

Planning Department Re: Consolidation Severances

Provincial Policy Statements (PPS)

The PPS is mostly silent on farm consolidations, the Provincial focus is on lot creations or technical consents such as boundary adjustments, partial lot additions, etc.

Section 2.3.4.1 (c) of the current PPS makes reference to farm “consolidations” in the context of application that seeks to sever off a surplus residence that resulted from a farm consolidation. Similar provisions are found in the draft revised PPS.

County Official Plan

The County Official Plan is mostly silent on farm consolidations, the County focus is on lot creations or technical consents such as boundary adjustments, partial lot additions, etc.

The applicable County Official Plan policies are Section 5.2.3 (Agriculture), Section 5.3.3 (Special Agriculture) and Section 5.4.3 (Rural). This includes policy for severances seeking to sever off a surplus residence that resulted from a farm consolidation.

Town Official Plan

Section A3.6.2 (2) titled Strategic Objectives, Agriculture of the Town’s Official Plan provides (in part) the following;

“It is a strategic objective of this Plan to prohibit the further fragmentation of good agricultural lands and encourage consolidation of farming parcels to improve efficiencies and productivity where possible.”

Consistent with the PPS and the County Official Plan the Town’s Official Plan contains policies towards lot creations or technical consents such as boundary adjustments, partial lot additions, etc. This includes policy for severances seeking to sever off a surplus residence that resulted from a farm consolidation.