

# Planning Justification Report

## (Zoning By-law Amendment)

### Non-Abutting Surplus Farmhouse Severance

### 10651 Old Scugog Road, Blackstock



November 2025

|                         |                                                                                             |
|-------------------------|---------------------------------------------------------------------------------------------|
| Prepared for:           | Swain Beef (Nicole & Scott Swain)                                                           |
| Prepared by:            | Clark Consulting Services                                                                   |
| Subject Land:           | 10651 Old Scugog Road, Blackstock, Township of Scugog<br>Part of Lots 11 & 12, Concession 1 |
| Roll Number:            | 182004001002200                                                                             |
| Regional Official Plan: | Oak Ridges Moraine Areas                                                                    |
| Scugog Official Plan:   | ORM Natural Linkage and Countryside Areas                                                   |
| Scugog Zoning By-Law:   | ORM-AG, ORM-AG(H), ORM-EP                                                                   |
| CCS Project No.:        | 5000                                                                                        |



*10651 Old Scugog Road, Blackstock*

## 1. INTRODUCTION

Clark Consulting Services (CCS) has been retained to provide planning services for a proposal to sever a surplus farm residence. The application is for a non-abutting consolidation. Originally, a Regional Official Plan Amendment was required for a non-abutting consolidation but with the approval of the new Regional Official Plan, an amendment to the Regional Official Plan is not required. The consent application LD 04/2025 for the Surplus Farmhouse Consent was approved August 26, 2025. A Municipal Zoning By-Law Amendment is required as Condition 1 of the Notice of Decision.



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This Planning Justification Report outlines the proposed zoning of the surplus farmhouse severance and the retained farmland and how it conforms to the applicable planning and maintains the intent of the local planning documents.

## 2. SITE DESCRIPTION

The lands subject to this application are located at 10651 Old Scugog Road, Township of Scugog. The subject property supports a lot size of 56.0 ha (138.4 ac) and frontage of approximately 550 m. The owners, Swain Beef, purchased the property with the purpose of expanding their farm operation and to provide additional land for growing field crops for livestock and cash cropping. The Swains do not need the residence on this farm; therefore, the residence is surplus to the farm operation's needs.

There are three properties that directly abut the subject property – 10700 Old Scugog Road; 10529 Old Scugog Road; and 2190 Boundary Road. 10700 Old Scugog Road and 2190 Boundary Road are smaller rural residential properties, whereas 10529 Old Scugog Road remains similar zoning as the subject property. According to our research from ONLand, these properties appear to have been severed in 1967 or before (*the previous property owner believing it was around 1947*). The current property owners, Swain Beef, acquired the subject lands in 2018.

The lands are flat with a gentle slope. The residence is on a slightly elevated parcel which slopes to the east. There is an elevated central area which directs drainage to the south and north-west. With the exception of the wooded watercourse, which crosses the property at the mid-point, the lands are under cultivation. The property location is shown in *Figure 1* below.

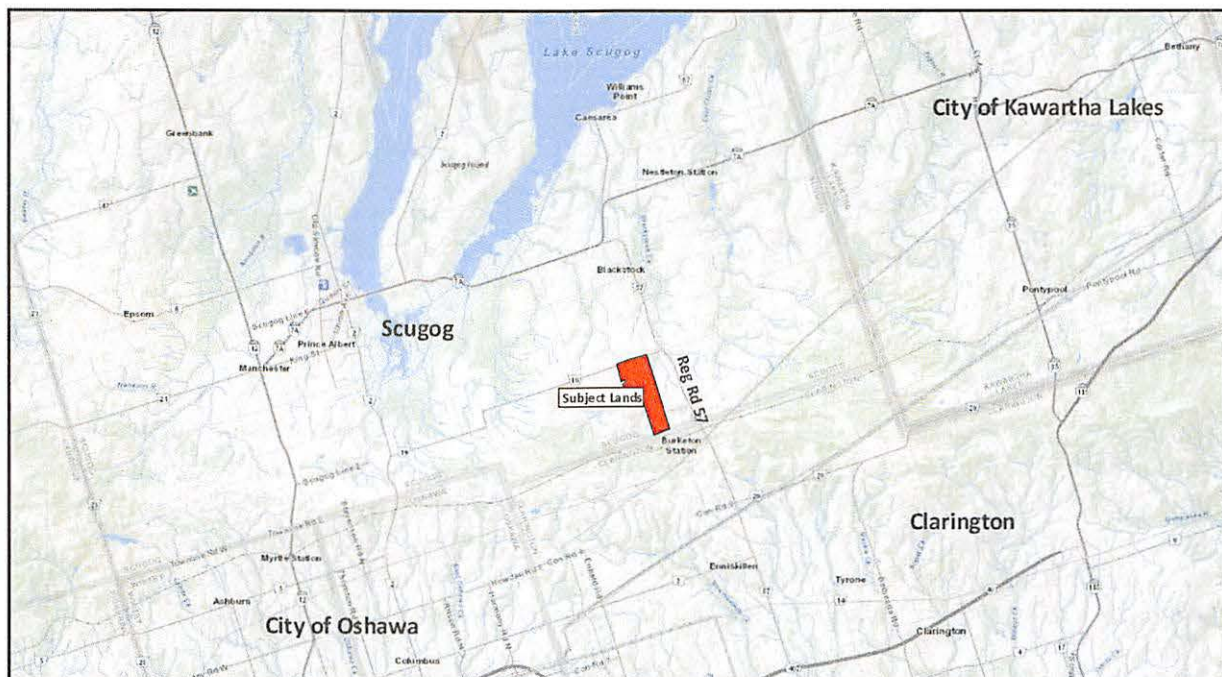


Figure 1 – Location Map



### 3. PROPOSAL

The severed lot would have a size of approximately 0.4 ha (0.99 ac) and frontage of approximately 70 m along Old Scugog Rd. The proposed retained lot would have a lot size of approximately 55.6 ha (137.4 ac) and a frontage of 293.3 m along Boundary Rd (*the shortest lot line fronting a public road*) and 544.8 m along Old Scugog Road. These dimensions are confirmed on the Sketch for Severance and Draft Reference Plan prepared by Coe Fisher Cameron and attached as *Attachment A*.

The severed lot includes the existing bungalow, well and septic, with the retained lot continuing to be used for field crops and trees. The land used for the proposed severed lot contains no farmable land, so there would be no risk of agricultural fragmentation or loss of viable farmland.

The proposed severance is illustrated in *Figure 2*, below. A professional Sketch for Severance and Draft R-Plan, prepared by Coe Fisher Cameron Surveyors has been included in this report as *Attachment A*.



