and Hazard Lands.

Ron Davidson, Land Use Planning Consultant Inc. has submitted a Planning Justification Report in support of the proposed amendment. No other reports or studies were deemed necessary at the time of pre-submission consultation.

A Minor Variance Application and a Consent Application will be required from the Municipality of Meaford.

Map 1 – Location of Subject Lands



Analysis of Planning Issues

Planning authorities must have regard to matters of Provincial Interest, the criteria of the *Planning Act* and be consistent with the Provincial Policy Statement (PPS). Decisions must also conform to the County of Grey Official Plan and any Municipal Official Plans which are in force and effect.

Section 2 of the *Planning Act* sets out matters of Provincial Interest, which all land use decisions shall have regard for. Subsection (b), '*the protection of the agricultural resources of the Province*', is the most applicable to this application.

Section 2.3.1 of the PPS requires that prime agricultural areas be protected for long-term use for agriculture. Section 2.3.4.1(c) permits lot creation in prime agricultural areas when a residence is surplus to a farming operation as a result of farm consolidation, provided that the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services and that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

Section 2.1.4(1)(b) of the County Official Plan allows for the severance of a residence deemed surplus to a farm operation as a result of farm consolidation, provided the original farm parcel is a minimum of 40 hectares and no lot creation has been provided for in the past.

The original Township lots were established as an approximately 17 hectare parcel and an 85 hectare parcel. They have been divided into three farm parcels and four non-farm parcels. As such, previous lot creation has been provided for in the past.

Section 6.3 of the County Official Plan contemplates amendments to the plan, provided that the criteria of the relevant sections of the Plan can be addressed. Protecting farm operations from incompatible uses is a major objective of the Plan, as is maintaining an appropriate density of residential uses in the Agricultural designation.

The applicant has submitted a Planning Justification Report to address Provincial and Municipal land use policy.

Financial / Staffing / Legal / Information Technology

Considerations

There are no expected financial, staffing or legal considerations beyond those normally encountered in processing an Official Plan Amendment application. The County has received an amendment application fee and peer review deposit with the file.

Link to Strategic Goals / Priorities

The subject application is a private development application. The processing of such applications in a timely and efficient manner would fall under the Planning department's core business mandate.

This development application should have no direct impact on the County's ability to achieve corporate strategic goals and priorities.

Respectfully submitted by,

Alisha Buitenhuis
Planner

Director Sign Off: *Randy Scherzer*