



**COLLIN AND TANYA WALKER
1952 CONCESSION 6 N
TOWNSHIP OF CLEARVIEW**

**ZONING BY-LAW AMENDMENT
APPLICATION**

PLANNING JUSTIFICATION REPORT

OCTOBER 17, 2025



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1.0 OVERVIEW

Mountain Ridge Custom Homes Inc. was retained in September 2025 by Collin and Tanya Walker to provide planning services and drawings for a proposed severance of a farm surplus dwelling lot from their farm property located at 1952 Concession 6 N in the Township of Clearview.

Collin and Tanya Walker are generational farmers who have farmed in Clearview Township for 55 years. They currently own and operate 12 farms in Clearview Township which total 545.92 hectares (1349 acres). They currently rent and operate 8 other farms. Most of these farms have been rented for over 40 years. The rented farms total 287.32 hectares (710 acres) in Clearview Township. Their family home farm is located at 2302 County Road 42 where they have their dairy operation with 96 milking cows referred to as Walkhavern Farms. The other farms are for crop production. The Walker's have children who are also interested and actively working on the farm.

The Walkers had retained an agrologist, Jim McComb, BSc(Agr), P.Ag., from The Farmer's Edge Agri-Coaching. Mr. Comb is an Agronomist and Nutrient Management Planner and had been retained to prepare the MDS1 Calculation and to provide a Justification Report regarding the proposed severance of a surplus residence from the subject farm. The MDS1 Calculation and the Justification Report were submitted to the Township with the Zoning By-law Amendment application on June 26, 2025.

In Mr. McComb's Walkhavern Farms - Justification Report it states *"in a 2017 study of 70 farms called the Ontario Dairy Farm Accounting Project, it was found that the difference between the bottom 15 farms and the top 15 farms was herd size (43 vs 120 cows, more milk sold per cow (142 vs 72 hours). These economic realities are pushing farms like Walkhavern milking 96 cows to become larger to remain sustainable and to ensure the farm is viable for the next generation."*

The Walkers had submitted a Pre-Consultation Application to the Township on January 16, 2025, regarding their proposal to sever a farm surplus dwelling lot from their farm located at 1952 Concession 6 N in Clearview Township. The retained farmland would be consolidated with their farm located at 1604 Centre Line Road in Clearview Township. On March 7, 2025, Township staff provided a response to their Pre-Consultation application that outlined the issues, applications, and requirements for the Walkers should he wish to proceed with their proposal.

The Walkers submitted a Zoning By-law Amendment Application, along with the required documentation, to the Township on June 26, 2025. The submission included the ZBA application, MDS Calculation, Walkhavern - Justification Report, Building Permit information, MPAC information on the property, and a Site Plan for the proposed severance.

On July 9, 2025, the Township sent Mr. Walker a letter that outlined their ZBA application was incomplete and required the following prescribed information.

- Planning Justification Report
- Draft Zoning By-law
- Concept Plan (identifying lands to be severed, remnant lands and lands to be consolidated)
- Nottawasaga Valley Conservation Authority Review Fee

Mr. Walker since then has paid the NVCA for their review fee.

We on behalf of Mr. & Mrs. Walker have prepared the remaining documents to be provided to the Township, those being this Planning Justification Report, a draft amending Zoning By-law, and concept plans for the severance.

Mr. & Mrs. Walker would like to sever a farm surplus dwelling lot from their 40.7 hectare farm consisting of an existing farm dwelling on a proposed 0.9 hectare lot and retain the vacant farmland being 39.8 hectares that would be consolidated with their farm located at 1604 Centre Line Road which they have owned since 1970.

The subject property is zoned “*Agricultural (AG)*” except for the area along the Batteaux Creek tributary which is zoned “*Environmental Protection (EP)*” and there is the “*Hazard Land (Overlay (FP))*” on the property which signifies the Nottawasaga Valley Conservation Authority’s regulated area. The proposed zoning would be to rezone the retained farmland where it is zoned “*Agricultural (AG)*” to “*Agricultural – Residential Use Exceptions (AG-ER)*” to prohibit any future residential uses on the vacant farmland.

This Planning Justification Report is provided in support of the required Zoning By-law Amendment (ZBA). It demonstrates how the proposal is consistent with provincial planning policy, conforms to the County of Simcoe and Township of Clearview official plans, meets the intent of the Township of Clearview Zoning By-law, and represents good planning.

2.0 SUBJECT PROPERTY AND SURROUNDING USES

2.1 SUBJECT PROPERTY

The subject property is located at **1952 Concession 6 N just southeast of Nottawa**. The property is legally described as Part of Lot 32, Concession 7, has 303 metres (994 feet) of frontage, 1353.62 metres (4441 feet) in depth, and an overall area of 40.7 hectares (100 acres). There is an existing original farm dwelling in the northeast corner of the farm that was built in 1900 according MPAC. The dwelling is serviced by a drilled well and private septic system in the front yard and an existing entrance onto the Concession 6 N road allowance. There are currently a few storage containers and materials located south of the dwelling that the Owners are going to have removed. The balance of the land is farmed except for along the Batteaux Creek. You can see in the air photo below that the entire property is farmed and the only trees on the property are along the creek and those around the existing dwelling.

The property is currently zoned “*Agricultural (AG)*”, “*Environmental Protection (EP)*” along the creek, and “*Hazard Land (Overlay (FP))*” in Township of Clearview Zoning By-law 06-54. The property is designated “*Agricultural*”, “*Greenland-Hazard Lands Area*” along the creek, and “*Greenland- Natural Heritage Area*” west of the creek in the Township of Clearview Official Plan (2024).

Figure 1

KEY MAP SHOWING THE LOCATION OF THE PROPERTY (Source: Clearview Township Interactive Mapping)