Figure 2 - Preliminary Severance Sketch



## 4. POLICY REVIEW

### 4.1. Provincial Planning Statement (PPS)

The Provincial Planning Statement was approved by the Lieutenant Governor in Council and came into effect October 20, 2024, replacing the 2020 version of the Provincial Policy Statement.

Section 2.5 outlines policies for Rural Areas in Municipalities. Subsection 2.5.1 states that, healthy, integrated and viable rural areas should be supported by building upon rural character, leveraging rural amenities and assets; and providing opportunities for economic activities in Prime Agricultural Areas. Subsection 2.5.2 states that, rural settlement areas shall be the focus of growth and development.

Section 2.6 outlines policy for Rural Lands in Municipalities. Subsections 2.6.1-4 discusses, permitted uses in Rural Lands, that development should be promoted if it can be sustained by rural service levels and infrastructure, and that agricultural land should be protected. Subsection 2.6.5 states that, the creation of new lands shall comply with the Minimum Distance Separation Formulae.

Section 4.3 directs policy for Agriculture. This section emphasizes the importance of protecting agricultural lands and practices to ensure its long-term economic and productive prosperity. Subsection 4.3.3 outlines policy for Lot Creation and Lot Adjustments. It states that, lot creation in Prime Agricultural Areas is discouraged and may only be permitted under certain circumstances. Subsection 4.3.3.1.c) directs that, one circumstance is if the consent is for, *“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.*

Subsection 4.3.3.3 states that, *“the creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 4.3.3.1. c).”*

***The severance is for a surplus farmhouse that is not needed by the property owners, nor their employees and will include a severed lot of 0.4 ha. The retained parcel will retain all of the farming infrastructure and arable land, so there is no risk of agricultural fragmentation. As such, it is our opinion that the proposed Zoning By-law Amendment conforms to the PPS.***



#### 4.2. Natural Heritage System

The Natural Heritage System Areas are associated with the Niagara Escarpment, Oak Ridges Moraine, Greenbelt, and a Places to Grow: Growth Plan for the Greater Golden Horseshoe plans, and is established by the Ministry of Natural Resources and Forestry. The subject property is identified as being within the Natural Heritage System and as having a non-provincially significant wetland across the middle of the site, a small portion of significant wetland further north, and woodland in the same areas and throughout the south-eastern corner (*Figure 3*).

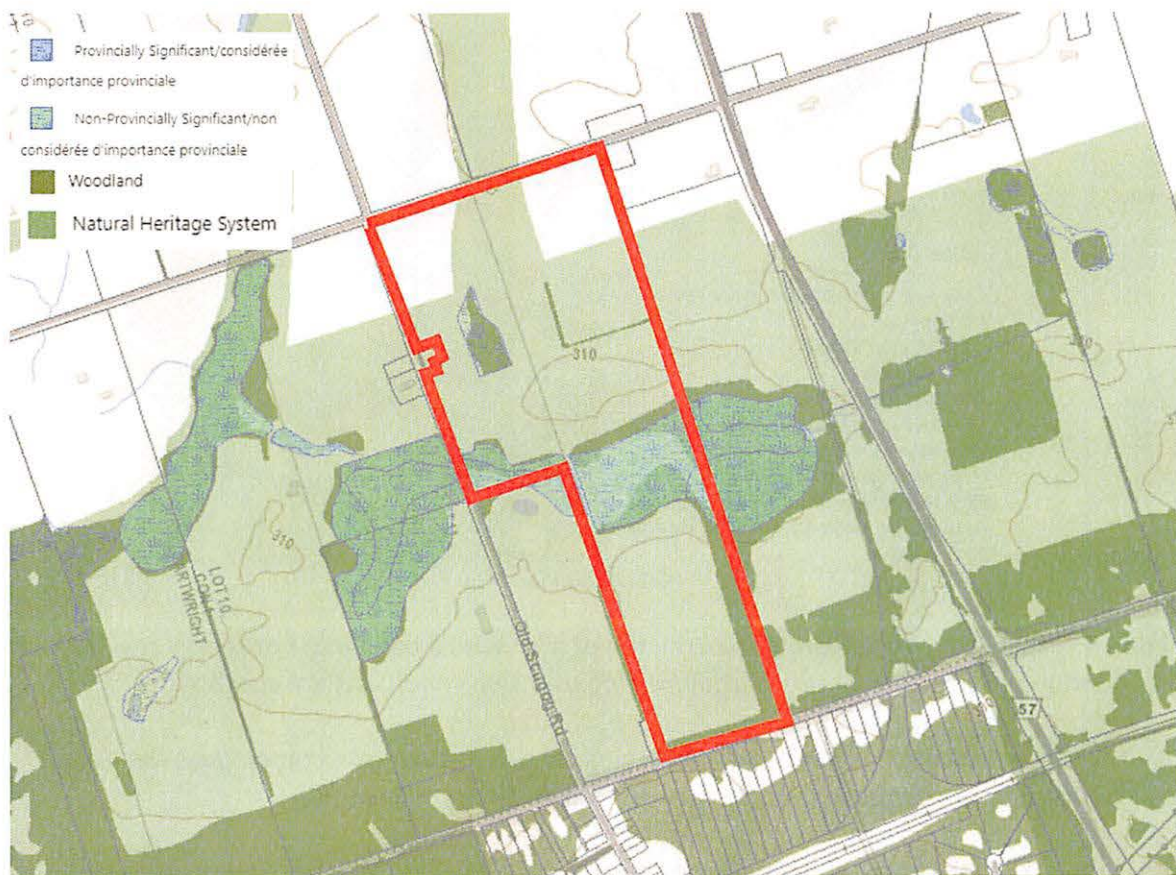


Figure 3 – Natural Heritage System Map

***The severed lot does not contain any Natural Heritage Features, but is located within the Natural Heritage System.***

#### 4.3. Greenbelt Plan 2017

The Greenbelt is a cornerstone of the Greater Golden Horseshoe Growth Plan. The Greenbelt Plan 2017 was approved by the Provincial Government and came into effect July 1, 2017. This document has been reviewed as it relates to the severance of the surplus farm dwelling. *Figure 4 -Greenbelt Plan* below shows the property as being within the "Oak Ridges Moraine Areas" designation.





