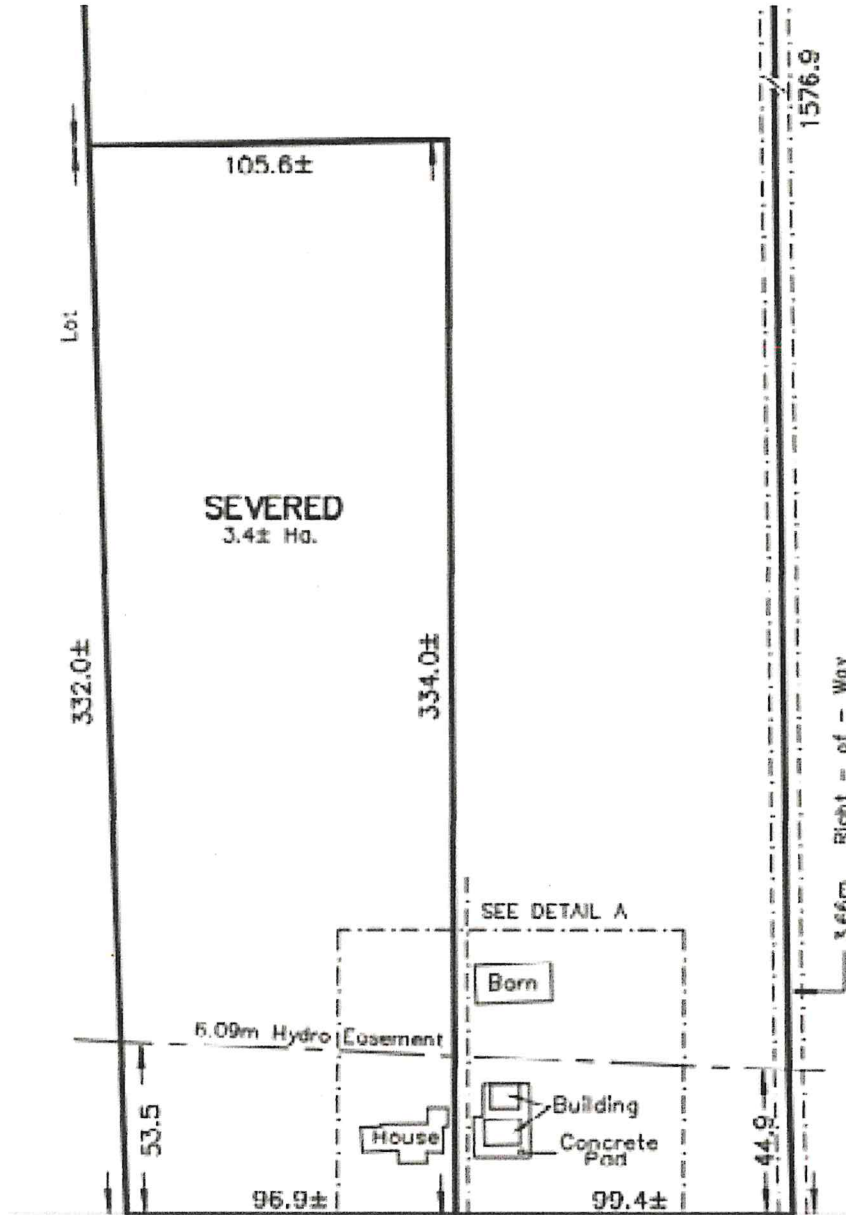


2983 County Road 8 Drew Harrison Farms Inc.



COUNTY ROAD No. 8

Brendan O'Connor Community Planning Consultant
Planning Justification Report



PART OF LOT 9 CONCESSION LAKESIDE WEST
OF CAPE VESSEY, TOWNSHIP OF NORTH
MARYSBURGH NOW IN THE MUNICIPALITY OF
THE COUNTY OF PRINCE EDWARD

Application for

Consent and Zoning By-Law Amendment

Drew Harrison Farms Inc

Prepared By

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February 2022

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February 22, 2022

Michael Michaud, Manager of Planning
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County of Prince Edward
332 Main Street
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Subject: Application for Consent and Rezoning- Part Lot 9 Concession Lakeside West of Cape Vesey Township of North Marysburgh, County of Prince Edward - Drew Harrison Farms Inc.

