1308 Guyatt Road
Glanbrook
Planning Committee
January, 31 2012
PROVINCIAL PLANNING REGIME

Provincial Policy Statement

PLACES TO GROW
BETTER CHOICES. BRIGHTER FUTURE

Growth Plan
for the Greater Golden Horseshoe
2006

Ministry of Public Infrastructure Renewal

greenbelt
PLAN 2005

Ontario
- No Retirement Lots
- No lots for farm employees
- No lots for family (sons, daughters)
- No more “infill” lots
- Agriculture and Agricultural activities only!
- Provincial Objective-To facilitate and encourage farming
• Greenbelt:
  – Allows the severance of a residence surplus to a farming operation as a result of a farm consolidation which residence was an existing use as of the date this Plan came into force....

• PPS:
  – Allows the severance of a residence surplus to a farm operation as a result of a farm consolidation provided no new dwellings are permitted on the remnant parcel....
• Residence Surplus to a Farm Operation means an existing farm residence that is rendered surplus as a result of farm consolidation.

• Farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation.

• Facilitate and Encourage Farming
What is Proposed?

- The Mitchell Farm is for sale (150 acres)
- The Spoelstra Family wishes to buy the Mitchell Farm
- The Spoelstra Farm operation involves over 2000 acres in Glanbrook
- This is a farm consolidation—the acquisition of additional farm parcels to be operated as one farm operation
What is Proposed?

- The Mitchell Farm contains 2 dwellings
- The Spoelstra Family does not require 2 houses
- Proposed to sever one of the dwellings as a residence surplus to a farming operation
- An existing farm residence that is rendered surplus as a result of farm consolidation
Planning Department Concerns

1. House to be severed was created as a “Help House”

2. Farm consolidation has not occurred=Spoelstra only has an Offer to Purchase

3. Severed house “may” create MDS problems
MDS Is Not a Concern

• Cattle have been removed from the Barn
• Neighbouring non-farm residences are already close
• Severed home complies with MDS
Farm Consolidation has not yet Occurred

- Not practical to require purchase to be completed
- “Facilitate and Encourage Farming”
- “Best Practice” in most municipalities is to accept that consolidation will occur and not stamp the deeds without a letter of intent from the purchasing farmer’s lawyer
Farm Help House

- Residence surplus to a farming operation means an existing farm residence that is rendered surplus as a result of a farm consolidation
- Policy writers could have easily excluded a help house from this definition
West Lincoln Example

1. Farm Consolidation by Offer to Purchase
2. Farm has 2 dwellings one of which was a 10 year old help house
   - Fully Supported by the Township and the Region (Province)
Goal = Facilitate and Encourage Farming

- This is a legitimate farm expansion/consolidation
- This is a legitimate severance of a residence surplus to a farming operation
- Your Committee of Adjustment made the correct decision
- Recommend the OMB appeal be withdrawn