Figure 4 – Greenbelt Plan Map Excerpt

Section 4.6. f) specifically speaks to the creation of a lot with a habitable house as a result of a farm consolidation provided the house was *an existing use*. Two conditions are specified:

- i. *The severance will be limited to the minimum size needed to accommodate the use and appropriate sewage and water services; (and)*
- ii. *The planning authority ensures that a residential dwelling is not permitted in perpetuity on the retained lot of farmland created by this severance. Approaches to ensuring no new residential dwellings on the retained lot of farmland may be recommended by the Province, or municipal approaches that achieve the same objective should be considered.*

A residence surplus to a farming operation is defined as, “*an existing farm residence that is rendered surplus as a result of farm consolidation.*”

A farm consolidation is defined as, “*the acquisition of additional farm parcels to be operated as one farm operation.*”

Existing use is defined as, “*uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004.*”



***Based on this review, the proposal meets the requirements of the Greenbelt Plan, 2017. The available documentation of the existence of the house on December 16, 2004 is reviewed in Section 6.***

#### *4.4. Oak Ridges Moraine Conservation Plan (2017) (ORMCP)*

The Oak Ridges Moraine Conservation Plan (2017) (ORMCP) is divided into 4 designations (Natural Core, Natural Linkage, Countryside, and Settlement Areas). The subject farm is within the Natural Linkage and Countryside Areas designations.

An excerpt has been taken from the OMAFRA Make a Map, using the GIS layering of the ORM areas over the base map and lotting map (*Figure 5*). This shows the subject farm is largely within the Natural Linkage Areas, with two inclusions of Countryside Areas in the northern portion.



*Figure 5 – Oak Ridges Moraine Conservation Plan Mapping Excerpt*

Part 2 of the plan outlines policy for the Land Use Designations. Section 6.1(a) says that, “*nothing in the Plan applies to prohibit the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose.*”



***The house subject to this proposal is a legal use that existed prior to November 15, 2001. Approval of the application does not change the house, the location or the intended or actual use of the house.***

Section 10 describes Natural Linkage Areas as, “areas forming part of a central corridor system that support or have the potential to support movement of plants and animals among the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors” and Countryside Areas as, “areas of rural land use such as agriculture, recreation, residential development, Rural Settlements, mineral aggregate operations, parks and open space. Rural Settlements, which form part of Countryside Areas and are existing hamlets or similar existing small communities, generally long established and identified in official plans, are also shown on the land use designation map referred to in Section 2.”

***It appears that the actively used farmland on the subject lands is better described in the definition of Countryside Areas, than the definition of Natural Linkage Areas.***

Section 12 says the purpose of Natural Linkage Areas is to, “maintain, and where possible improve or restore, the ecological integrity of the Plan Area, and to maintain, and where possible improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors.”

***Approval of the proposal will not change the ability of these lands to maintain the ecological integrity of the Plan Area.***

Part 4 outlines Specific Land Use Policies, including those for lot creation. It states that, a lot may be created only in the following circumstances, and subject to Section 15, Subsections (2), (3), (4) and (5) of this section, and Part 3:

- 1) “Where the owner and operator of a farming operation acquire land to consolidate into the farming operation, a lot on which is situated a habitable residential dwelling that existed before July 1, 2017 and that after the consolidation has become surplus to the consolidated farming operation may be severed from the lot of the consolidated farming operation but only if,
  - i. the new lot will be limited to the minimum size that is needed to accommodate a residential use and the required sewage and water services, and
  - ii. no new residential dwellings will be constructed on a remnant parcel of farmland created by the severance.
- 2) Severance of two or more lots for agricultural uses where the lot size of the severed and retained lots is at least 100 acres.
- 3) Acquisition of land for the development of infrastructure in accordance with the requirements set out in Section 41.
- 4) The addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used.



- 5) *Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation.*
- 6) *Severance from each other of parts of a lot that are devoted to different uses, but only if the uses are legally established at the time of the application for severance."*

Section 15 outlines policy for New Lots in the Countryside Areas. ***The proposed severed lands would be within the Natural Linkage designation, so these policies do not apply to the subject application.***

***The severance meets the policy of this section, as the property was purchased to legally consolidate with the Swain Beef farming operation; the existing dwelling was constructed well before 2017; the severed lot is minimum in size; the Zoning By-law Amendment will restrict the retained lot from developing any new dwellings; and the retained lands are larger than 100 ac.***

Part (3) of this section provides the permitted uses in the Natural Linkage Areas as:

- *Fish, wildlife and forest management*
- *Conservation projects and flood and erosion control projects*
- *Agricultural uses*
- *Infrastructure uses*
- *Home businesses*
- *Home industries*
- *Bed and breakfast establishments*
- *On-farm diversified uses, subject to Subsection (4)*
- *Low-intensity recreational uses as described in Section 37*
- *Unserviced parks*
- *Mineral aggregate operations*
- *Wayside pits*
- *Agriculture-related uses, subject to Subsection (4)*
- *Uses accessory to the uses set out in paragraphs 1 to 13.*

Section 22, Subsection 3 states that an application for site alteration for land within the minimum area of influence that relates to a key natural heritage feature, but is outside the actual feature shall be accompanied by a Natural Heritage Evaluation under Section 23.

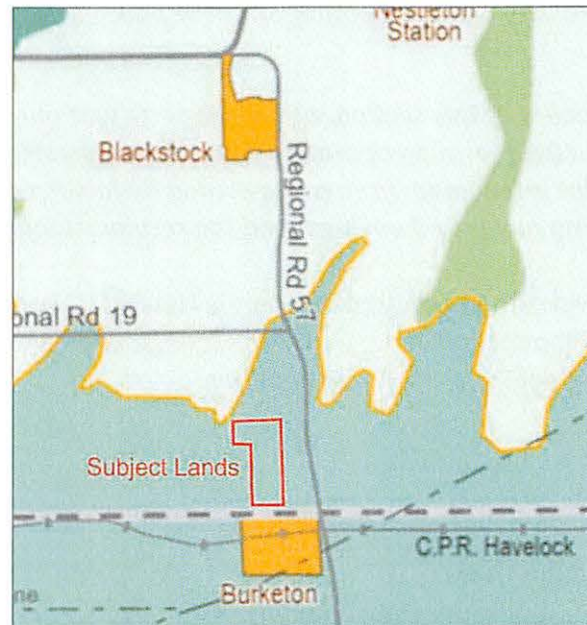
***A single detached dwelling is not mentioned as a permitted use; however, it would be included as an accessory use to the permitted Agricultural use for the subject property. The approval of the proposal will not change the current usage of the existing dwelling and no further residential uses will be permitted on the retained lands.***

***It is our opinion, that the conditionally approved severance of this surplus farmhouse meets the intent of the Oak Ridges Moraine Conservation Plan.***



#### 4.5. Durham Region Official Plan

The Durham Region Official Plan was approved by the Minister of Municipal Affairs and Housing September 3, 2024. The ROP designates the subject lands as, "Oak Ridges Moraine" as shown on Map 1 – Regional Structure – Urban & Rural System (Figure 6).



