



Staff Report

Report To: Council Meeting

From: Robert Brown, Planner

Date: 2023-03-15

Subject: Severance Application E12-23 – Comments to Elgin County – 2023-12 – Planning Report

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application, File E12-23 – Comments to Elgin County (Planning Report 2023-12);

And that West Elgin Council hereby recommends approval to the Land Division Committee of the County of Elgin for severance application, File E12-23, subject to the Lower-Tier Municipal conditions in Appendix Two of this report;

And further that West Elgin Council directs administration to provide this report as Municipal Comments to the County of Elgin.

Purpose:

The purpose of this Report is to provide Council with recommendations related to authorizing municipal comments to the County of Elgin regarding County of Elgin Severance Application E12-23, as Elgin County is the planning approval authority for severances.

The purpose of the application is to facilitate lot creation for an existing dwelling which is surplus to the farming operations of the prospective purchaser, at 20387 Pioneer Line along with establishment of a permanent right-of-way over the existing laneway and bridge for continued access to the retained farm parcel.

Background:

Below is background information, in a summary chart:

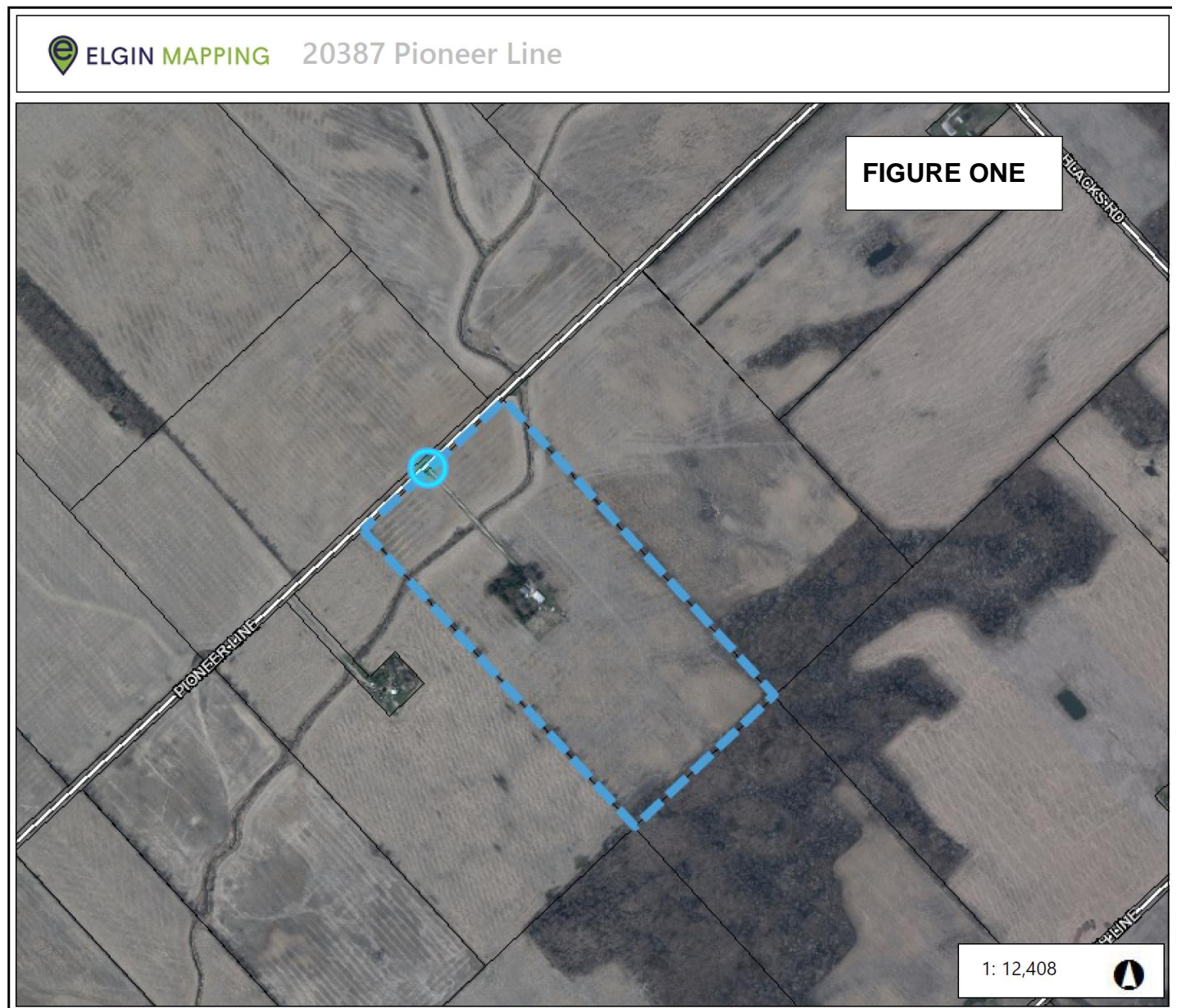
Application	E12-23
Owner	Cindy Knight
Applicant/Purchaser	Martin David Sacher
Legal Description	Part Lot of C, Concession 9
Civic Address	20387 Pioneer Line
Water Supply	Private on-site well
Sewage Supply	Private on-site individual septic system
Existing Land Area	21.84 ha (53.96 ac.)

