

10036 Ilderton Road

Consent Application to sever three new lots, plus existing home from original farm property.

Supplementary Information:

3. Current designation of the subject land in the applicable Official Plans and an explanation of how the application confirms with the Official Plans.

In the Middlesex Centre OP, the land use designation is “Hamlet” for the three proposed new lots. The land use designation for the original farmhouse is “Agriculture”.

For the three proposed lots contained within the Hamlet land use designation, Section 5.0 speaks to settlement area structure. Specifically, section 5.1.3 refers to Hamlet Settlement Areas. This section indicates that hamlet designations include residential uses and can accommodate limited future development through infilling within existing hamlet settlement boundaries. All three proposed lots are within the hamlet settlement boundary as indicated on Schedule A-8: Poplar Hill & Coldstream Hamlet Area map from the OP.

Services to the three new lots will be provided by private septic systems and water wells. Extensive geotechnical and hydrogeological studies have been completed in order to inform septic system design and detailed engineering and grading designs which have been provided with the application.

The zoning is “Existing Use” (EU), which would not permit residential uses. Upon completion of the consent process, a zoning by-law amendment will be applied for in a timely manner.

For the consent to sever the existing house and accessory buildings from the agricultural lands, the owners wish to sever the house in order to ensure the home will be retained and ultimately sold to someone wishing to keep the historic home intact. There is a fear that if the house is simply sold to someone as part of the agricultural lands, the house would be rented out, or possibly demolished. The current owners have owned and maintained this home for many years, and they wish for the home to remain for many years to come.

Section 10.3 speaks to severance policies, and 10.3.1 states that the Municipality may grant severances if a circumstance indicate that a plan of subdivision is not deemed necessary. In this case, we have an application for three new lots within a hamlet settlement boundary, plus the existing home which is already serviced.

Septic systems are shown to fit well within the lot sizes, and a detailed engineering and grading design has been completed in consultation with various Municipal staff. Previous hydrogeological and geotechnical studies indicate that an adequate supply of water can be supplied by privately owned water wells drilled into deeper aquifers. All new lots front onto a public road.

It is noted in section 10.3.2 (*Severances within Agricultural Areas*), that severances are generally prohibited, with several exceptions. Section 10.3.2.1 d) i) indicates that a severance may be granted if the farming operation consists of two or more farms. In this case, the owners do have multiple

agricultural operations within Middlesex Centre. Section iv) indicates a severance may be granted if the residence was constructed prior to January 1, 1999. In this case, the existing residence is a historical home constructed in the late 1800's and is one of the oldest homes in the area.

Section v) indicates the home must be habitable, which it is as it has been immaculately maintained by the owners.

Section vi) is large enough to accommodate the existing septic and water services, as noted on the supporting documentation. Loss of farmland is avoided with the severance of the existing home.

Section vii) speaks to safe ingress/egress for vehicles to both lots. The existing points of entry for both resulting lots is maintained, and a 20m wide future ROW is identified on the draft R-Plan.

Section xi) refers to a notice being registered on title notifying owners of normal farm practice. We expect this to be a condition of consent and will comply accordingly.

Section xv) speaks to natural hazard concerns. Previous consultation with the St. Clair River CA indicates they have no concerns relating to the severance of the farmhouse, or the three new residential lots.

It should also be noted that the only frontage on Ilderton Road that is not contained within the settlement boundary belongs to 10036 Ilderton Road. It is logical to permit the severance of the existing farmhouse, as it is already very close to other residential homes created by way of past plans of subdivision and/or severances.

In the OP for Middlesex County, Coldstream-Poplar Hill is considered to be a hamlet within an agricultural area. Section 3.3.4 states that infilling, rounding out in depth or minor extensions of existing development may be permitted, provided there is no further outward expansions of the limits of existing development. In this application, the three new proposed lots are contained within the settlement boundary as stipulated by the Middlesex Centre OP land use mapping and as such constitute infilling. It is also noted in this policy that hamlets have potential to accommodate some future growth.

Section 2.3.2 of the Middlesex County OP speaks to Growth Management Hierarchy of various settlement area types. 2.3.2 c) is specific to Hamlets in Agricultural Areas. It is assumed that municipal services will not be provided in these areas and that future growth shall be commensurate with that level of service. As noted previously, detailed engineering, grading and septic designs have been undertaken to ensure the new lots can be adequately serviced with private septic systems and wells.

Section 4.5.3 of the Middlesex County OP speaks to implementation of Consent applications. This application is generally consistent with these implementation policies.

15. Please indicate how the application is consistent with the Provincial Policy Statement (PPS)

This application is generally compliant with the PPS in the following ways:

- 1.1.1 a) Promoting efficient development and land use patterns...three new lots within the existing hamlet settlement boundary will increase municipal tax revenues without adding to the municipal burden of maintaining existing infrastructure.

- 1.1.1 c) The consents avoid land use patterns which cause environmental or public health concerns.
- 1.1.1 d) The consents do not cause the expansion of settlement boundaries
- 1.1.1 e) The consents do minimize land consumption and servicing costs as the future homes are serviced privately at no expense to the municipality.
- 1.1.2 Settlement areas include hamlets and the vitality of these settlement areas is critical to long-term economic prosperity. Settlement areas shall be the focus of growth, and the new lots are within the settlement area. The growth is adjacent to the existing built-up area (1.1.3.6).