**Map 1.**  
**Regional Structure – Urban & Rural Systems**

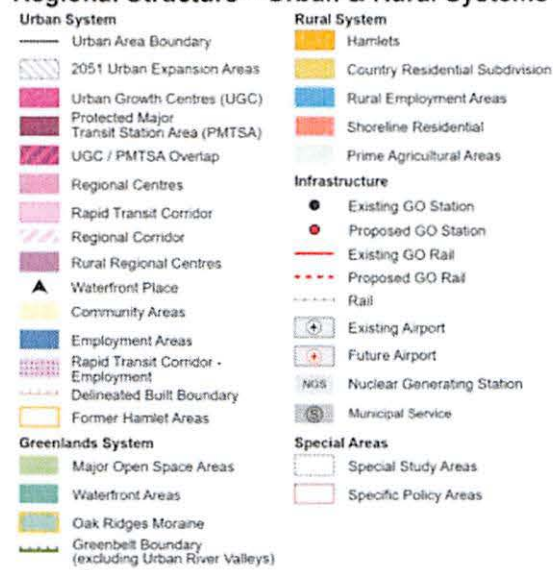
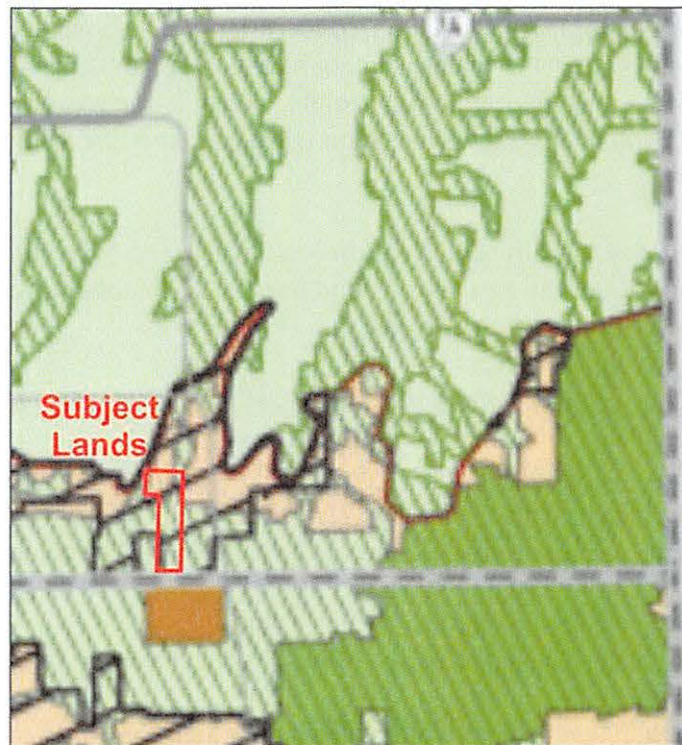


Figure 6 – Durham Region Official Plan Excerpt, Map 1

Map 2b – Provincial Oak Ridges Moraine Conservation Plan and Greenbelt Plan Land Use Designations (Figure 7), further defines the ORM areas and places the subject farm within the 'Natural Linkage Area', with 'Countryside Area' designation in the northern portion of the farm, and



the 'Oak Ridges Moraine – Prime Agricultural' and the 'Oak Ridges Moraine Natural Core and Natural Linkage Areas' overlay over the entire property.



**Map 2b.**  
**Provincial Oak Ridges Moraine**  
**Conservation Plan and Greenbelt**  
**Plan Land Use Designations**

- Provincial Natural Heritage System**
- Greenbelt Natural Heritage System
  - Growth Plan Natural Heritage System
  - Oak Ridges Moraine Natural Core and Natural Linkage Areas
- Oak Ridges Moraine Land Use**
- Oak Ridges Moraine Conservation Plan Boundary
  - Natural Core Area
  - Natural Linkage Area
  - Countryside Area
  - Settlement Area
  - Rural Settlement
  - Oak Ridges Moraine - Prime Agricultural
- Greenbelt Designations**
- Greenbelt Plan Boundary (excluding Urban River Valleys)
  - Protected Countryside
  - Urban River Valley
- Lake Simcoe Protection Plan**
- Lake Simcoe Protection Plan Boundary

Figure 7 – Durham Region Official Plan Excerpt, Map 2b



Chapter 6 outlines policy for the Rural System, which includes Prime Agricultural Areas. Subsection 6.2 i) notes an objective of the Prime Agricultural Areas to be *'support agriculture as the predominant land use within the Prime Agricultural Areas designation and enhance the long-term viability and productivity of agriculture for future generations.'* The policies for this designation continue emphasizing the importance of preventing further fragmentation and loss of agricultural land caused by lot creation and redesignation; avoiding adverse impacts on the agricultural system; compliance with the Minimum Distance Separation Formulae; and discouraging new non-agricultural related uses.

Subsection 6.4 directs policy for Rural Lot Creation and Severances. The objective of this section is to discourage fragmentation of the agricultural land base and promote consolidation of agricultural parcels. Relevant policies of this section include:

- 6.4.4 *Not support the creation of parcels of land for agricultural uses less than 40 hectares.*
- 6.4.6 *Require that, notwithstanding Policy 6.4.5, a severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm may be granted, provided that:*
- a) *the dwelling is not needed for a farm employee;*
  - b) *the farm parcel to be acquired is of a size which is viable for farming operations;*
  - c) *the dwelling was in existence in accordance with the date set out in the applicable provincial policy;*
  - d) *the farm parcel to be acquired is zoned to prohibit any further severances and the establishment of any residential dwelling;*
  - e) *the applicant is a bona-fide farmer, meaning the applicant is actively engaged in farming and derives income from farming; the farming income must be obtained from activities which are considered agricultural uses. Growing food for your family, or as a hobby, does not qualify as farming;*
  - f) *farm consolidation shall be a condition of approval;*
  - g) *the surplus dwelling was not originally constructed as an accessory farm dwelling;*
  - h) *the maximum size of the surplus dwelling lot shall be the size required for private servicing, minimizing to the extent possible, the lot area taken out of agricultural production;*
  - i) *the shape and dimensions of the surplus farm dwelling lot shall:*
    - i) *not impede agricultural operations in the retained land;*
    - ii) *generally, not exceed a certain depth, i.e. 122 metres (400 feet); and*
  - j) *discourage further severances from the acquired farm parcel.*

***The severance is for a surplus farmhouse that is not required for the property owners or their employees; is located within the Oak Ridges Moraine Area as per the Greenbelt Plan; the proposed Zoning By-law Amendment will prohibit any further severances and residential development; and maintain the retained parcel greater than 40 ha.***