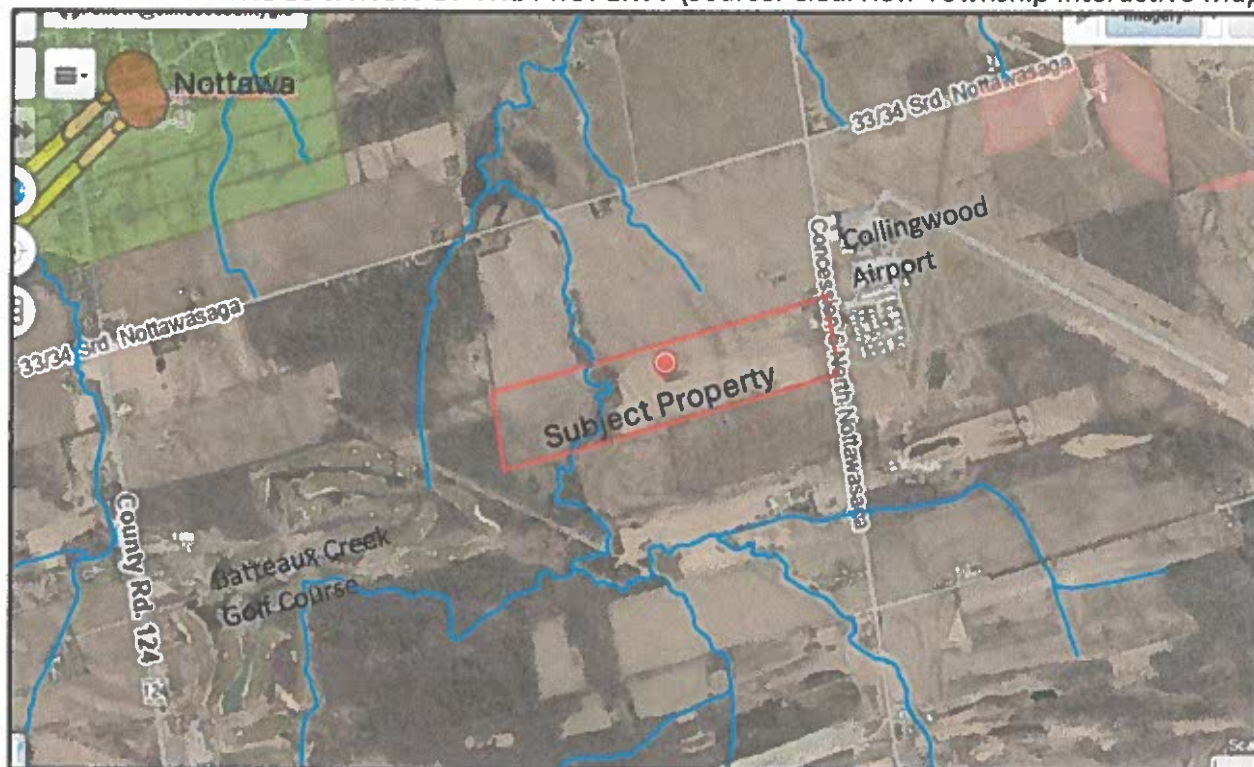
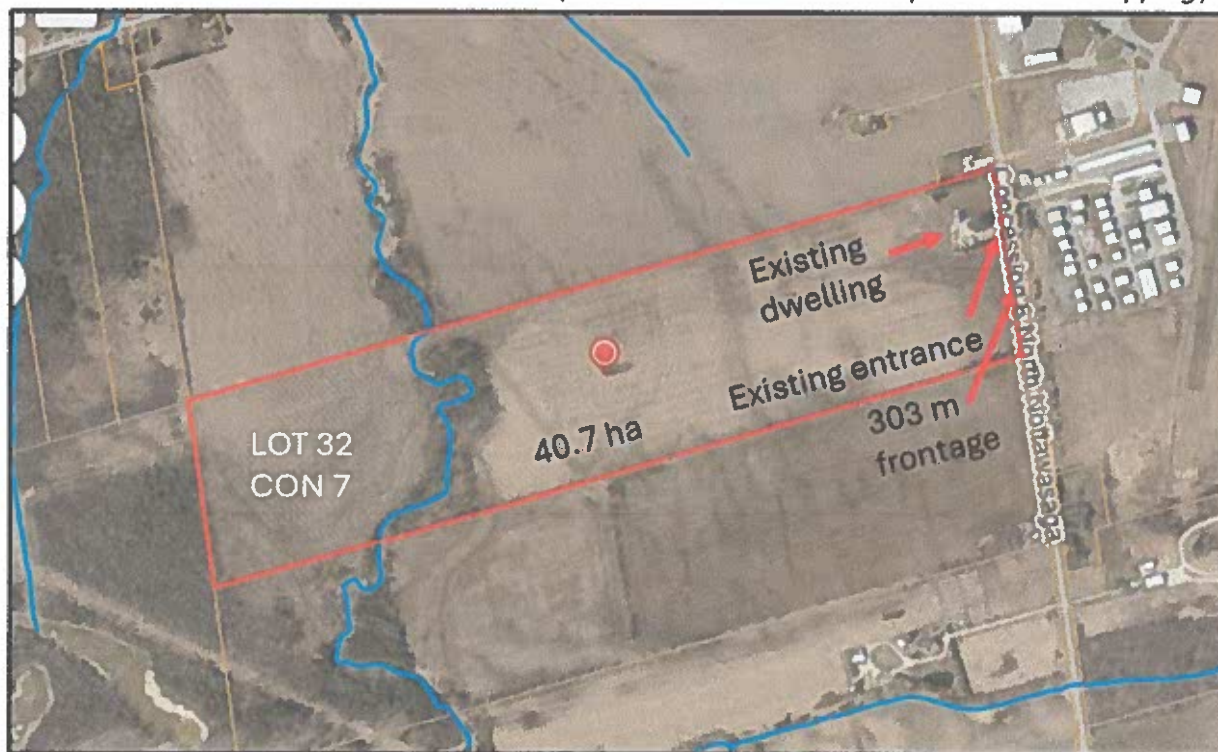


Figure 2

AIRPHOTO OF THE SUBJECT PROPERTY (Source: Clearview Township Interactive Mapping)



2.2 SURROUNDING LAND USES

The lands are surrounded by the following uses:

- North – two residential lots and farmland;
- West – treed area associated with the Batteaux Creek Golf Course;
- East – Collingwood Airport; and
- South – farmland.

3.0 PROPOSED SEVERANCE

The Walker family own 12 farms in Clearview Township totalling 545.92 hectares (1349 acres) and rent 8 farms in Clearview Township totalling 287.32 hectares (710 acres). Their farming operations include a dairy farm located at the home farm with 96 milking cows and their other farms are for crop production.

The Walkers bought this farm with the existing farm dwelling located at 1952 Concession 6 N in January 2024 to consolidate it with their farm holdings. They did internal renovations and added some decks and porches to the existing dwelling in 2024. The Walkers would now like to proceed with a **consent to sever the farm surplus dwelling lot** from this farm as it is surplus to their needs and the **retained farmland would be consolidated with their farm located at 1604 Centre Line Road. This farm consists of 20.23 ha (50 acres) of farmland.** The entire farm is in crop production, there are no buildings, trees or other features on the property and it is zoned “Agricultural (AG)”. **Figure 3 below illustrates the farm at 1604 Centre Line Road and its zoning.**

The proposed farm surplus dwelling lot would consist of 113 m (370 ft) of frontage by 82 m (269 ft) in depth, with an overall area of 0.9 ha (2.2 acres) with an existing dwelling built in the 1900s along with the drilled well, septic system, and driveway. The proposed use is residential.

The proposed retained farmland would consist of 190.53 m (625 ft) of frontage by 1353.62 m (4441 ft) in depth, with an overall area of 39.8 ha (98.3 acres) of vacant farmland. The proposed use is agricultural. A new entrance is proposed for the retained parcel.

