

# Farm Information Form

Surplus Farm Dwelling Severance Application



This form is used to help determine whether an application to sever a residence surplus to a farming operation is consistent with the Provincial Policy Statement and conforms to the local Official Plan(s). It is to be submitted together with Severance Proposal Form and a formal Application for Consent where the purpose of the application is to sever an existing dwelling that is surplus to the needs of the farmer.

Prior to submitting a formal Application for Consent, it is strongly recommended that applicants pre-consult with the County by having a Preliminary Severance Review completed.

## **Definition**

'Residence surplus to a farming operation' - an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

## **Eligibility Criteria**

- The residence is surplus to the needs of the farmer (the farmer owns multiple farms with multiple houses, leased lands do not qualify).
- The house has adequate means of servicing (well and septic) and has vehicular access.
- The severed parcel is kept to the minimum size needed to accommodate the residential use and appropriate water and sewage services.
- The severed parcel complies with Minimum Distance Separation (MDS) requirements.
- There are no natural hazard concerns.

<b>Farm Operation Information</b>		
Name of Farm Owner		
Farm Business Name		
Farm Business Registration Number		
Are you a member of an accredited farm organization?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
• If yes, state the name of the organization(s)		
Will the remnant farm parcel be operated as part of the overall farm operation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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## Details of Farm Holdings

Provide the following information on all lands that are being operated as one farm operation that will be used in conjunction with the remnant parcel of the proposed severance. Attach additional pages if necessary.

Location (Township, Lot and Concession)	Area (ac or ha)	Number of Dwellings

## Surplus Dwelling Information

Is the surplus farm dwelling habitable?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does the severed parcel include only sufficient land to accommodate the house and related water and sewage services?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does the severed parcel have an existing driveway and entrance from a public road?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
When was the surplus farm dwelling constructed?		
When was the subject farm property acquired?		
Explain how the dwelling is surplus to the needs of the owner due to farm consolidation:		
To whom will the severed lot and the remnant agricultural lands be sold or conveyed to?		

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## Affidavit and Acknowledgement

Having considered both current and future needs, I/we declare that the dwelling proposed to be severed is surplus to the needs of this farm operation.

I acknowledge that:

- the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and
- new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

I further declare that I am involved in the business of farming as a primary means of income and verify all information reported above to be true.

\_\_\_\_\_  
Name of Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

### Please Note:

If the surplus farm dwelling criteria contained in the local Official Plan(s) and/or the Provincial Policy Statement cannot be met, the application may be denied.

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

- Rezoning of the severed parcel (surplus dwelling) to recognize the rural residential use.
- Rezoning of the retained parcel (remnant farmland) to prohibit any new residential use and recognize any deficiencies.
- Plan of Survey or a legal description acceptable to the Registrar of Deeds illustrating the severed lands.

This list of conditions is not complete and other conditions may apply depending on local circumstances and specifics of the application.