Chapter 7 outlines policy for the Protected Greenlands System, which includes the Oak Ridges Moraine. A prominent objective of these policies is to ensure the protection and enhancement of the Region's natural environment. Subsection 7.1.3 states that development proposals within the Greenlands System are required to demonstrate how the following have been addressed:

- a) preservation, enhancement and restoration of biodiversity and ecological goods and services;*
- b) protection, enhancement and restoration of groundwater resources;*
- c) sequestration of carbon and minimization of impacts on air quality;*
- d) protection of habitats for plants, fish and wildlife;*
- e) implementation of flood and erosion control; and*
- f) protection of scenic and recreational values.*

This section continues by stating that it is the policy of Council to:

7.1.5 *"Protect agricultural uses...as components of the Greenlands System outside of the Urban Area."*

7.1.19 *Limit new permitted uses within areas of the Oak Ridges Moraine, as shown on Map 2b to:*

- a) within Natural Core Areas: conservation and resource management, uses accessory to existing residential uses, infrastructure, low-intensity recreational uses and unserviced parks, agricultural uses and accessory uses, as well as on-farm diversified uses and agriculture-related uses in Oak Ridges Moraine Prime Agricultural Areas, provided they meet the policies of the Oak Ridges Moraine Conservation Plan;*
- b) within Natural Linkage Areas: uses identified in a) above, as well as mineral aggregate operations, wayside pits and accessory uses, provided they meet the policies of the Oak Ridges Moraine Conservation Plan; and*
- c) within Countryside Areas: uses identified in a) and b) above, as well as agriculture-related uses and on-farm diversified uses, small-scale commercial, industrial, institutional uses and major recreational uses, consistent with the policies of this Plan.*

7.1.27 *Prohibit development and site alteration within key natural heritage features and/or key hydrologic features and their related minimum vegetation protection zones. Conservation and resource management, low-intensity recreational uses, and development and site alteration within the habitat of endangered and threatened species may be permitted, in accordance with the policies of the Oak Ridges Moraine Conservation Plan.*

7.1.32 *Require that applications for development or site alteration be reviewed to ensure that planning and construction practices maintain connectivity between key natural heritage features, key hydrologic features and adjacent lands within Natural Core Areas and Natural Linkages Areas.*

7.1.37 *Permit area municipalities to be more restrictive in their official plans or zoning by-laws, except as limited by the Oak Ridges Moraine Conservation Plan (i.e., regarding mineral aggregate operations, wayside pits and agricultural uses).*



Chapter 11 outlines policy for Implementing the Plan, which includes policy direction for Severances. It states that it is the policy of Council to:

- 11.3.10 *Grant only those severances which conform with the intent of this Plan and this Plan's designations, uses and policies, the zoning by-laws of the respective area municipality and in accordance with the Planning Act. Under no circumstances shall severances be granted that are contrary to this Plan and/or any area municipal official plan.*
- 11.3.11 *Discourage the creation of any lot in an area susceptible to flooding, erosion or any other physical or environmental constraint unless it can be clearly established that the proposed use does not have an adverse effect on such constraints, in accordance with Policy 7.6.3.*
- 11.3.12 *Apply the provincial Minimum Distance Separation formulae, as amended by the province from time to time, and the Environmental Protection Act and regulations to severances, where applicable.*
- 11.3.13 *Ensure all parcels of land are an adequate size for the use proposed, having regard to the topography of the land, the siting of proposed buildings and points of access. Where municipal services do not exist and are not to be provided for the development, regard shall be had to the suitability of the soil conditions to provide for an adequate potable private water supply, and for the installation of a satisfactory private sewage disposal system which complies with the standards of the Ministry of the Environment, Conservation and Parks and the Region.*
- 11.3.14 *Ensure all proposed lots have frontage upon, and access to, a public road maintained by the appropriate authority as open to traffic on a year-round basis and is of a standard of construction adequate to provide for the additional traffic generated by the proposed development.*
- 11.3.15 *Allow the creation of a land-locked parcel, notwithstanding Policy 11.3.14, provided the proposal is accompanied by an overall plan related to land assembly for a future subdivision indicating the approximate extent of the land assembly and provisions for future access.*
- 11.3.16 *In determining whether a plan of subdivision under the Planning Act is necessary, three additional lots may be considered as the maximum number of divisions by severance.*
- 11.3.17 *Ensure severances comply with the provisions of any site plan, subdivision or any other development agreements registered against the title of the subject lands.*

Subsection 10B contains the policies for land use in the Oak Ridges Moraine Area. 10B.1.3 says, the provisions of the Oak Ridges Moraine Conservation Plan shall apply. The ORM policies are reviewed in Section 4.4 of this report.

***The conditionally approved severance conforms to the policies of the Regional Official Plan.***



#### 4.6. Township of Scugog Official Plan

Schedule 'A' of the Scugog Official Plan shows the farm is within the ORM Natural Linkage and ORM Countryside Areas designations (*Figure 8*). The severance area is within the Natural Linkage designation.

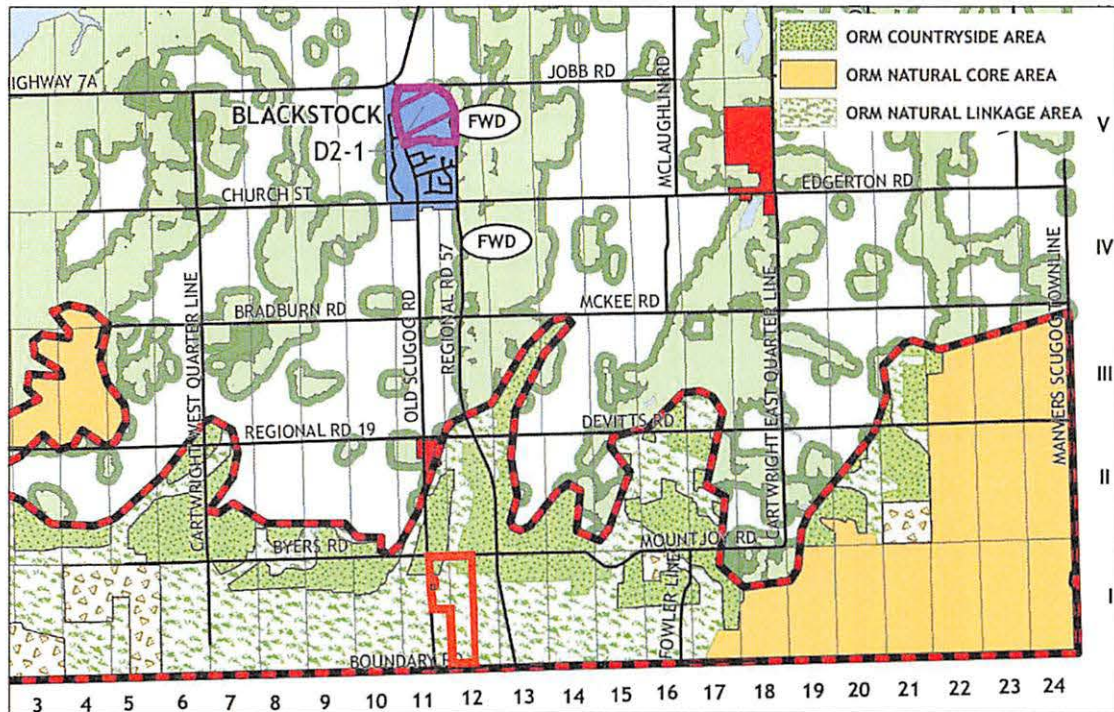


Figure 8 – Township of Scugog Official Plan Excerpt, Schedule 'A'

