

Pre-Consultation

Applicant should schedule a meeting with a Town Planner to discuss site specific information and confirm eligibility prior to submitting an application. It is also strongly encouraged that applicants retain their own professional consultant to assist in the process.

Provincial Planning Statement 2024

On October 20th, 2024 the Province on Ontario released the Provincial Planning Statement 2024 which has been changed to limit Surplus Farm Dwelling Severances to only allow **one new residential lot per farm consolidation**.

Two Application Process

Council of the Town of Plympton-Wyoming has adopted a 2 application process for surplus farm dwelling severances:

1. Zoning By-law Amendment—rezoning remnant farm lands as No Dwelling Agricultural (ND-A) to be approved by Council

2. Consent—application cannot be submitted until Zoning By-law Amendment has been approved and is in force and effect, at that time, a severance application can be applied for to be heard by the Committee of Adjustment

Frequently Asked Questions

Q: What is a farm consolidation?

A: The acquisition of additional farm parcels within the municipality to be operated as one farm operation.

Q: How large of a lot is allowed for a surplus dwelling?

A: The severance should not include more land than is needed to support the dwelling (i.e. well and septic system), and shall not include land or buildings used for agriculture.

Q: When calculating Minimum Distance Separation (MDS), does it matter if the barn is currently used or not?

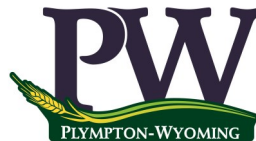
A: MDS calculations are based on maximum livestock housing capacity for all livestock facilities on a lot, even if the building is not currently used, but is structurally sound and capable of housing livestock

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The Town Of
PLYMPTON-WYOMING



Guide to Surplus Farm Dwelling Severances



This pamphlet is intended to provide preliminary information only. For complete accuracy, refer to the plans and documents referenced in this pamphlet.



Eligibility

The Town of Plympton-Wyoming Official Plan sets out criteria to sever a surplus farm dwelling including, but not limited to:

- ☐ The dwelling must be habitable and have been in existence before the passing of OPA 54 on September 13th, 2021
- ☐ The dwelling must be surplus as a result of consolidation of farming operations in the Town of Plympton-Wyoming
- ☐ The remnant farm parcel will be rezoned to prohibit new residential use in perpetuity
- ☐ The new lot shall comply with minimum distance formulae
- ☐ The new lot is limited to a minimum size needed to accommodate the use, appropriate sewage and water services, and to minimize the loss of agricultural land
- ☐ Retirement/family/estate lot creation is not permitted

Zoning By-law Amendment Process

1. Schedule a **pre-consultation** discussion with the Town's Planner
2. Submit a **complete application, septic review documents**, associated fees, MDS materials (if applicable), and requested information as determined at pre-consultation meeting
3. **Notice of a Public Meeting** is circulated to landowners within 120 meters, and is posted on the subject lands at least 20 days before the meeting
4. Staff collect agency & public comments, prepare a **Planning Report**, and provide a planning recommendation
5. **Public Meeting** is held and application is approved, denied, or deferred by Council
6. If approved, a **Notice of Passing** is mailed out within 15 days of the hearing
7. A 20-day **Appeal Period** begins the day the notice of passing is mailed. Any appeals will be received by the Town and record forwarded to the Ontario Land Tribunal (OLT)
8. If **no appeals are received**, applicant can continue to consent application

Consent Process

1. Submit a **complete application**, and application fee (after ZBA appeal complete and the Zoning is in force)
2. **Notice of a Public Meeting** is circulated to landowners within 60 meters, and is posted on the subject lands at least 14 days before the meeting
3. Staff collect agency and public comments, prepare a **Planning Report**, and provide a planning recommendation
4. **Committee of Adjustment Meeting** is held and application is approved, denied, or deferred by the Committee
5. If approved, a **Notice of Decision** is mailed out within 15 days of the hearing
6. A 20-day **Appeal Period** begins the day the notice of decision is mailed. Any appeals will be received by the Town and record forwarded to the Ontario Land Tribunal (OLT)
7. If conditions are not fulfilled within **two years**, consent is null and void