Below is the detailed dimensions and land areas of the application as follows:

Application	Severed Parcel			Retained Parcel		
	Frontage	Depth	Area	Frontage	Depth	Area
E12-23	10 m (32.8 ft.)	328.9 m (1,079 ft.)	1.041 ha (2.57 ac)	321.8 m (1,055.8 ft.)	675 m (2,214.5 ft.)	20.8 ha (51.4 ac.)

The Public Hearing is scheduled for April 26, 2023, at the Elgin County Land Division Committee Meeting.

Figure One below, depicts the subject parcel of land.



The severance sketch, showing E12-23 is attached to this report as Appendix One for reference purposes.

Financial Implications:

None. Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended from time to time. The severance may result in a minimal increase in assessment.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) and does not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

With regard to this proposal involving severances, the Planning Authority is the County of Elgin Land Division Committee, wherein the Municipality provides agency comments to the County of Elgin as part of their decision-making process.

PPS:

Lot creation in agricultural areas is permitted for a residence surplus to a farming operation because 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 the planning authority created by the severance, in accordance with Section 2.3.4.1(c) of the PPS. New land uses, including the creation of lots and new or expanding livestock facilities shall comply with the minimum distance separation formulae, in accordance with Section 2.3.3.3 of the PPS. The proposed lot follows the existing footprint around the dwelling and buildings and does not include any actively farmed lands. There are no livestock facilities within 1,000 m of the proposed lot.

The property is adjacent to a wood area however the proposed surplus dwelling lot is not located in close proximity to the natural heritage feature (Section 2.3). This proposal is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule 'A' Land Use in the CEOP. The parcel is currently adjacent to Woodlands as indicated on Appendix #1 Natural Heritage Features and Areas in the CEOP.

Section E1.2.3.4 b) of the CEOP permits the creation of new lots provided the local Official Plan supports their creation and if the lot is to be created to accommodate a habitable residence that has become surplus to a farming operation as a result of a farm consolidation provided that the development of a new residential use is prohibited on any retained parcel of farmland created by the consent to sever. The residence to be severed is habitable and is surplus to the prospective purchaser's farming operations. The residence is serviced by a private on-site water well and private individual on-site septic system.

No development is proposed near to the natural heritage feature (Section D1.2). Therefore, this proposal conforms to the CEOP.

OP:

The subject lands are designated as Agricultural, as shown on Rural Area Land Use and Transportation Schedule 'E' of the OP. The property is adjacent to a wooded area as indicated on Schedule 'B' on Map 2. However, this area is not impacted by the requested severance.

