



**TOWN OF ERIN
Special Council Meeting
AGENDA**

**June 16, 2015
7:00 PM**

Municipal Council Chamber

Pages

1. **Call to Order**
2. **Declaration of Pecuniary Interest**
3. **Topics for Discussion**
 - 3.1 Public Meeting - Zoning By-law Amendment D14 Z15-02 Loupen Investments 1 - 3
4. **Adjournment**



PLANNING REPORT for the TOWN OF ERIN

Prepared by the County of Wellington Planning and Development Department

DATE: June 5, 2015
TO: Kathryn Ironmonger, CAO
 Town of Erin
FROM: Sarah Wilhelm, Senior Planner
 County of Wellington
SUBJECT: **PUBLIC MEETING D14 Z15-02 Loupen Investments Ltd.
 Zoning By-law Amendment
 To Restrict Agricultural Land from Future Residential Use
 5885 Eighth Line (Pt. Lots 24, 25 & 26, Concession 9), Erin**

SUMMARY

This zoning by-law amendment is required as a condition of consent application B101/14, to sever a surplus farm dwelling. The rezoning would apply a restriction to the retained farm parcel so that a new dwelling could not be constructed on it in the future.

This application was deemed complete by the Town of Erin and a public meeting scheduled for June 16, 2015. The purpose of this report is to provide our preliminary comments. There were no comments or concerns identified by the public or applicable review agencies at the time of writing this report. We have no concerns with the application at this time.

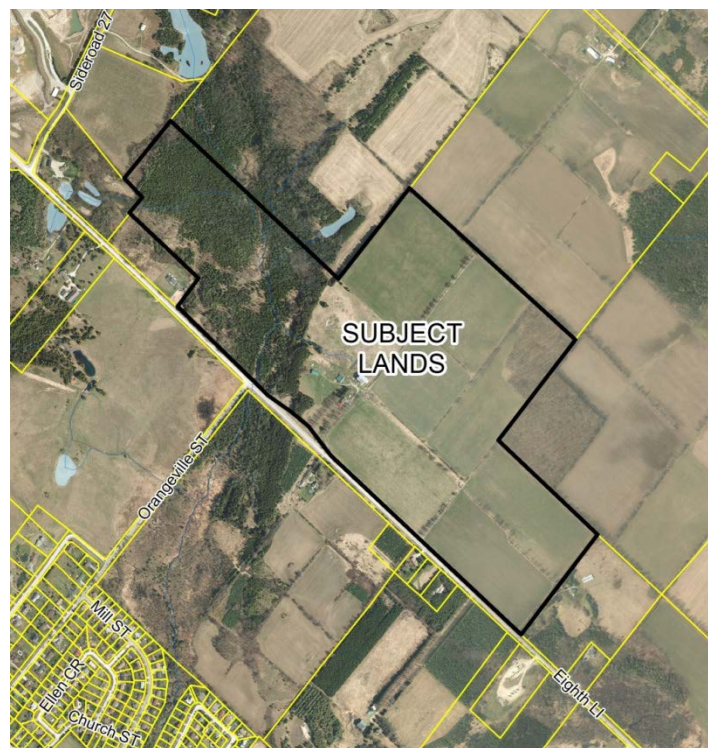
INTRODUCTION

This rezoning application applies to land legally described as Part Lots 24, 25 & 26, Concession 9 with a civic address of 5885 Eighth Line. This property is approximately 67 ha (166 ac) in size (Figure 1).

PURPOSE

The purpose of the amendment is to prohibit future residential development on the agricultural portion of the property. This rezoning is a condition of severance application B101/14, which was granted provisional approval by the County Land Division Committee January 15, 2015. The application would sever a 22 ha (54 ac) surplus farm dwelling parcel with an existing house, garage, shed and two barns, leaving a vacant 45 ha (111 ac) agricultural parcel to be retained. If approved, the retained lands would continue to be used for agricultural purposes.

Figure 1 Property Location



Unrelated to this application, but from the same landholding, is a 0.6 ha (1.5 ac) residential lot which has been provisionally approved to be severed from the southern corner of the parcel (B100/14).

In support of the rezoning application, the proponent has filed a Planning Report prepared by J.L. Cox Planning Consultants Inc. dated April 29, 2015.

PROVINCIAL PLANNING POLICY

The subject property is within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the Provincial Policy Statement (PPS) provides consideration for the severance of a surplus farm residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

COUNTY OFFICIAL PLAN

According to Schedule A2 (Erin) of the Official Plan, the property is designated PRIME AGRICULTURAL, SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The property also partially falls within an Earth Science Area of Natural and Scientific Interest (Provincial ANSI).

The Official Plan implements the PPS and requires that the remnant parcel of farmland resulting from a surplus farm dwelling severance be rezoned to prohibit new dwellings. Section 10.3.4 of the Official Plan lays out the criteria for this type of severance:

“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.”

TOWN OF ERIN OFFICIAL PLAN

According to Schedule A-1 (Erin) of the Official Plan, the property is designated PRIME AGRICULTURAL, SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The use of lands and creation of new lots in the Prime Agricultural Area designation are guided by the policies of the County Official Plan.

PUBLIC AND AGENCY COMMENTS

At the time of writing this report we haven't heard from neighbouring property owners or received comments from review agencies.

ZONING BY-LAW

According to Schedule ‘A’ of Zoning By-law 07-67, the subject property is zoned Agricultural (A) and Rural Environmental Protection (EP2). This rezoning request would amend the Agricultural zoning on the retained farm parcel to prohibit residential use. The Rural Environmental Protection (EP2) Zone will remain unchanged.

The map at right identifies the general area of the retained farm parcel to be rezoned.

MATTERS TO BE ADDRESSED BY THE APPLICANT

We have not identified any additional matters to be addressed by the applicant at this time.

NEXT STEPS

The public meeting for this application is scheduled for June 16, 2015. Materials associated with the application should be available to the public at the Town office prior to the public meeting date.

Following the public meeting, Town Council may further consider the applicant’s response to any matters raised. We will be in attendance at the public meeting to hear public comments and the applicant’s presentation.

Our planning recommendations will be provided following the public meeting and resolution of any outstanding issues.

Respectfully submitted
 County of Wellington Planning and Development Department



Sarah Wilhelm, BES, MCIP, RPP
 Senior Planner

Figure 2 Agricultural Land to be Rezoned

