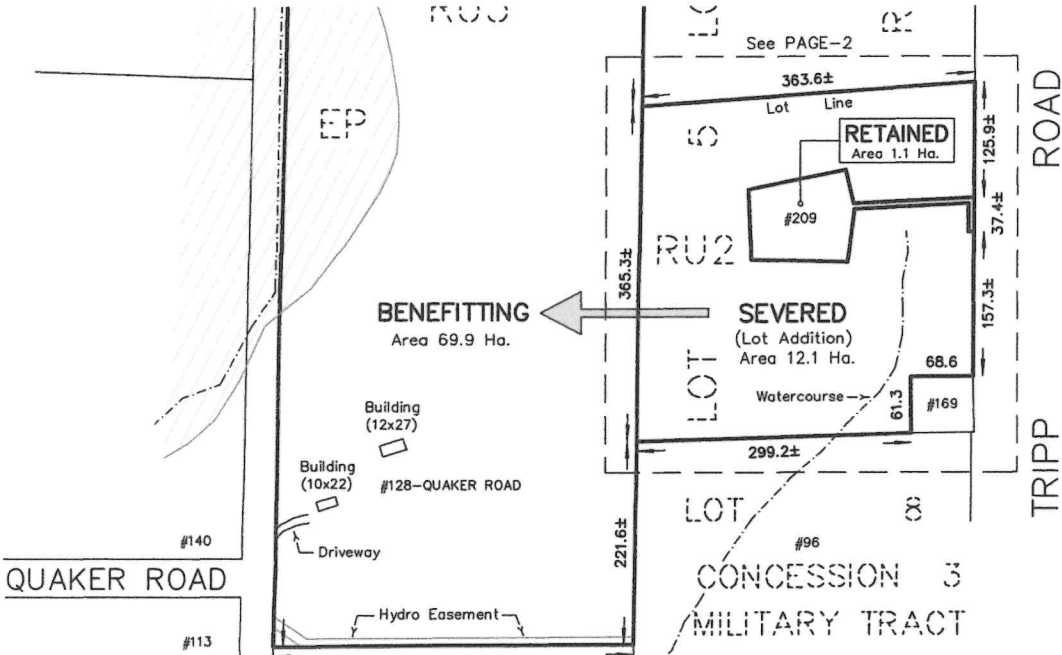


# 209 Tripp Road - Consent to Sever (Lot Addition)



## Brendan O'Connor Community Planning Consultant Planning Justification Report

Community Planning - Land Use Planning - Project Management - Expert  
Testimony

# Planning Justification Report – Consent to Sever (Lot Addition)

## 209 Tripp Road- Prince Edward County

### 1.0 Introduction

This Planning Justification Report has been prepared in support of an application for consent for the purpose of lot addition involving lands municipally known as 209 Tripp Road (the *subject lands*), owned by Wayne and Audrey Cronk, and the adjacent agricultural operation located at 128 Quaker Road (the *benefitting lands*). The intent of the application is to sever approximately 12.1 hectares of active farmland from 209 Tripp Road and add it to the adjacent agricultural property at 128 Quaker Road to expand the agricultural operation.

Although this consent is not a surplus farm dwelling severance, similar policy considerations from the Provincial Policy Statement (PPS, 2024) and County of Prince Edward Official Plan (2021) are relevant in assessing the appropriateness of creating a separate residential lot while maintaining and expanding agricultural land holdings.

### 2.0 Property Description

#### 2.1 Subject Lands (209 Tripp Road)

- Total lot area: 13.2 hectares
- 320.6 meters of frontage onto Tripp Road
- Current uses: single detached dwelling, barn, drive shed, two storage buildings, and cultivated farmland
- Municipal address: 209 Tripp Road
- Existing zoning (new County Zoning By-law): Agricultural (A)

Following the proposed lot addition, the retained lot will be approximately 1.1 hectares and will contain the existing dwelling and farmstead structures. The proposed lot is irregular in shape in order to preserve all of the agricultural land within the severed parcel and capture the buildings and well within the retained parcel. The proposed retained will have 37.4 meters of frontage onto Tripp Road. A site-specific Rural Residential Exception (RR-X) zone will be required to recognize reduced lot frontage and to reflect the non-farm residential character of the retained parcel.

## **2.2 Severed Lands**

- Area: 12.1 hectares
- 283.2 meters of frontage onto Tripp Road
- Current use: active agricultural production
- No buildings or structures
- Will merge with the benefitting lands and remain zoned Agricultural (A)

## **2.3 Benefitting Lands (128 Quaker Road)**

- Current use: active farming operation
- The farmer at 128 Quaker Road is purchasing the severed lands to expand the economic viability of the agricultural unit.
- The severed lands will integrate fully with ongoing agricultural production.

## **3.0 Proposal**

The application seeks approval for a consent for the purpose of a lot addition. The proposal involves:

1. Severing 12.1 ha of agricultural land from 209 Tripp Road; and
2. Adding the severed parcel to the immediately adjacent agricultural operation at 128 Quaker Road.

The retained parcel (1.1 ha) will continue to be used for residential uses. No new lots for agricultural or residential purposes are being created.

## **4.0 Policy Context Review**

### **4.1 Provincial Policy Statement, 2024**

The Provincial Planning Statement (PPS, 2024) provides policy direction for land use planning across Ontario. Below are the policy excerpts relevant to this application, followed by an explanation of how the proposal meets each policy.