Figure 4 below is an Air Photo illustrating the subject property and the Proposed and Retained Lots. Severance drawings have been prepared by Big League Blueprints dated October 17, 2025, that are drawn to scale and have been provide with the Zoning By-law Amendment application. **Figure 5 below is the detailed severance sketch of the proposed surplus dwelling lot illustrating the dwelling, the services, the driveway, and the setbacks.**

Figure 3 – Farm located at 1604 Centre Line Road

(Source: Clearview Interactive Mapping, prepared by Marie Leroux October 10, 2025)
Retained Farmland to be consolidated with the Walker farm at 1604 Centre Line Road.

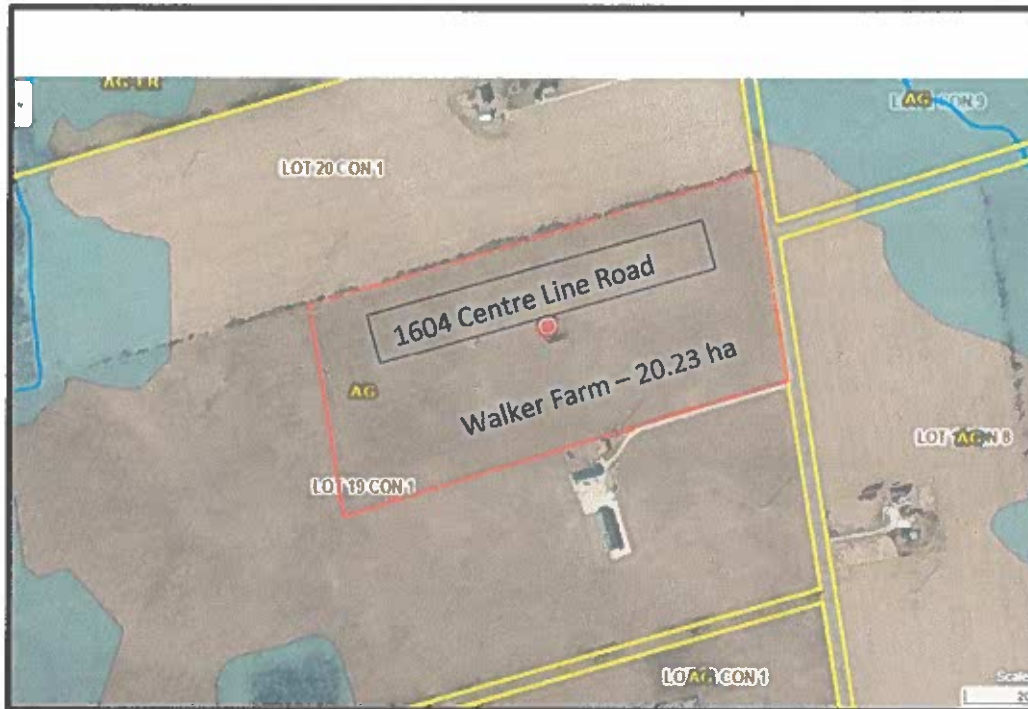


Figure 4 – Proposed Farm Surplus Dwelling Lot and Retained Farmland Lot

(Source: Clearview Interactive Mapping, prepared by Marie Leroux October 10, 2025)

