

Applicants are strongly encouraged to have a pre-consultation meeting with municipal staff before they submit an application. During this meeting, staff will review site specific information and make a preliminary determination on whether the landowners meet the criteria to be eligible to sever a surplus farm dwelling. If staff determines that the criteria have been met for a surplus farm dwelling severance, requirements will be that a preliminary survey, correspondence stipulating other farm parcels owned, and any relevant MDS information accompany the application for consent along with the application fee(s). The survey should provide all dimensions, setbacks and servicing information and be in both print and electronic format.

MINIMUM DISTANCE SEPARATION:

The purpose of MDS is to minimize nuisance complaints due to odour and reduce land use incompatibility. MDS determines minimum setback distances between proposed boundaries of the severed lot and existing livestock facilities or permanent manure storages located on the subject property. Drawings should indicate setbacks to all livestock facilities within 1000 metres of the dwelling to be severed.

Applications:

Forms are available at the municipal office and at www.northmiddlesex.on.ca (Forms). Completed applications along with the required preliminary survey and fee(s) are to be submitted to the Municipality of North Middlesex.. Once submitted, applications are reviewed for completeness before circulation occurs.

Municipality of North Middlesex

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Guide to Surplus Farm Dwelling Severances



This Pamphlet is intended to provide a general overview only.

ELIGIBILITY CRITERIA

In order to be eligible to sever a surplus farm dwelling, all of the following criteria must be met (as per Section 6.2 (d) of the North Middlesex Official Plan).

- ◆ The residence is surplus to a farmer. i.e., the farmer owns multiple farms with multiple houses.
- ◆ House proposed to be severed was built prior to January 1, 1999.
- ◆ House can be adequately serviced.
- ◆ Adequate vehicular access is possible
- ◆ Proposed severed lot complies with Minimum Distance Separation Formulae.
- ◆ Severed parcel does not include more agricultural land than is required to support the residence. i.e., typically a maximum of one hectare.
- ◆ There will be no adverse effects on natural and built heritage features.
- ◆ No natural hazard concerns.

Standard Conditions Imposed by the Municipality

When a surplus farm dwelling severance is granted, the following conditions will apply:

- i. Severed lot be rezoned to (AG1) Agricultural Small Holding—this is necessary to recognize the severed house is residential only and not accessory to agriculture (no keeping of livestock).
- ii. Farmland (remnant parcel) to be rezoned to a special General Agricultural (A1) zone to prohibit a new residential use on the retained agricultural parcel from being built and a possible new lot area (requiring an application for zoning by-law amendment).
- iii. Confirmation that the septic system is functioning properly and that any remedial works have been completed. Full replacement may be necessary.
- iv. Preliminary survey which accompanied the application shall be finalized according to the decision of the Committee of

Adjustment and registered in the Land Registry Office and then deposited with the Municipality.

- v. Enter into a drainage agreement under Section 65(6) of the Drainage Act, if required.

NOTE:

Other conditions may also apply to the severance as a result of specific circumstances or agency comments pertaining to the subject property.

The applicant has one year after provisional consent to fulfill these conditions before the severance lapses.

The average time from submission of a **complete** application to a conditional decision from the Committee of Adjustment is approximately three months.

