REPORT TO: Committee of the Whole
FROM: Amy Knapp, Planner
DATE: February 17, 2015
SUBJECT: Applications OP-2014-001 and ZB-2014-011
Tanager Woods Inc.
3089 George Johnston Road

REPORT HIGHLIGHTS

- The Official Plan Amendment proposes to amend policies within the ‘Agricultural” designation to permit short term seasonal occupancy for farm workers on the subject lands associated with the Barrie Hill farm operation.
- The Zoning By-law Amendment proposes to rezone a portion the subject lands from the Agricultural (A) Zone to the Agricultural Exception (A-xy) Zone to permit a lodging for farm workers associated with the farming operation.
- Staff recommend that a public meeting be scheduled to obtain comments and/or concerns for further consideration.

RECOMMENDATION

THAT the report from the Planner regarding OP-2014-001 and ZB-2014-011 (Tanager Woods Inc.) dated February 17, 2015, be received; and

THAT a public meeting be scheduled in accordance with the requirements set forth in the Planning Act R.S.O. 1990.

BACKGROUND

This report is being generated to provide information and obtain authorization to schedule a public meeting to obtain information from the public regarding applications filed for an Official Plan Amendment and Zoning By-law Amendment to permit short term seasonal living accommodations for farm workers employed by Barrie Hill Farms.

The property is located on the west side of George Johnston Road between Seadon Road and Sunnidale Road. The property contains 54.9 hectares (135.6 acres) of lot area and 911 metres (2988.8 feet) of lot
frontage on George Johnston Road, which is maintained by the County of Simcoe. The property is surrounded by similar agricultural land uses.

**Proposal**

The applicant is proposing to convert an existing farmhouse on the property into the proposed temporary ‘residence’ with the option of constructing a new single detached residence in the future in the general vicinity of the existing house.

The effect of the proposal would provide temporary lodging for employees of the Barrie Hill Farm operation.

**ANALYSIS**

**Provincial Policy Statement (2014)**

The Provincial Policy Statement speaks to the protection of prime agricultural areas on a long-term basis. Section 2.3.3.1 permits agricultural uses and related activities provided that the use is compatible with and shall not hinder surrounding agricultural operations as defined below.

‘Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.’

**County of Simcoe Official Plan**

The County’s Official Plan also supports the protection and promotion of agricultural uses and mirrors the Provincial Policy Statement definition of as it relates to providing living accommodation for full time labour.

**Township of Springwater Official Plan**

The subject lands are designated ‘Agricultural’ in the Springwater Official Plan. The primary objective of the ‘Agricultural’ designation is to preserve and protect agricultural lands and uses while promoting conditions, which encourage the efficient operation and economic viability of the farm.

Section 17.3 of the Official Plan allows for the consideration of multiple buildings and structures normally accessory to an agricultural use including a single detached dwelling unit. However, the policies only permit one single detached dwelling unit per lot and do
not provide guidance with respect to lodging for farm workers, which has triggered the need for a site specific Official Plan Amendment.

**Comprehensive Zoning By-law 5000**

The property is zoned Agricultural (A) and Environmental Protection (EP) in Comprehensive Zoning By-law 5000. The Agricultural (A) Zone only permits one house.

**BUDGET IMPLICATIONS**

There are no budget implications related to this file at this time.

**CONCLUSION**

THAT the report from the Planner regarding OP 2014-001 and ZB-2014-011 (Tanager Woods Inc.) dated February 17, 2015, be received; and

THAT a public meeting be scheduled in accordance with the requirements set forth in the Planning Act R.S.O. 1990.

**GUIDING PRINCIPLES**

The above initiative supports Council’s guiding principle of:

1. *Community Development*
2. *Growth Management*

**APPLICABLE MUNICIPAL POLICY OR LEGISLATION**

- Planning Act, R.S.O. 1990
- Provincial Policy Statement
- Growth Management Plan for the Greater Golden Horseshoe: Places to Grow
- Simcoe County Official Plan
- Township of Springwater Official Plan
- Township of Springwater Zoning By-law 5000

**APPROVALS**

Submitted by: Amy Knapp, Planner
Reviewed by: Brent Spagnol MCIP, RPP, Manager of Planning