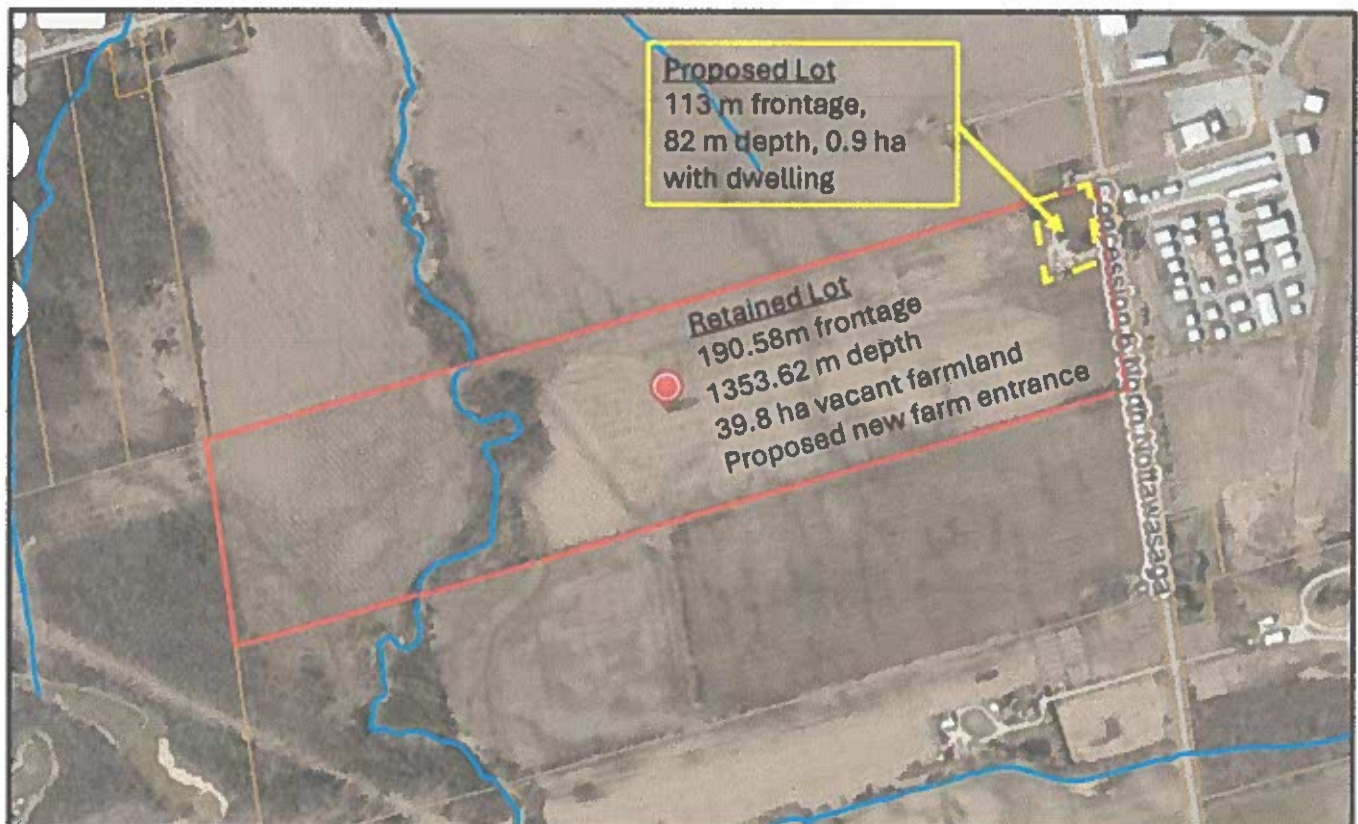
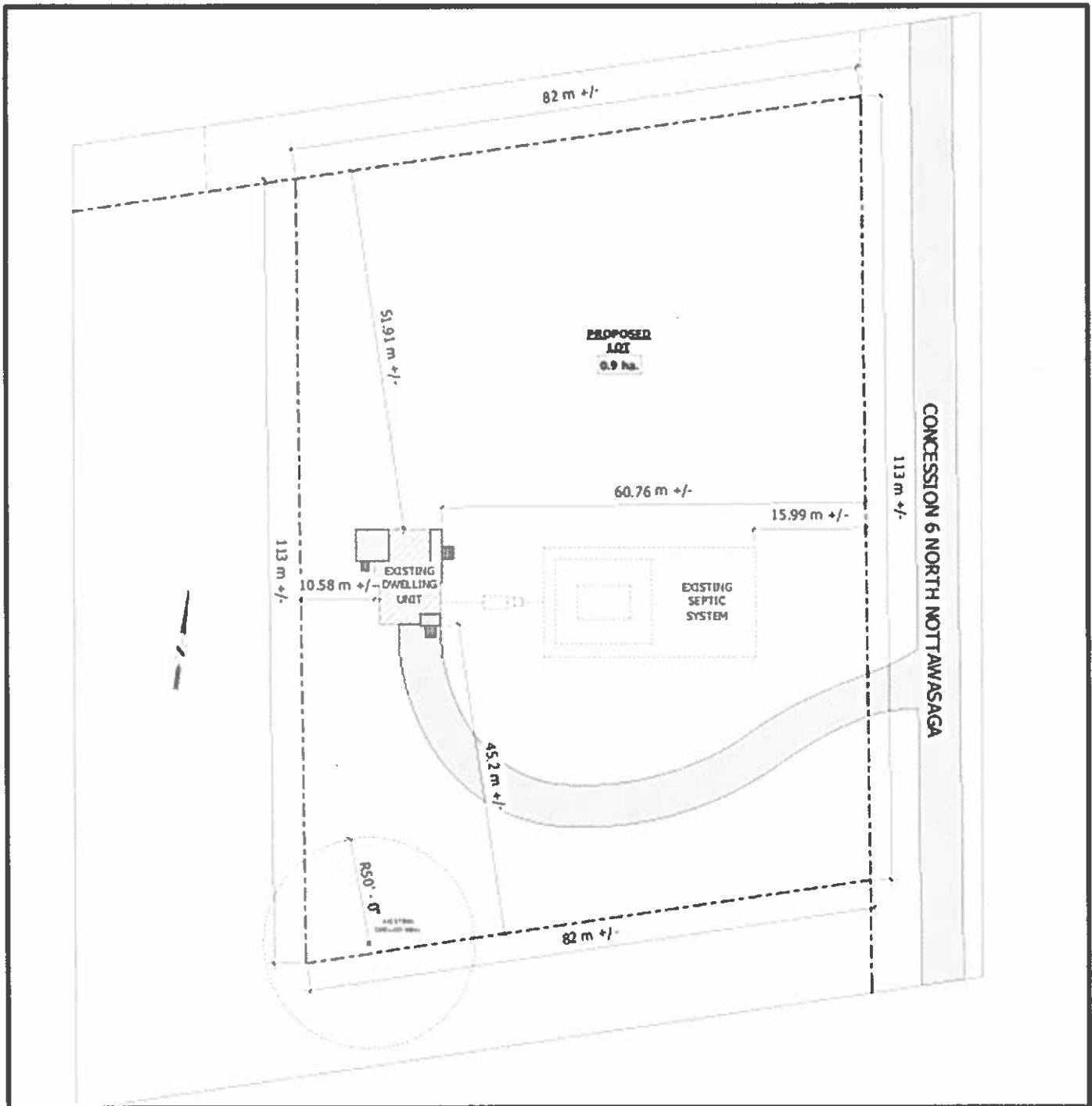


Figure 5 – Detailed Severance Sketch of Proposed Farm Surplus Dwelling Lot
 (Source: Big League Blueprints prepared by Klayton Weston dated October 17, 2025)



4.0 ZONING BY-LAW AMENDMENT

The subject property is zoned “**Agricultural (AG)**”, “**Environmental Protection (EP)**” along the creek, and “**Hazard Land (Overlay (FP))**” which signifies the areas that are within the Nottawasaga Valley Conservation Authority’s (NVCA) regulated area in the Township of Clearview Zoning By-law 06-54 (Consolidated April 2025).

According to provincial, county, and local planning policies through a farm consolidation, where a residence is surplus to an agricultural operation, the resident is permitted to be severed from the farm what is referred to as a farm surplus dwelling lot, conditional on the retained farmland being prohibited any new dwellings and additional residential units.

According to the Township of Clearview Official Plan (2024), Section 11.9.1.11 it states as follows:

“11. Where the giving of a consent requires an amendment to the Zoning By-law or the passing of a minor by-law, Council or the Committee of Adjustment, as the case may be:

(a) may direct the applicant to make an application requesting an amendment to the Zoning By-law or the passing of a minor by-law, as the case may be, and to obtain approval for that application before it will further consider the application for the consent; or

(b) may give a provisional consent with conditions imposed requiring the approval of the necessary amendment to the Zoning By-law or minor by-law, as the case may be.”

Mr. Walker was advised by the Township that his proposed consent to sever a farm surplus dwelling lot would require the retained farmland to be rezoned prohibit any new residential uses. The OP policies require the rezoning to be completed prior to proceeding with the Consent Application.

The Zoning By-law Amendment application has been submitted to the Township of Clearview to rezone the retained farmland lot, where it is zoned “Agricultural (AG)” to “Agricultural – Residential Use Exceptions (AG-ER)”. The “Environmental Protection (EP)” zone will remain unchanged along the creek. A draft amending Zoning By-law is in Appendix A of this report.