Section 6.6.2 says, applications for development that conform to the various Plans governing these lands will be considered. The permitted uses are somewhat similar to those within the ORMCP. Existing agricultural uses is one of the permitted uses.

Section 6.13.5 provides policies for Lot Creation. Part a) i). 1, states that, a lot may be created as a "Severance, from a rural lot, or a farm retirement lot or a lot for a residence surplus to a farming operation. The maximum permitted is a cumulative total of one such severance for each rural lot. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total."

Section 9.13.5 permits the creation of a lot within Prime Agricultural Areas, for a residence surplus to a farming operation, with certain conditions.

***Based on the above, the conditionally approved severance conforms to the local Official Plan policies.***

#### 4.7. Township of Scugog Zoning By-law No. 14-14

Land use in the Township of Scugog is regulated by Zoning By-law 14-14. The subject lands are zoned within the ORM-AG, ORM-AG(H), and ORM-EP zones (*Figure 9*).



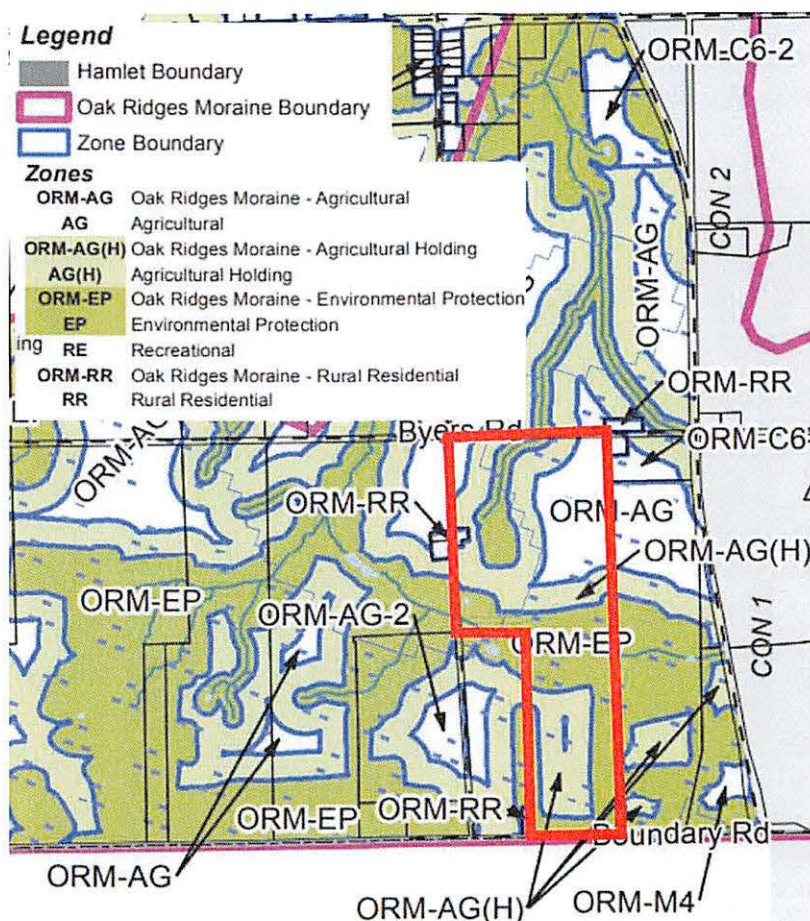


Figure 9 – Township of Scugog Zoning By-law No. 14-14 Excerpt

Part 7 provides further information on the use of lands within the Oak Ridges Moraine. A Single Detached Dwelling is a permitted use in the ORM-AG zone. The existing dwelling is in the ORM-AG(H) zone, and therefore is a permitted use.

Subsection 7.3 outlines the minimum standards for Rural Area Zones, including the ORM-AG, ORM-AG(H), and ORM-EP zones, which are illustrated in the table below.

| ZONE   | LOT AREA   | LOT FRONTAGE | FRONT YARD | REAR YARD | INTERIOR SIDE YARD | EXTERIOR SIDE YARD |
|--------|------------|--------------|------------|-----------|--------------------|--------------------|
| ORM-AG | 40 ha      | 90 m         | 15 m       | 15 m      | 6 m                | 15 m               |
| ORM-EP | No minimum | No minimum   | 15 m       | 15 m      | 6 m                | 15 m               |

Part 8 outlines regulations for Rural Residential Zones. The severed lot is required to be rezoned to a rural residential lot (Oak Ridges Moraine Rural Residential), these regulations are applicable. Subsection 8.2 notes that single detached dwellings are a permitted use. Subsection 8.2 outlines the minimum standards for rural residential zones, including the ORM-RR. These are illustrated in the table below.



| ZONE        | LOT AREA             | LOT FRONTAGE | FRONT YARD | REAR YARD | INTERIOR SIDE YARD | EXTERIOR SIDE YARD |
|-------------|----------------------|--------------|------------|-----------|--------------------|--------------------|
| ORM-RR      | 4,000 m <sup>2</sup> | 30 m         | 10 m       | 10 m      | 3 m (1)            | 10 m               |
| Severed Lot | 4,000 m <sup>2</sup> | 70.1 m       | 16.47 m    | 24.35 m   | 7.14 m             | n/a                |

(1) Where a dwelling has an attached garage, the required interior side yard abutting the attached garage shall be 1.2 m.