Enclosed please find an application for Consent and Rezoning for lands owned by Drew Harrison Farms Inc. in the former Township of North Marysburgh known municipally as 2983 County Road No. 8. The proposed application is to sever an approximately 3.4 hectare parcel of land with 96.9 metres of frontage onto County Road No. 8. The subject lands is currently the site of a single detached dwelling. The retained lands will be approximately 28.6 hectares in size with 99.4 metres of frontage also onto County Road No. 8.

The subject lands is currently designated Prime Agriculture. The subject application meets the policies of a surplus dwelling severance.

Provincial Policy Statement

The proposed Consent and Rezoning is consistent with the Provincial Policy Statement (PPS).

Part V, Section 2.3.4.1.c of the PPS states "lot creation in prime agricultural areas may only be permitted for: a residence surplus to a farming operation as a result 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 ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance;" The proposed severed lands will be large enough to accommodate both the existing well and septic. The County official Plan permits surplus dwelling severances over 1 hectare in size for environmental reasons. Dillion consulting completed a soil investigations study and is included as part of the application. The conclusion notes that good quality soils do occur adjacent to County Road 8 and north of the forest on the north end of the proposed lot. The proposal looks to include the forested ridge and area of poor soils with the surplus dwelling severance. Including the area of poor soils and rocky ridge would be considered an environmental reason for the larger lot. The retained lands will also be rezoned to preclude a dwelling thus meeting the requirements of the PPS.

Part V, Section 1.1.5.9 states "new land uses, including creation of new lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae. The existing barn and shed on the retained lands will be demolished and will eliminate any MDS conflict. The barn on the retained lands is currently limited to dry storage only.

Based on the above, the proposed consent and rezoning is consistent with the PPS.

2- Official Plan

The subject lands is designated an Agricultural Area on Schedule A-4 of the County Official Plan. The application as presented is a result of a farm consolidation. A farm consolidation is the merging of two contiguous properties in a single property under the same ownership. This may also include properties which are owned by the same property owner but are not contiguous. The subject lands were purchased by Drew Harrison Farms Incorporated in 2016. The applicant owns a number of farms in North Marysburgh.

4.2.3.8 of the Official Plan states: "lot creation for limited farm-related residential uses will be permitted where a dwelling becomes surplus as a result of farm consolidation provided that the resulting residential use lot: The surplus dwelling is a least 10 years of age or older; b) does not exceed 1 hectare, except where environmental constraints or other lot configuration factors may result in a parcel larger than 1 hectare; c) meets minimum distance separation (MDS) formulae established by the Province, as amended from time to time; and, d) the retained agricultural land is zoned to prohibit any future residential use.

The proposed severance is made up of poorer quality soils as noted in the Dillon Consulting Soil Report. Including these pockets of poorer soil plus the rocky ridge with the surplus dwelling severance will further buffer the residential use from the farming operation.

The proposed surplus dwelling severance meets all of the above criteria. The dwelling is over 10 years old. Environmental constraints justify a larger lot size and is supported by the attached soil study. Including the rocky ridge as part of the severance would not take any land out of agricultural production and further buffer the agricultural lands north of the ridge from the residential use. A 1 hectare parcel would take in most of the better quality soil which is near County Road 8. Including the poorer soil pocket and rocky ridge with the surplus dwelling severance would increase the lot size from approximately 1 hectare to 3.4 hectares. The poor soil conditions and rocky ridge limit the agricultural viability of the lands between the ridge and surplus dwelling severance. The soil conditions combined with the rocky ridge justify the larger lot size.

Based on the above, the proposed consent and rezoning meets both the intent and purpose of the Official Plan.

Comprehensive Zoning By-Law No. 1816-2006

The subject lands is currently zoned the Special Rural 2 (RU2-31) Zone. Through the subject zoning the proposed severed lot will be rezoned to the Rural Residential 2 (RR2) Zone. The proposed retained will remain zoned to the Rural 2 (RU2-31) Zone with the addition of a provision to preclude the construction of a dwelling.

Conclusion

In conclusion, we trust that the Planning Division will concur with the analysis presented here and support the request for consent and rezoning approval. If there is anything else that is required or there is clarification needed on certain points of this letter, please call at your convenience.

Yours truly,

Brendan O'Connor RPP
Land Use Planning Consultant