The AG-ER zone, Section 3.1.3, states that,

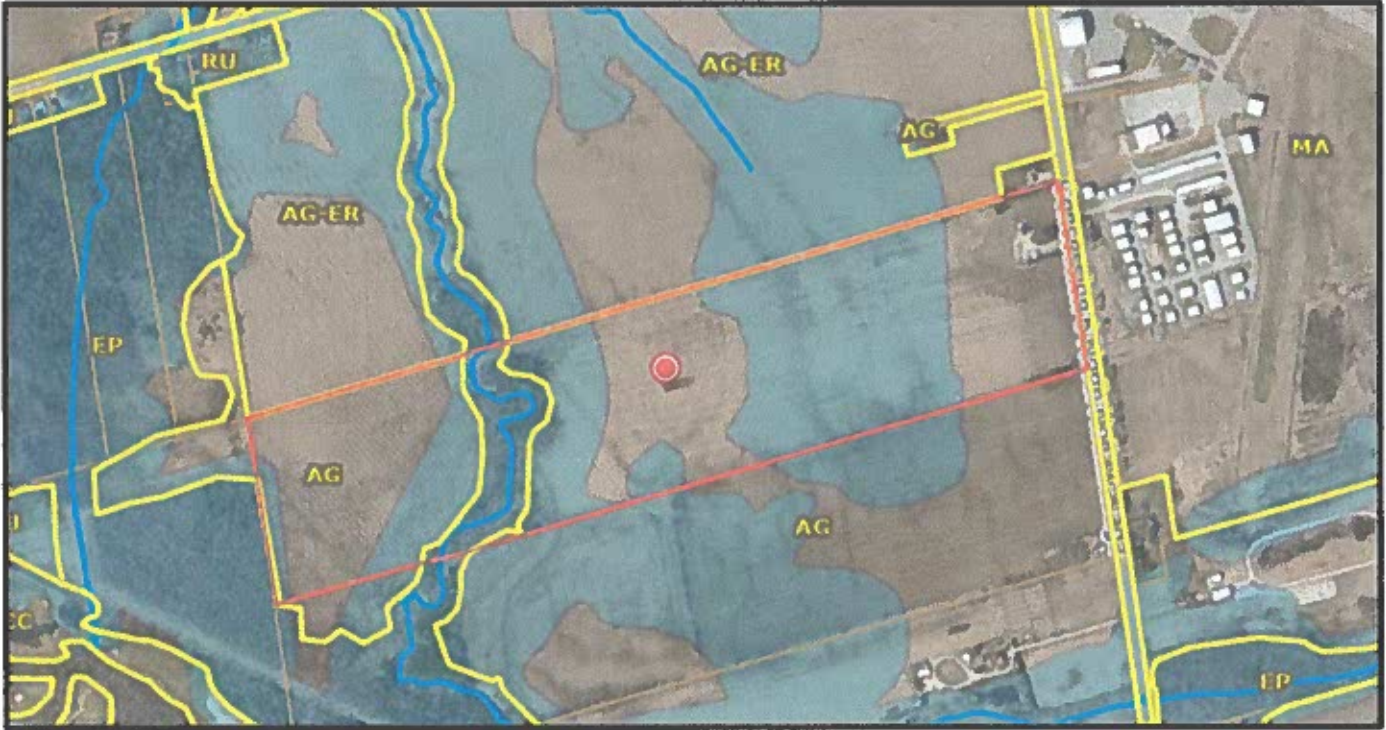
“Notwithstanding the permitted uses of the Agricultural Zone, a single detached dwelling, farm help accommodation, an accessory dwelling unit, an accessory bed and breakfast, a garden suite, a home occupation and a home industry are prohibited uses on the following properties as identified by the symbol AG-ER on the schedules to this By-law or amendments thereto.”

Figure 6 below illustrates the zoning on the subject property and surrounding properties.

Figure 6

Air Photo illustrating the Subject Property and Zoning
(Source: Township of Clearview Interactive Mapping)

The property is outlined in red. The property is zoned AG – Agricultural, EP – Environmental Protection along the creek. The light blue highlighted areas signify the lands that are within NVCA’s regulated area.



The proposed lot and retained lots comply with the Zoning By-law AG zone provisions. The retained farmland lot is to be rezoned to prohibit any residential uses. The proposed lot with a dwelling will remain zoned AG which permits a single detached dwelling. The retained lot will be zoned AG-ER which permits all uses in the AG zone and just prohibits any residential uses.

Below is a Zoning Analysis setting out the AG zone provisions and confirms the compliance of the proposed and retained lots meeting the minimum lot area, frontage, and required setbacks for the dwelling.

Zone Provisions – Agricultural (AG) Section 3.1.2	Minimum Required	Existing/Proposed	Complies Yes/No
Lot Area – Retained Lot	35 ha	39.8 ha	Yes
Lot Frontage – Retained Lot	100 m	190.58 m	Yes
Lot Area – Surplus Dwelling Lot	0.3 ha	0.9 ha	Yes
Lot Frontage – Surplus Dwelling Lot	30 m	113 m	Yes
Front Yard Setback	10 m	60.76 m	Yes
Side Yard Setback	7.5 m	51.91 m N	Yes

		45.2 m S	
Exterior Side Yard Setback	10 m	n/a	
Rear Yard Setback	7.5 m	10.58 m	Yes
Max. Lot Coverage	20%	0.01 %	Yes – Dwelling GFA 103.4 sq. metres
Max. Height for Non-Agricultural Building	13 m	7.62 m	Yes

5.0 PLANNING POLICY AND ANALYSIS

The following considers all relevant provincial, county, and municipal planning policy applicable to the proposed Consent Application and proposed Zoning By-law Amendment Application on the subject property.

5.1 Provincial Policy Statement (2024) (PPS)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Its aim is to enable appropriate forms of development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Section 3 of the Planning Act requires all decisions affecting planning matters “to be consistent with” the PPS and other policy statements issued under the Act.

The subject property is designated “Agricultural” on the County of Simcoe Official Plan Schedule 5.1, Land Use Designations. Therefore, it is the “Agricultural” policies of the PPS that are relevant to this proposed rezoning and consent.

PPS Section 4.3.1, General Policies for Agriculture, states,

“1. Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.”

PPS Section 4.3.2, Permitted Uses, states,

“2. In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.”

“4. A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).”

Section 4.3.3, Lot Creation and Lot Adjustments, states

“1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:

c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

- 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
- 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective;"*

The Walkers proposal is to sever a farm surplus dwelling, that is surplus to their farm operations needs, and to consolidate the retained farmland with their farmland located at 1604 Centre Line Road. This proposed consent is permitted by the PPS policies. This proposed Zoning By-law Amendment application is to rezone the remnant parcel of farmland created by the severance to prohibit any new dwellings and additional residential units or uses as required by the PPS policies.

In my professional opinion the proposed zoning by-law amendment conforms and is required by the PPS policies to permit the severance of a farm surplus dwelling lot from the subject property and to prohibit residential uses on the retained farmland.

5.2 County of Simcoe Official Plan (Consolidated February 2023)

The policies of the County of Simcoe Official Plan provide a policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and development decisions. The Plan applies to the sixteen Towns and Townships, the local municipalities, within the County of which Clearview Township is included. A zoning by-law amendment must conform to the policies of the County Plan.

The subject property is designated "Agricultural" on the County OP Schedule 5.1.

County OP Section 3.6, Agricultural, states the objectives are,

"3.6.2 To enable the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural economy in accordance with the Planning Act and the Farm Practices Protection Act and its successors.

"3.6.3 To ensure the availability and sustainability of prime agricultural areas for long-term use for agriculture and support a diversified agricultural economy."

"3.6.4 To promote a sustainable local food system that enhances opportunities for food, agriculture and agriculture-related businesses and/or producers to deliver products locally."

