

North Huron counsel and the planning department

It came to my attention that a severance application has been applied for File number B8/2016

The issue at stake is the proposed size of the property 4.6 acre.  
However the map shows that its 280 ft x 745 ft = 208,600 sq/ft or 4.79 acre.  
(One acre is 43,560 sq/ft)

In the past year I have applied for several severances in Huron County,  
And I would like to thank counsel for the cooperation and outcome of those applications. I was able to get writ of the houses without destroying the houses.  
But every time I applied it was made clear to me that only a minimal amount of farmland could go with severed parcel.  
And the workable farmland should stay with the retained parcel.

But in this case about 2-acre farm land on north side of the house is proposed to go with the severed parcel. This is fine farmland that has been used for hay crop for many years.

Here are my issues with this  
I believe it's contrary to the policy that only a minimal amount of farmland change zoning to AG4.  
And it creates a big lot that could easily attract a "junk yard" at some point in the future.

As I understood it, the goal of the severance bylaw was to preserve the houses in the countryside, and to preserve as much as possible farmland.

If this severance is permitted as currently is proposed, and then I would like to have the same opportunity in the future.  
So can you please clarify or 4.8 acre is fine, if it easily can be 2.8 acre?

Regards,  
Luke Schilder