***Based on this review, it is my opinion that the severed lot should be rezoned to the ORM-RR zone and complies with the zone provisions.***

***In order to comply with the Official Plan provisions, the retained lot will need to be rezoned to prohibit residential development. Agricultural uses will continue to be permitted.***

## 5. KAWARTHA CONSERVATION

The subject lands are within the Kawartha Conservation Watershed. A review of watershed mapping shows that the subject lands include Regulated Areas (Figure 10). KC Staff were invited to the Pre-consultation Meeting held on August 1, 2024; however, they were not in attendance but provided comments that they have no concerns with the severance and that no circulation or fee will be required for the proposed severance. They will be circulated as part of the Zoning By-law Amendment submission and if there are any revisions required, we will address them as necessary. However, the severance does not include any physical site alteration or development, and the surplus farmhouse is an existing use. As such, the proposed severance does not pose any adverse impacts to the natural features on or adjacent to the site and is in compliance with the applicable regulatory requirements.

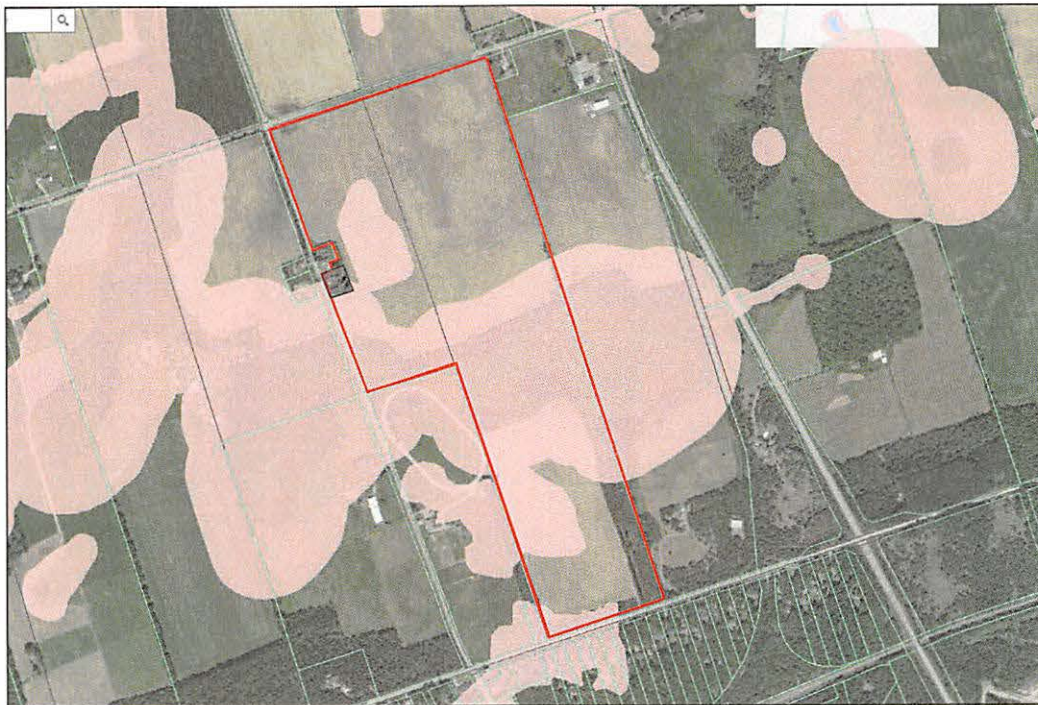


Figure 10 – Kawartha Conservation Regulated Areas



## 6. PLANNING OPINION/CONCLUSIONS

Clark Consulting Services was retained to review a proposal for a surplus farmhouse severance. The subject surplus farmhouse is an existing use that is of an age that meets all of the minimum age categories within the applicable planning policies. A Pre-consultation Meeting was held with Regional and Municipal Planning Staff on August 1, 2024. No concerns were raised as a result of this Pre-consultation. There are three properties that directly abut the subject property – 10700 Old Scugog Road; 10529 Old Scugog Road; and 2190 Boundary Road. According to our research from ONLand, these properties appear to have been severed in 1967 or before (*the previous property owner believing it was around 1947*).

As referenced earlier in this report, one of the criteria in the Greenbelt Plan, and also noted in the Township of Scugog Pre-consultation & Complete Application Submission requirements, requires proof that the use of the residence was in existence as of December 16, 2004. The historic image of the property from 2002, reproduced below as *Figure 11*, illustrates that the house existed on this site prior to the 2004 date. To provide further evidence of this historic fact, a series of agencies have been contacted by both CCS and the owner. A listing of the inquiries made has been provided in *Attachment B*.

### Historical Aerial Imagery for Consent Application



Figure 11 – Historic Aerial Photo from 2002



Clark Consulting Services respectfully requests that the Township of Scugog receive this information in support of the proposed Zoning By-law Amendment required as a condition of the approval of the non-abutting surplus farmhouse severance at 10651 Old Scugog Road. It is our opinion that the proposed zoning of the severed lot as ORM-RR conforms to all applicable policy at the provincial, regional, and municipal level. The zoning of the retained lot is proposed to prohibit residential development. This Zoning By-law Amendment submission is intended to satisfy Condition No. 1 of the Notice of Decision for Consent LD 04/2025.

Sincerely,



Bob Clark, *P.Eng., P.Ag., MCIP, RPP, OLE*  
Principal Planner

#### **FIGURES**

- Figure 1 – Location Map
- Figure 2 – Preliminary Severance Sketch
- Figure 3 – Natural Heritage System Map
- Figure 4 – Greenbelt Plan Map
- Figure 5 – Oak Ridges Moraine Conservation Mapping
- Figure 6 – Durham Region Official Plan Map 1 excerpt
- Figure 7 – Durham Region Official Plan Map 2b excerpt
- Figure 8 – Township of Scugog Official Plan Excerpt, Schedule 'A'
- Figure 9 – Township of Scugog Zoning By-law No. 14-14 Excerpt
- Figure 10 – Kawartha Conservation Regulated Areas
- Figure 11 – Historic Aerial Photo from 2002