"3.6.6 Permitted uses within the Agricultural designation are agricultural uses, agriculture related uses (PPS 2014), processing of agricultural products, on-farm diversified uses, natural heritage conservation and forestry, mineral aggregate operations subject to Section 4.4, and agricultural produce sales outlets generally marketing production from the local area."

"3.6.7 In the Agricultural designation lot creation is discouraged and may only be permitted for:

- c) a residence surplus to a farming operation as a result of farm consolidation, provided that: i. ii. the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate sewage and water services and should be an approximate size of 1 hectare; and new residential dwellings are prohibited*

on any remnant parcel of farmland created by the severance. To ensure that no new residential dwellings are permitted on the remnant parcel, municipalities may use approaches such as zoning to prohibit the development of a dwelling unit(s), and/or the municipality may enter into agreements imposed as a condition to the approval of lot creation and the agreements may be registered against the land to which it applies.”

The County of Simcoe Official Plan “Agricultural” policies are very similar to the PPS “Agricultural” policies. They both permit the severance of a residence surplus to a farming operation as a result of farm consolidation providing the remnant parcel of farmland is prohibited any dwelling units. The County policies also required the surplus dwelling lot to be limited in size to approximately 1 hectare.

The County of Simcoe Official Plan objectives is to protect and enable the agricultural industry to function effectively and to ensure the availability and sustainability of the prime agricultural areas for long-term use. It is the Walkers plans to ensure their farm operation is sustainable for them and for their children to continue to farm. Thus, the reason they have acquire additional farms over the years. The farms that are available for purchase are not always next door to your home farm, and maybe some distance from the home farm, and for farm crop production, the distance does not hinder efficiencies for the farm operation.

The objective is to promote a sustainable local food system that enhances opportunities for food, agriculture, and producers to deliver products locally. The Walkers family farm operation is entirely with Clearview Township. The crop production from this farm and many of their farms are delivered to Collwest Grain Ltd. which is approximately 4.6 klm north of the subject property.

The policies permit and promote the Walker’s proposal for them to continue to grow their agricultural industry by continuing to purchase and/or rent additional land to grow their family farm operation. The policies intend to assist farmers to do this by permitting them to sever off a dwelling surplus to their needs. It then allows the farmland to continue to be productive without any additional residential dwelling units being created in the prime agricultural areas.

It is in my professional opinion the proposed consent to sever a residence surplus to a farming operation as a result of farm consolidation is permitted according to the policies in the County of Simcoe’s Official Plan. The proposed ZBA to rezone the remnant parcel of farmland to prohibit any dwelling units conforms with the County OP as the policies require it to allow for the consent.

5.3 Township of Clearview Official Plan (2024)

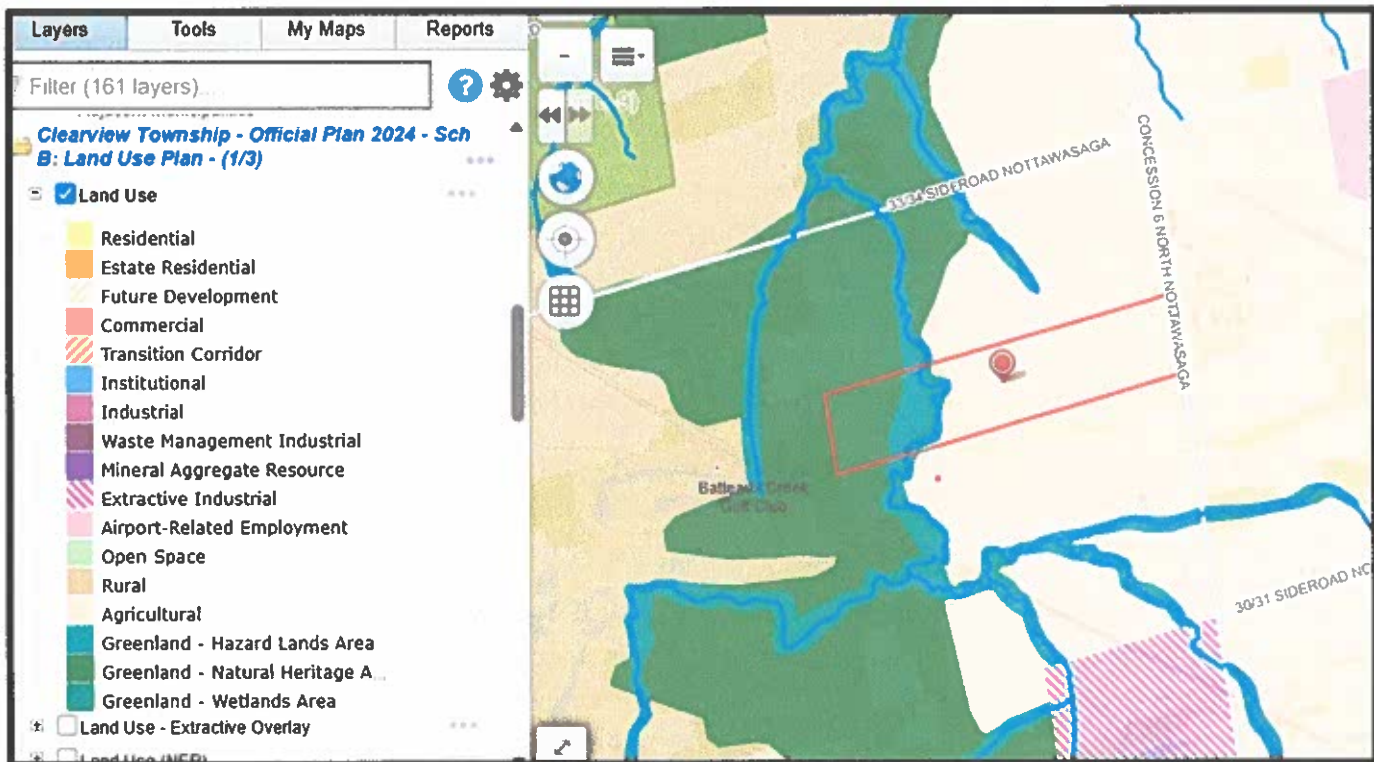
The subject property is designated “Agricultural”, “Greenland – Hazard Lands Area” along the creek, and “Greenland – Natural Heritage Area” west of the creek in the Township of Clearview Official Plan.

The County of Simcoe Official Plan designates the entire property “Agricultural”. The new Clearview Official Plan has now designated the area west of the creek as Greenland and the land in this area is not treed and is farmland as is the farms to the north. Clearview OP Section 4.9, Greenlands Designations policies do allow for mapping corrections without an amendment to the OP through more detailed mapping or field surveys. And perhaps a correction to the OP mapping should be considered to have the area west of the creek and the farms to the north to be designated “Agricultural” again similar to the County mapping and as the properties are zoned the Clearview Zoning By-law.