Section 6.2.9 policies of the OP, state that the creation of a lot for the purposes of disposing of a dwelling considered surplus as a result of farm consolidation, being the acquisition of additional farm parcels to be operated as one farm operation, shall be considered in accordance with the following:

- a) The dwelling considered surplus has been in existence for at least 10 years;
- b) The dwelling is structurally sound and suitable, or potentially made suitable, for human occupancy;
- c) No new or additional dwelling is permitted in the future on the remnant parcel which shall be ensured through an amendment to the Zoning By-law;
- d) Compliance with MDS I with respect to any livestock building, structure, or manure storage facility on the remnant parcel;
- e) Minimizing the loss of productive farmland; and
- f) Deteriorated derelict abandoned farm buildings (including farm buildings and structures with limited future use potential) are demolished and the lands rehabilitated.

Administration advises that:

- The applicant has demonstrated that the residence is surplus to the prospective purchaser's farming operation and the dwelling has been in existence greater than ten years and is structurally sound and suitable for human occupation;
- A zoning by-law amendment to prohibit a new or additional dwelling on the proposed retained parcel is required as a condition of severance;
- There are no livestock operations within 1,000 m of the proposed lot;
- The proposed severed parcel follows the current limits of the grassed yard area; and
- There are no farm buildings that are deteriorated, derelict or abandoned for consideration of removal.

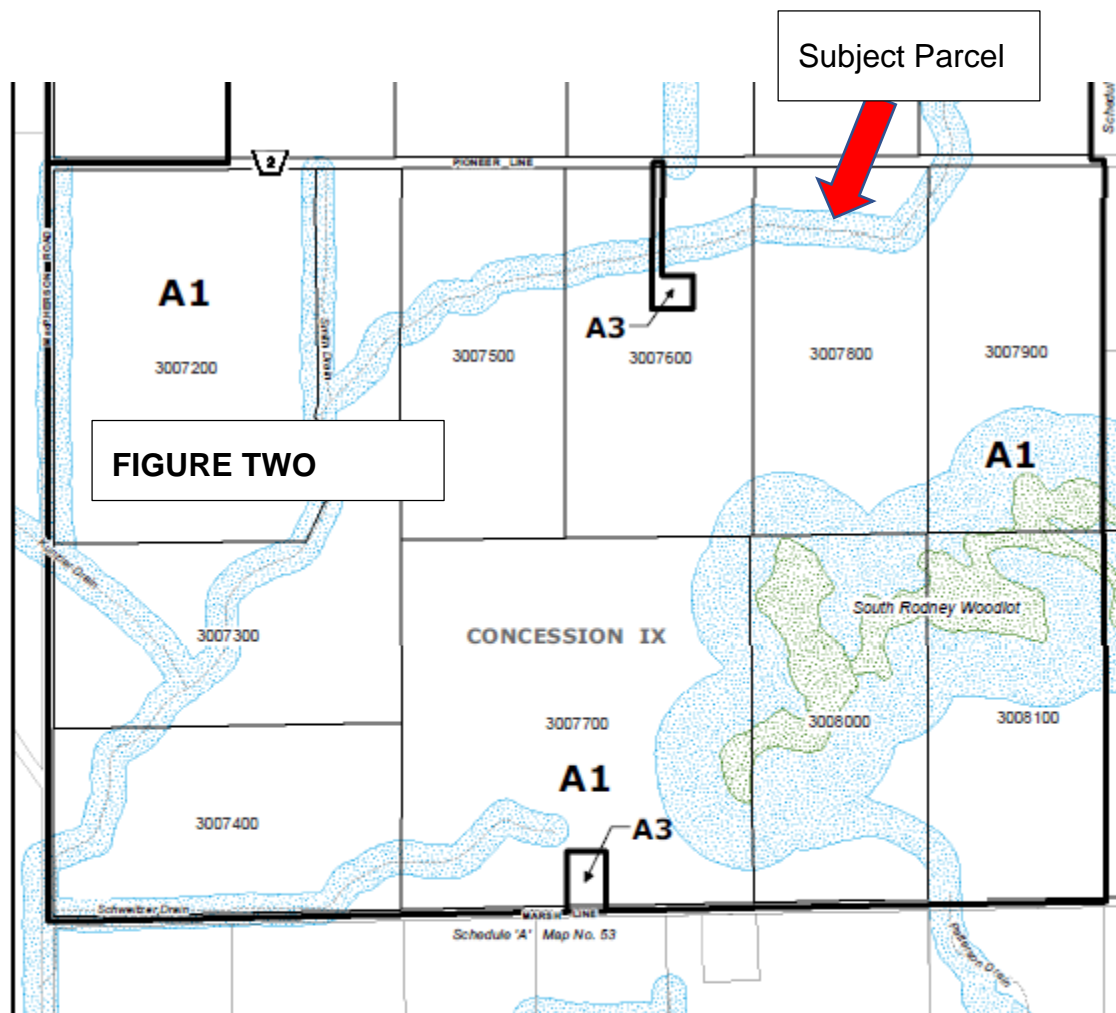
No development is proposed near the adjacent natural heritage feature on the property.

