

**INFORMATION FORM FOR FARM RELATED SEVERANCES**

The purpose of this information form is to aid the Committee in evaluating applications for farm/non-farm related severances. This form will provide specific agricultural information not included on the "Application for Consent" form. Please complete this form and return it with your application.

LANDOWNER'S NAME: \_\_\_\_\_  
\_\_\_\_\_

SUBJECT PROPERTY: Municipality: \_\_\_\_\_ Ward: \_\_\_\_\_  
Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

Type of Severance Application:  
(a) farm parcel split [ ]  
(b) non-farm related [ ]

Name and relationship of person to whom severance will be conveyed: \_\_\_\_\_  
\_\_\_\_\_

For the purpose of determining eligibility for the proposed severance, please provide the following information:  
**NOTE:** Subject property refers to both the severed and retained lots.

1. How long have you owned the subject property? \_\_\_\_\_

2. How long have you farmed the subject property? \_\_\_\_\_

3. How many residential units are located on owned property? Subject Property: \_\_\_\_\_

Other Property: \_\_\_\_\_

4. Are you presently farming full-time? Yes [ ] No [ ]

(a) If yes, for how long? \_\_\_\_\_

(b) If no, when did you stop? \_\_\_\_\_

(c) What percent of your working time did/do you farm? \_\_\_\_\_

5. Area of subject farm holding: \_\_\_\_\_ Acres

No. of tillable acres: \_\_\_\_\_

	Severed Lot	Retained Lot
6. (a) Number of Barns	_____	_____
Present Livestock Housed (no. & type)	_____	_____
Existing Livestock Housing (capacity & type)	_____	_____
Type of Housing (i.e. dairy-tie stall, hens – caged/floor, etc.)	_____	_____
Type of Manure System (liquid, solid, Dry-bedded, semi-solid)	_____	_____
Distance from closest part of barn and/or manure storage to the proposed lot	_____	_____

(b) Are there any barns on other properties within 1,000 feet of proposed lot? Yes [ ] No [ ]

If yes, how many and location? \_\_\_\_\_  
\_\_\_\_\_

7. (a) Do you own any other properties? Yes [ ] No [ ]  
 If yes, indicate: Lot \_\_\_\_\_ Concession \_\_\_\_\_  
 Municipality \_\_\_\_\_ Ward \_\_\_\_\_  
 Acres \_\_\_\_\_

(b) Do you rent any other land: Yes [ ] No [ ]  
 If yes, indicate: Lot \_\_\_\_\_ Concession \_\_\_\_\_  
 Municipality \_\_\_\_\_ Ward \_\_\_\_\_  
 Acres \_\_\_\_\_

8. If the application is to allow for an agricultural use on both the severed and retained parcels:

(a) What are the present agricultural uses of the subject property?  
 Severed: \_\_\_\_\_  
 Retained: \_\_\_\_\_

(b) What are the proposed agricultural uses of the subject property?  
 Severed: \_\_\_\_\_  
 Retained: \_\_\_\_\_

(c) If a new type of farm operation is being proposed, please provide a detailed description of the new use.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(d) Will any new buildings be erected and what type?  
 Severed: \_\_\_\_\_  
 Retained: \_\_\_\_\_

9. PLEASE PROVIDE JUSTIFICATION INFORMATION AND REASONS TO SUPPORT YOUR APPLICATION (Use separate page) TO SATISFY THE POLICIES OF SECTION 5.6.2.1 OF THE COUNTY OFFICIAL PLAN FOR NEW FARM LOT CREATION(See attached policies).

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Owner

\_\_\_\_\_  
 Signature of Owner

## 5.6.2 **Farming Use**

### 5.6.2.1 **New Lot Creation**

Applications for consent to create new farm lots may be granted provided that all lots involved (e.g. severed and retained lot) satisfy the following criteria:

- (a) Farming must be the existing and/or intended use. The size of each lot involved should be appropriate for the type of farming use proposed and the type of farming use proposed must be suitable given the agricultural characteristics of the general area within which the subject land is situated and the availability of such related facilities as may be necessary to support the proposed farming use;
- (b) The size of each lot involved must be large enough to provide the current/future farm operators with the flexibility of expanding, diversifying, or intensifying the farm operation, or of changing the type of commodities produced in order to meet changing economic conditions and trends in agriculture. When assessing farm size, consideration shall be given to matters such as the type of farm use proposed; the amount of productive land; topography; drainage characteristics; amount of woodlot; extent of bottom lands, organic soils, wetlands, and other unimproved lands; the size and configuration of the proposed lots for tillage for livestock purposes; the presence of or necessity for farm buildings or structures to support the farming use; and the location of neighbouring uses, buildings, and structures;
- (c) As a general rule, the splitting of original farm parcels (e.g. 100 acre units) into smaller properties is to be discouraged. The minimum lot size and lot frontage requirements for farm use as set out in the local municipality's implementing Zoning By-law must be met;
- (d) Each lot involved in the application must meet the minimum distance separation provisions of MDS I and MDS II;
- (e) It may be necessary for the consent granting authority to impose appropriate conditions to ensure the appropriateness of the agricultural component of an application. Such conditions may include, but are not limited to, the following:
  - (i) Where a new farming use is proposed and the construction of buildings or structures are necessary to carry out the use, approval may be subject to substantial completion of such buildings or structures prior to the deed stamping stage of consent approval. In addition, it may be a requirement that required farm buildings and structures be completed or substantially completed prior to construction of any farm residence;
  - (ii) Approval may be conditional upon the prohibition/restriction of residential buildings on the subject lands through a site specific Zoning By-law Amendment and an agreement registered on title; and
  - (iii) Where livestock and/or poultry operations are involved, approval may be conditional upon a suitable nutrient management plan.

When addressing the issues of farming use suitability, flexibility, and viability, the local municipal Council, County Council, and/or the consent granting authority may consult with the Ministry of Agriculture, Food and Rural Affairs.

In assessing and applying the above-noted criteria, the fact that an application meets the minimum lot size and lot frontage requirements for a farm use in the applicable Zoning By-law does not mean that the suitability of the farming use type, and flexibility criteria have been met. Each of the criteria above must be satisfied independent of the others.

### 5.6.2.2 **Farm Amalgamation/Enlargement**

Consents may be granted to sever agricultural land for the purpose of enlarging an abutting farm property provided that the following criteria are satisfied:

- (a) All of the lots involved (e.g. enlarged farm lot and retained lot) must satisfy the criteria set forth in Clauses (a) through (e) of Section 5.6.2.1 above;
- (b) It may be necessary for the consent granting authority to impose appropriate conditions to ensure the legitimacy of the agricultural component of an application. Such conditions may include, but are not limited to, those noted in Clause (e) of Section 5.6.2.1 above; and
- (c) The provisions of Sections 50(3) and (5) of the Planning Act, R.S.O. 1990 shall be applied to the lot enlargement component of the application in order that the enlargement area is united with the abutting farm lot to become one property for the purposes of Section 50 of the Planning Act.

## 5.6.3 **Residential Use**

Consents for the severance of lots for residential use on lands within the "Agriculture" designation shall be prohibited. This includes the creation of all new non-farm related residential lots and the severance of existing farm dwellings (principal dwelling, supplementary dwellings, mobile homes, garden suites), and surplus farm dwellings.

## 5.6.4 **Woodlots**

Consent to sever a woodlot from a farm property to create a separate lot shall not be permitted.