Figure 7

Portion of the Official Plan Schedule B Land Use Plan

Subject Property is Designated Agricultural, Greenland- Hazard Lands Area, Greenland-Natural Heritage Area
(Source: Township of Clearview Official Plan 2024)



Section 4.9.2, Greenland - Natural Heritage Area Designation does permit existing agricultural uses. Since agricultural uses are permitted the implementing zoning by-law proposes to rezone the lands in this area from the AG zone to the AG-ER zone.

Section 3.1, Rural & Agricultural Lands, Goals & Principles, states,

- "1. Ensure agriculture remains the core component of the Township's economy and a prominent feature of the rural landscape.*
- 2. Support the continuation of agricultural uses and uses related to agriculture while protecting prime agricultural areas from encroachment by incompatible land uses.*
- 3. Maintain the continuity of agricultural lands and avoid fragmentation of the rural land base.*
- 4. Promote and provide for a full range of sizes and scales for farm operations.*
- 6. Promote the diversity and viability of rural economic activities while preserving and maintaining the predominantly agricultural character of the countryside."*

Section 3.3.1, Agricultural Uses (Primary Uses), states,

- "1. This Official Plan intends for agricultural uses to be and remain the predominant land uses within the "Agricultural" designation, and intends for agricultural uses of all types, sizes, and intensities, and all normal farm practices, to be promoted and protected in that designation."*

Section 3.3.6, Lot Creation, states,

“One main goal of the policies in this section of the Official Plan is to maintain and preserve agriculturally viable farm units operating within the Township’s historical agricultural community. For this reason, the creation of new lots in the “Agricultural” designation, including new lots for agricultural and agricultural-related uses, will be discouraged as a general principle.”

“4. The creation of a new residential lot in the “Agricultural” designation: (a) shall only be permitted in circumstances where an existing residence has been rendered surplus to a farm operation as the result of a farm consolidation; and (b) shall only occur in accordance with the applicable policies in Section 11.9.8 of this Official Plan.”

Section 11.9.8, Lot Creation in the “Agricultural” Designation, states,

“Lot creation in the “Agricultural” designation is generally discouraged and shall only be permitted in accordance with the policies in this section of the Official Plan.”

Farm Consolidations & Surplus Dwellings

“9. The creation of a new residential lot in the “Agricultural” designation shall only be permitted in circumstances where an existing residence has been or will be rendered surplus to a farm operation as the result of a farm consolidation.”

“10. The creation of a new lot for a surplus dwelling shall only be permitted if the surplus dwelling will comply with minimum distance separation (“MDS”) requirements, in circumstances where:

(a) prior to the creation of the new lot, the surplus dwelling was located on the same lot as an existing livestock facility or anaerobic digester; and,

b) following the creation of the new lot, the surplus dwelling and the existing livestock facility or anaerobic digester will be located on separate lots.”

“12. A new lot may be created for a surplus dwelling, provided that:

(a) the surplus dwelling is no less than 15 years old;

(b) the lot created will be limited to the minimum size needed to accommodate the surplus dwelling and associated on-site services, generally no greater than one hectare in size, subject to No. 11.9.8.13 below;

c) the remnant parcel will be large enough to function as a farm unit, and in no case will be any less than 39 hectares, except as permitted under No. 11.9.8.15 below; and

(d) the other farmlands to be consolidated with the remnant parcel:

i) are owned by the same farmer or farming corporation; and

(ii) are located within the Township of Clearview and within a reasonable distance of the subject lands.”

“16. For the purposes of No. 11.9.8.12(d) above, Council or the Committee of Adjustment, as the case may be, may choose to interpret the term “reasonable distance” as referring to any distance that provides for the efficient and effective management of the consolidated farm operation as a unit.”

“17. The lot created for a surplus dwelling:

(a) should be **rectangular** or as close to rectangular in shape as possible; and

(b) should **not be a “keyhole” lot** (meaning a lot whose shape is such that access from the road to the portion containing the dwelling is provided over a strip of land that is much narrower than the portion of the lot that contains the dwelling).

“18. Any consent given for the purpose of creating a new lot for a surplus dwelling shall be a provisional consent subject to the condition that a site-specific amendment to the Zoning By-law be approved for the purpose of prohibiting any and all residential uses on the remnant parcel.”

“19. To clarify, for the purposes of Policy No. 11.9.8.18, “residential use” includes a farm dwelling, an accessory dwelling, and accommodation for full-time farm labour or for temporary on farm workers.”

“20. A site-specific amendment to the Zoning By-law as described in Policy No. 11.9.8.18 may be made through the passing of a minor by-law.”

“22. No certificate under Subsection 53 (42) of the Planning Act shall be issued for a consent to create a new lot for a surplus dwelling until and unless the site-specific amendment to the Zoning By-law described in Policy No. 11.9.8.18 has been approved and is in force and effect.”

“23. The applicant for a consent to create a new lot for a surplus dwelling shall be required to provide such information and material as the Township deems necessary to facilitate the review of any existing buildings and structures on the subject lands associated with, or accessory to, an agricultural use, and:”

“25. The Township may require that the applicant for a consent to create a new lot for a surplus dwelling provide an agrologist’s report, prepared by one or more qualified professionals, to ensure that the lot retained will be suitable for agricultural use and that the proposed lot creation will not have an adverse impact on agricultural operations in the surrounding area.”

“26. A consent to create a lot for a surplus dwelling will generally not be given if Council or the Committee of Adjustment, as the case may be, is of the opinion that:

(a) the location of the surplus dwelling on the existing lot is such that the creation of a new lot would result in the fragmentation of the agricultural land base;

(b) the creation of the new lot for the surplus dwelling would hinder or interfere with agricultural operations on the lot retained or on another property in the area, including the possible future establishment of or expansion of livestock facilities or other facilities that are required to comply with minimum distance separation formulae; or

(c) the surplus dwelling is located on an existing small agricultural lot, as that term is defined in Policy No. 10.2.3.4 above, and the giving of the consent would therefore interfere with this Official Plan’s goal of supporting and protecting the full range and variety of farm sizes.”

The Township's Pre-Consultation Response also requested a Climate Change Mitigation & Adaptation Statement in accordance with Section 5.6.2 of the Official Plan.

Section 5.6.2, Climate Change Mitigation & Adaptation Statements, states,

"The purpose of the policies below is to establish the expectations for all future applications proposing development in the Township, with a focus on assessing potential climate-related impacts and identifying ways in which all new development and redevelopment can contribute towards mitigation and adaptation. Major forms of development (such as commercial, industrial, and multiple-lot residential development) will generally be expected to incorporate both mitigation and adaptation measures, with specific measures to be determined based on the context and circumstances of the proposed development. Smaller forms of development (such as development applications that apply to a single residential property) will be strongly encouraged to incorporate such measures."