Lot creation policies under Section 10.4.1 of the OP, allow for severance (consent) applications to be the method utilized since no infrastructure is warranted with this proposed development and is in compliance with the criteria of Section 51(24) of the *Planning Act*.

Therefore, this proposal conforms to the OP.

Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):

The subject lands are zoned General Agricultural (A1) on Schedule A, Map 44 of the ZBL, as depicted in Figure Two below:



Municipality of WEST ELGIN: RURAL AREA

Schedule "A"

SCALE 1:10,000

0 50 100 200 300 400 500 Metres

Municipality of West Elgin Zoning By-Law

Map No. 44

Permitted uses within the General Agricultural (A1) Zone include single unit dwellings. The minimum lot area and lot frontage requirements of the General Agricultural (A1) Zone are 20.2 hectares and 300 m respectively.

The proposed severed parcel area is 1.041 ha (2.57 ac.), with a lot frontage of 10 m (32.8 ft.); and would need to be rezoned to implement the proposed lot creation, by rezoning it to the Restricted Agricultural (A3) Zone, as a condition of approval. The Restricted Agricultural Zone (A3) Zone has a minimum lot area of 4,000 sq. m and a minimum lot frontage of 30 m. Therefore, the amending by-law will also need to address the reduced frontage. The proposed retained parcel would also need to be rezoned to Agricultural (A2) Zone, to continue to permit agricultural uses but prohibit new dwellings.

Provided a Zoning By-law Amendment is obtained for the severed and retained parcels, as a condition of the consent application, the proposal will comply with the Zoning By-law.

Interdepartmental Comments:

The severance application was circulated to municipal staff for comment. The following comments were received:

Drainage:

- The subject lands will require drainage reapportionment.

This is addressed as a condition of approval.

Utilities:

- No issues of concern.

Public Works:

- If a right-of-way is established over the existing laneway for access to the retained parcel not additional farm access will be required.

Building Dept:

- A septic system inspection has been completed but will need to be reviewed by the Chief Building Official for final clearance. A water test was also completed and has been reviewed by Public Health.

No other comments or concerns were received from Administration.

Summary:

The proposed surplus farm dwelling lot creation consent, is consistent with the PPS, conforms to the CEOP and conforms to the OP, complies with the ZBL (subject to prohibition of future dwellings on the retained parcel); As such, Council can recommend to the County of Elgin that the consent be approved, subject to the lower-tier municipal conditions listed in this report.

The County of Elgin, as the Planning Approval Authority, will have to review the application accordingly against the planning documents (PPS, CEOP, OP and ZBL) and obtain comments from the other agencies and members of the public through the public consultation process, as part of their decision-making on the planning application.

Respectfully submitted by,



Robert Brown, H. Ba, MCIP, RPP
Planner
Municipality of West Elgin

Report Approval Details

Document Title:	Severance Application E12-2023 - Comments to Elgin County - 2023-12 - Planning Report.docx
Attachments:	<ul style="list-style-type: none">- Appendix 1 - Knight Survey Sk.pdf- Planning Report 2023-12 Appendix Two - Conditions of Approval for County of Elgin.pdf
Final Approval Date:	Mar 29, 2023

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott