



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Existence Date of Surplus Farm Dwelling

Prepared By: Matt Farrell, Manager of Building and Planning/CBO

Department: Building and Planning

Date: Jul. 12, 2021

Report Number: BLDG-2021-07-19

File Number:

D10 – BLD21

Attachments:

Recommendation:

That the Township of Huron-Kinloss Council hereby approves Report Number BLDG2021-07-19 prepared by Matt Farrell, Building and Planning Manager/CBO AND authorizes staff to discuss with the Planning Staff at the County of Bruce avenues to establish an existence date for surplus farm dwellings AND FURTHER THAT a detailed report be brought forward for Council's consideration.

Background:

A planning application was brought forward to the June 14th, 2021 Planning Meeting in which a surplus farm dwelling which had just been built was being severed from a farm parcel. There was discussion from Council as to whether this was a good planning as the construction of more dwellings in the agriculture area may restrict some future farm practices.

In the Township's previous Official Plan, in order for a farm dwelling to be considered surplus and eligible to sever, it had to legally exist prior to 1978.

When the Township adopted our current Official Plan, Agriculture and Rural designations were removed from the Local Official Plan and instead now follow the County of Bruce Official Plan policies.

Discussion:

This may be something that is best addressed through Official Plan policy however and staff would like to further discuss options with County Planning staff how to establish an existence date for surplus farm dwellings.

I understand that there are two approaches that may be used when establishing when a dwelling could be considered existing.

The planning documents could recognize a set date. Most time it is the date of the passing of that document but could be a start of the year date in which it was passed; January 1st of a given year.

The other approach is to consider the age of the dwelling itself. For example, the Ontario Building Code considers a building existing five (5) years after its occupancy.

Financial Impacts:

None at this time

Strategic Alignment / Link:

We are a prosperous community that continues to grow in a sustainable manner by investing in infrastructure.

Respectfully Submitted By:

Matt Farrell, Manager of Building and Planning/CBO

Approved By:

Mary Rose Walden, Chief Administrative Officer