With respect to the Climate Change Mitigation, it is noted that the proposed consent and ZBA are not creating any new development on the subject lands as it is severing off the existing dwelling on a separated lot, and the retained farmland will continue to be farmed. **Please see Mr. Jim McComb's agrologist report that provides a response to this OP policy and how the Walkhavern Farms have adapted many climate change mitigations in their farm operations.**

The Walker's proposed consent is permitted by the Clearview OP policies since the **existing farm dwelling** on the subject farm is surplus to their farm operation needs. **The remnant parcel of farmland will be consolidated (registered into the same name) with their farm located at 1604 Centre Line Road. The remnant parcel of farmland is being rezoned to prohibit any residential uses.**

The proposed farm surplus dwelling lot has an **existing dwelling that was built in 1900s** and meets the policy for **the dwelling to be more than 15 years old**. A copy of the property information from MPAC indicates the dwelling was built in 1900. This information was provided to the Township with the ZBA application.

The lot has been kept to a minimum and includes all of the services, ie. drilled well, septic system, driveway. **The lot is proposed to be 0.9 hectare in size and conforms with the policies for it to be limited to 1 hectare and it is rectangular in shape.**

The MDS1 is only required for a surplus dwelling lot severance if a new situation is being created between a residential use and a livestock facility anaerobic digester on the farm. This is noted in the Official Plan policies, in Clearview's Zoning By-law, and in the MDS Guidelines. There are no livestock facilities or anaerobic digester on the subject farm **so no MDS1 Calculation is required for this proposed consent**. Mr. Walker did retain an Agrologist who did run the calculation for the MDS1 from any surrounding livestock facilities and there were no issues. The closest livestock facility, horse barn, was 590 metres away. **The MDS1 Calculations were provided with the Zoning By-law Amendment application submission in June 2025.**

Mr. Walker provided an **agrologist justification report with the Zoning By-law Amendment Application** as required by the Township to confirm compliance with the Official Plan policies that the lot retained will be suitable for agricultural use and that the proposed lot creation will not have an adverse impact on agricultural operations in the surrounding area. Jim McComb, BSc(Agr), P.Ag., The Farmer's Edge Agri-Coaching, prepared the Walkhavern Farms – Justification Report in June 2025. **The agrologist report provided information on the**

Walker family farm operations, explained how farms have grown over time to capture the efficiency of scale that allows them to be viable, and how the Walkhavern milking 96 cows needs to become larger to remain sustainable and to ensure the farm is viable for the next generation. The report explains how the proposed severance will support the Township's goals to preserve agriculturally viable farm units, and the severance will not create any impacts for the subject property to continue to be farmed.

The retained farmland is proposed to be 39.8 hectares in size and conforms to the size criteria to be no less than 39 hectares.

The Walker family have been farming in Clearview Township their entire life. They have a very successful milk dairy operation at their home farm located at 2303 County Road 42. They have continued to grow their operation to sustain its viability and for their children who are continuing to work on the farm. They currently own 12 farms and rent 8 farms in Clearview Township as part of the farm operations for crop production. The farms are located on County Road 42, Centre Line Road, 12/13 Sideroad, 21/22 Sideroad, Fairgrounds Road, and Concession 6 N. One of Clearview's largest industries is agricultural. There are many farm operations that have several farms in different locations in Clearview.

The farms that are available for purchase are not always next door to your home farm, and maybe some distance from the home farm, and **for farm crop production, the distance does not hinder efficiencies for the farm operation.**

The OP objective is to promote a sustainable local food system that enhances opportunities for food, agriculture, and **producers to deliver products locally.** The Walkers family farm operation is entirely with Clearview Township. The crop production from this farm and many of their farms are delivered to Collwest Grain Ltd. for shipping which is approximately 4.6 klm north of the subject property.

The policies require **the other farmland to be consolidated with the remnant parcel to be located in Clearview Township and within a reasonable distance of the subject lands.** The farm to be consolidated with is within Clearview Township and the farm at 1604 Centre Line Road as well as the other farms that are part of the Walker farm operations are all within reasonable distance for the farmer to farm the land and to deliver their products to where it is then shipped to market.

Please see the **agrologist report prepared by Jim McComb** that provides information in support of the farmlands consolidation with the farm located at 1604 Centre Line Road and **outlines how the proposal meets the OP policy for the farm consolidation to be within reasonable distance.**

It is in my professional opinion the proposed consent to sever the surplus farm dwelling from the farm and for the retained farmland to be consolidated (registered into the same name) as the farm located at 1604 Centre Line Road complies with the Clearview Official Plan policies. The ZBA application to rezoning the remnant farmland from Agricultural (AG) to Agricultural – Residential Use Exceptions (AG-ER) which permits all agricultural uses and prohibits residential uses will implement and conform to the OP policies.

6.0 CONCLUSION

One main goal of the Agricultural policies in the Clearview Official Plan is to maintain and preserve agriculturally viable farm units operating within the Township's historical agricultural community. The Agricultural policies have continued to support the farmers needs to continue to grow their farm operations to be sustainable and viable farms and to allow the farmer through farm consolidations to sever off the surplus dwelling on a separated lot.

The Walker family have been farming in Clearview Township their entire life. They have a very successful milk dairy operation at their home farm located at 2303 County Road 42. They have continued to grow their operation to sustain its viability and for their children who are continuing to work on the farm. They currently own 12 farms and rent 8 farms in Clearview Township as part of the farm operations for crop production. The farms are located on County Road 42, Centre Line Road, 12/13 Sideroad, 21/22 Sideroad, Fairgrounds Road, and Concession 6 N. One of Clearview's largest industries is agricultural. There are many farm operations that have several farms in different locations in Clearview.

The proposed consent will sever the surplus dwelling and its services on a 0.9 hectare lot and the retained farmland will be 39.8 hectares. It is my professional opinion that the proposed consent complies with the PPS, and the County and Clearview Official Plan policies as outlined above in this report. The policies state a surplus dwelling lot severance shall be conditional on the retained farmland being prohibited any residential uses.

The proposed Zoning By-law Amendment is implementing the planning policies to prohibit any residential uses on the retained farmland. The retained farmland zoning will change from Agricultural (AG) to Agricultural – Residential Use Exceptions (AG-ER) to prohibit a single detached dwelling, farm help accommodation, an accessory dwelling unit, an accessory bed and breakfast, a garden suite, a home occupation, and a home industry.

The proposed applications represent good planning as the development will protect prime agricultural areas for agricultural production and enable viable farm operations to continue to grow.

On behalf of the Owners, we respectfully request the Council of the Township of Clearview to look favourably on their request.

Respectfully,

Marie Leroux

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Land Use Planner
Mountain Ridge Custom Homes Inc.
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APPENDIX “B”

Pictures of the Existing Dwelling looking north



Pictures of the Existing Dwelling looking west