### 4.1.1 Lot Creation and Lot Adjustments

- *4.3.3 Lot Creation and Lot Adjustments*
- *1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for: a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations; b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:*
- *1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.*

### 4.1.2 How the Proposal Meets the PPS

1. **Permitted as a lot adjustment:** The proposal is a *lot addition*, which the PPS explicitly allows as a lot adjustment in prime agricultural areas.
2. **Preserves agricultural land:** The 12.1 ha severed parcel remains in agricultural production and is merged with the neighbouring farm, protecting the agricultural land base.
3. **Small, appropriate residential lot:** The retained 1.1 ha parcel reflects PPS intent that residential lots resulting from agricultural consolidation be limited to the minimum size needed for the dwelling and services.
4. **No new dwellings on farmland:** No additional dwellings will be created on agricultural land.

## 4.2 County of Prince Edward Official Plan (2021)

The subject lands are designated **Agricultural** in the 2021 Prince Edward County Official Plan.

### 4.2.1 Relevant OP Policy Wording

- *“Prime agricultural areas are to be protected for long-term agricultural use.”*

- 4.2.3.1 *“All primary agricultural uses and normal farm practices are protected in Agricultural areas.”*
- 4.2.3.8 *“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 lot: a) The surplus dwelling is at 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.”*
- 4.2.3.9 *“Lot adjustments may be permitted for technical or legal reasons such as minor boundary adjustments, easements, rights of way, or other purposes that do not create a new building lot.”*

## 4.2.2 How the Proposal Meets the Official Plan

Although the subject application is not considered a surplus dwelling severance it meets the intent of the above policies of the Plan. The resulting retained lands meets the requirements of a surplus dwelling severance. Rezoning the severed lands to preclude a residential use is not required as the lands will be merged with the neighbouring farm parcel.

1. **Protects prime agricultural lands:** The transfer of 12.1 ha to the benefitting farm strengthens long-term agricultural viability.
2. **Supports ongoing agricultural use:** The consolidated acreage will continue to be used for production and improve the scale and efficiency of the existing farm.
3. **Consistent with OP direction for limited lot creation:** The retained lot mirrors the structure of a surplus dwelling lot—modest in size and containing only the dwelling and farm buildings.
4. **No fragmentation:** The severed lands are merged with an active farm, preventing the creation of an unnecessary stand-alone agricultural lot.

## 4.2.3 How the proposal meets the Official Plan policies (analysis)

1. **Supports agriculture and consolidation:** The lot addition consolidates 12.1 ha of actively farmed land with the neighbouring farm at 128 Quaker Road, increasing the size and viability of that agricultural unit — an outcome the Official Plan supports where land division improves farm viability.

2. **Functions like a surplus-dwelling severance:** The retained lot functions as the residential farmstead and is intentionally sized (1.1 ha) to contain the existing dwelling and outbuildings only, mirroring Official Plan expectations for surplus dwelling severances arising from consolidation.
3. **No new agricultural lot created / no fragmentation:** The proposal does not create a new, separate agricultural parcel for a different farming operation; rather, productive farmland is transferred and consolidated, which aligns with the Official Plan intent to prevent fragmentation and to protect prime agricultural lands.

#### 4.2.4 Lot Creation (Section 7 – Land Division)

The Official Plan recognizes lot additions as an appropriate form of consent where they:

- Consolidate adjoining parcels;
- Improve the viability of agricultural operations; and
- Do not result in the creation of new buildable lots.

The retained parcel will function similarly to the result of a surplus dwelling severance—a scenario expressly contemplated in the Plan where:

- The dwelling is surplus to the farming operation; and
- The farmland is transferred and consolidated with another agricultural property.

While this is technically a severance for the purpose of lot addition, not a surplus dwelling severance, the Official Plan's intent is met: the agricultural land is preserved, and the residential portion is separated with no negative impact on the agricultural land base.

## 5.0 Zoning By-law Compliance

### 5.1 Severed Lands

The severed acreage will remain in the **Agricultural (A)** Zone, matching the zoning of the benefitting lands. No new permissions are required.

### 5.2 Retained Lands

The retained 1.1 ha parcel will be rezoned to **Rural Residential Exception (RR-X)** to:

- Recognize reduced frontage or area (as necessary);

- Permit existing residential and accessory structures;
- Reflect non-farm residential characteristics.

The zoning amendment ensures full compliance with the County's Zoning By-law following the lot addition.

## 6.0 Planning Analysis & Rationale

### 1. **Supports Agricultural Viability**

The consolidation of agricultural lands enhances the long-term viability of the active farming operation at 128 Quaker Road.

### 2. **Minimizes Fragmentation of Farmland**

The severed lands remain in agricultural use and do not introduce new residential uses.

### 3. **Consistent with PPS 2024**

The proposal aligns with PPS policies permitting lot adjustments and protecting agricultural resources.

### 4. **Conforms to the County of Prince Edward Official Plan (2021)**

The proposal supports agricultural objectives and aligns with policies for lot additions and farmstead retention.

### 5. **Appropriate Zoning Framework**

Rezoning the retained lands to RR-X ensures long-term regulatory alignment and recognizes the residential use.

### 6. **No Impacts on Municipal Services**

The retained parcel is already serviced. The severed agricultural lands require no services.

## 7.0 Conclusion

The proposed lot addition severance represents good planning and is:

- **Consistent with the Provincial Policy Statement, 2024;**
- **In conformity with the County of Prince Edward Official Plan (2021);**
- **Compatible with surrounding agricultural land uses;**
- **Supportive of long-term agricultural viability.**

The consent application appropriately separates a long-standing residential use from the surrounding farmland while ensuring agricultural lands remain consolidated and productive. Approval of this application is recommended as it represents good land use planning.

A handwritten signature in black ink, appearing to read 'Brendan O'Connor', with a long horizontal line extending to the right.

Brendan O'Connor RPP

Land Use Planning Consultant