



Staff Report PL2020-066

Title of Report: PL2020-066- B10-20 AG Holdings
Department: Clerks
Branch: Planning Services
Committee Date: November 25, 2020

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-066 for information; and

That the severance be approved with the following conditions:

1. **That** the severed parcel be merged with parcel c shown on the consent sketch and a pin consolidation be obtained.
2. **That** a zoning by-law be approved to reflect the reduced minimum lot area and frontage of the retained lot.
3. **That** a survey be provided; and
4. **That** all outstanding taxes, fees and charges are paid, if any.

Property Location: 026735 Highway 89



The Proposal:

The subject lands are described as Con 1 Pt lot 40 RP 16R8767 Pt 1 and comprise approximately 10.45 acres.

The proposal is to sever 1.3ha of agricultural land from the existing 4.2ha lot and merge it with the adjacent agricultural lot being Pt lot 40 Con 1 proton. The retained parcel will be 2.9ha and have 89.7m of frontage on highway 89. No new developable

lots would be created as a result of this lot addition.

Background:

Application B10-20 has been received and has been circulated for comments.

The comments received so far include:

The Historic Saugeen Metis have no concerns.

The Public works Department indicates that a safe access can be provided and that the entrance falls under provincial jurisdiction.

The Bell Canada has no concerns.

The County of Grey indicates that provided that positive comments are received from the Conservation Authority regarding the Hazard Lands, Significant Woodlands, and the stream, County planning staff have no further concerns with the subject application.

Enbridge gas has no concerns.

No comments have been received from the Grand River Conservation Authority as of the writing of this report. However, this is a lot addition and no development is proposed so the status of the hazard lands and significant woodlands should not be impacted.

Policy Review:

Provincial Policy Statement:

The Subject lands are considered rural lands for the purposes of the Provincial Policy Statement. Lot line adjustments and limited rural development is permitted within the rural areas. As this consent is to add agricultural lands back to the farm parcel from a non farm lot it would conform to the policies of the PPS.

No development is proposed and there will be no conflicts with natural heritage or neighboring agriculture as a result of the proposed lot addition.

Township Official Plan:

The lot is designated as rural within the Township Official Plan limited consents are permitted within the rural designation. The following section of the Official Plan consent policy applies.

5.2.2 Consents

2. Consents may be considered where the land being conveyed is to be added to an existing farm or non-farm use or to provide for minor lot line adjustments or correct lot boundaries. The granting of such a consent shall not be permitted if it results in the creation of an undersized remnant lot.

The intent of the rural designation is to preserve agriculture and by adding lands back to the farm parcel it furthers this goal.

Based on this policy the proposal meets the intent of the official plan by returning land back to the larger farm parcel and making the residential non farm lot as small as possible.

The proposal is consistent with this policy.

Zoning By-law:

The subject lands are zoned as A1-115 which has a minimum lot area of 4 ha and lot frontage of 185m. As a result of the severance the retained lot will need to recognize a new minimum lot area and lot frontage in order to conform to the zoning bylaw. This can be accommodated as a condition of the consent.

The intent of the zoning by-law has been maintained by keeping agricultural lots as large as possible and reducing the size of non farm residential lots to the minimum amount necessary to adequately service them.

The proposal meets the intent of the by-law.

Financial Implications: None

Concluding Comments:

Provided that retained lot is rezoned to meet the new minimum lot areas and frontages then the proposal is acceptable and should be approved.

Respectfully Submitted,

Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: *Original Signed By*
Dave Milliner, CAO

Attachments:

1. Attachment 1 - Consent Sketch