

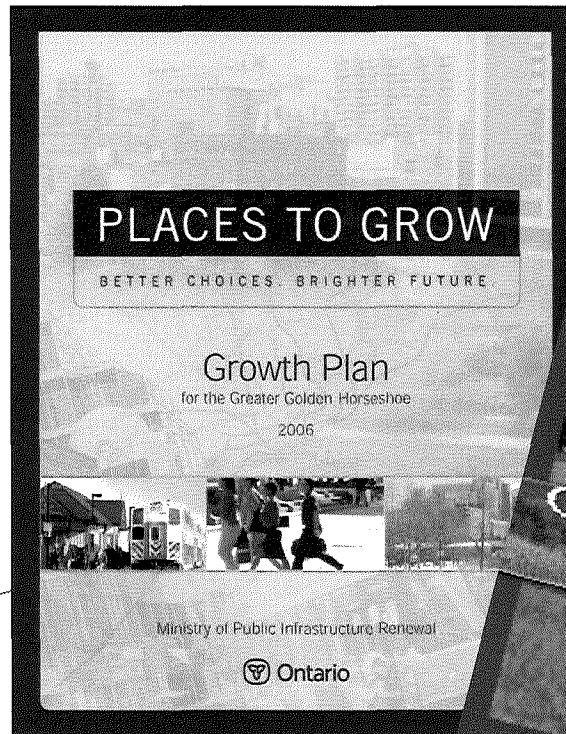
1308 Guyatt Road
Glanbrook

Planning Committee
January, 31 2012


6.1



PROVINCIAL PLANNING REGIME




Rural Area

- 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 and PPS

- **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....


Greenbelt and PPS

- 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
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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
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Farm Consolidation has not yet Occurred

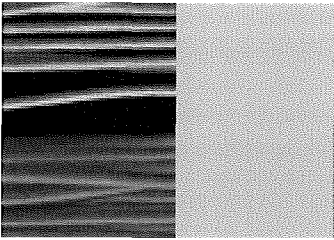
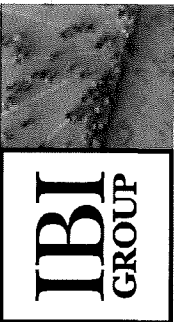
- Not practical to require purchase to be completed
 - “Facilitate and Encourage Farming”
 - “Best Practice” in most municipalities is to accept that consolidation will occur and not stamp the deeds without a letter of intent from the purchasing farmer’s lawyer
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Farm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



WOODS
SCALE

WOODS
SCALE

WOODS
SCALE

WOODS
SCALE

WOODS
SCALE

WOODS
SCALE

SUBJECT TO 4 FT RAILROAD WIDE RIGHT-OF-WAY

SHEDDING
CASE

FOUR-POST
SHEDDING
CASE



20' AND 40' SPAN

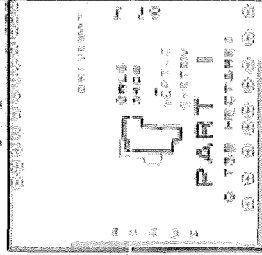
TO BE REMOVED
TO MAKE
WAY FOR
NEW
SHEDDING
CASE

THIRTY ROAD REGIONAL ROAD 14

COOPER & KIRBY, INC.

135.5

34.1



82.7

EXISTING

NEW
SHEDDING
CASE

PART I

OTHER STRUCTURES

100' 0" 100' 0" 100' 0" 100' 0"

177.2

PART 2
(8,150 HECTARES)

400.5

UNCOVERED ALLOWANCE BETWEEN LOTS 100 AND 101



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
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