#### **ATTACHMENTS**

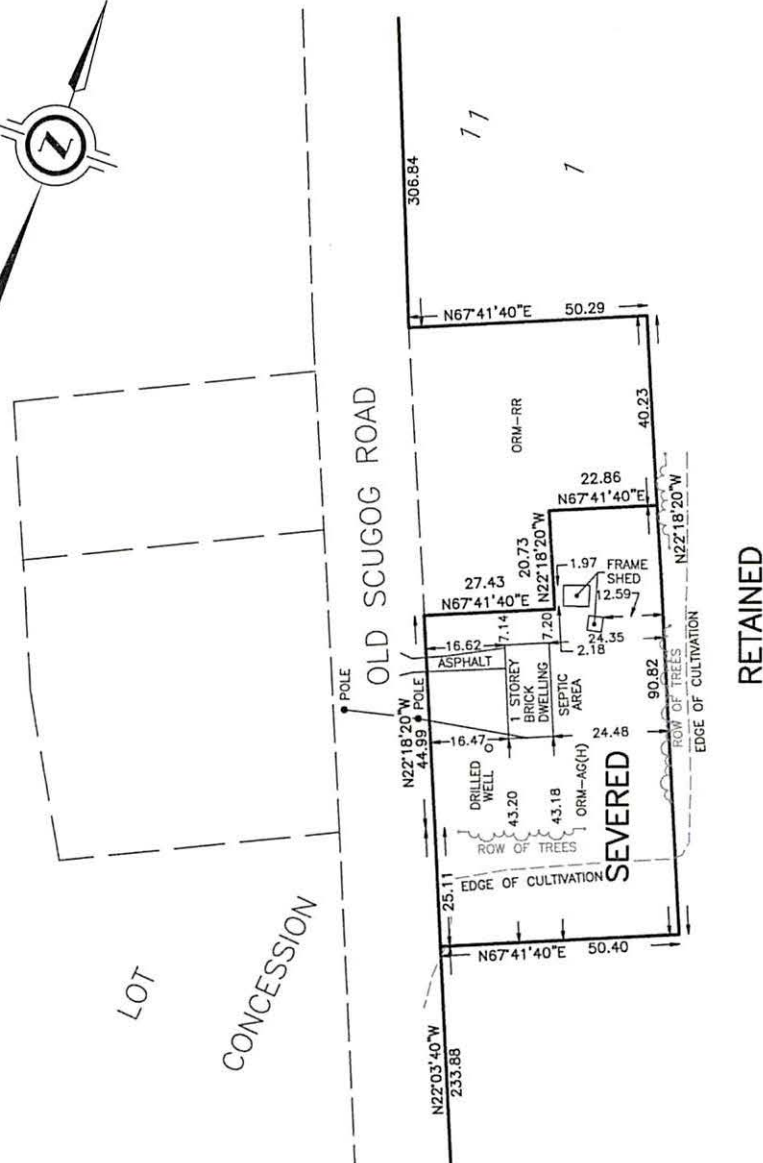
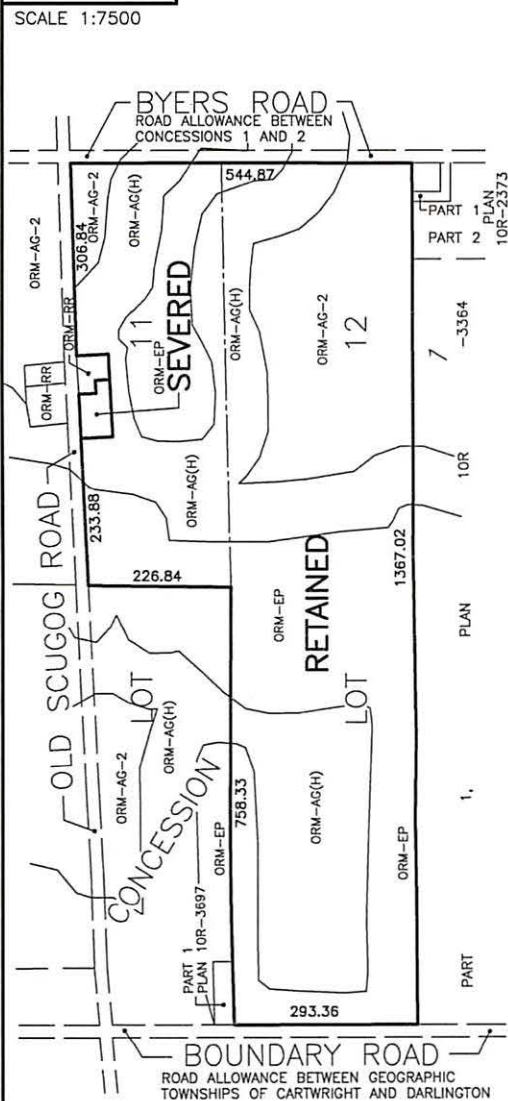
- Attachment A – Sketch for Severance and Draft R-Plan (prepared by Coe Fisher Cameron)
- Attachment B – Historic Documentation Contacts/Inquiries



**ATTACHMENT A**  
*Sketch for Severance*  
*Draft RPlan*  
*(prepared by Coe Fisher Cameron)*



## SCALE 1:7500



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**METRIC** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SUBJECT LANDS

PART OF LOT 11, CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF CARTWRIGHT  
NOW IN THE TOWNSHIP OF SCUGOG  
REGIONAL MUNICIPALITY OF DURHAM  
BEING PIN 26764-0032(LT)

TOTAL AREA = 56.01 ha. (138.40 ac.)

SEVERED

AREA = 0.40 ha. (1.00 ac.)

RETAINED

AREA = 55.61 ha. (137.41 ac.)

CURRENT ZONING:

ORM-AG(H) OAK RIDGES MORaine - AGRICULTURAL HOLDING

**CAUTION:**

THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.



COE FISHER CAMERON  
LAND SURVEYORS

A Division of J.D. Barnes Limited  
3 COMMERCE PLACE, UNIT 201, LINDSAY, ON K9V 0N5  
T: (705) 324-4152 F: (705) 324-8406 [www.jdbarnes.com](http://www.jdbarnes.com)

**SURVEYING  
MAPPING  
DIS**

|     |       |
|-----|-------|
| DBR | DRAWN |
|-----|-------|

GGH CHECKED

DATED: 10/10/2000

12/18/2024  
Ref. No.

24-17-177-00

BYERS ROAD  
ROAD ALLOWANCE BETWEEN  
CONCESSIONS 1 AND 2

| SCHEDULE |                   |            |                           |          |
|----------|-------------------|------------|---------------------------|----------|
| PART     | LOT               | CONCESSION | PIN                       | AREA     |
| 1        | PART OF<br>LOT 11 | 1          | PART OF<br>26764-0032(LT) | 0.40 Ha. |

PLAN OF SURVEY OF  
**PART OF LOT 11**  
**CONCESSION 1**  
GEOGRAPHIC TOWNSHIP OF CARTWRIGHT  
NOW IN THE  
**TOWNSHIP OF SCUGOG**  
REGIONAL MUNICIPALITY OF DURHAM  
SCALE 1 : 750

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 450mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:750  
J.D. BARNES LIMITED

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN  
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS  
A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17,  
NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY  
THE COMBINED SCALE FACTOR OF 0.999934.

FOR BEARING COMPARISONS, A ROTATION OF 1°37'20" COUNTER-CLOCKWISE WAS  
APPLIED TO BEARINGS ON P1.

**LEGEND**

|      |         |                                                                              |
|------|---------|------------------------------------------------------------------------------|
| ■    | DENOTES | SURVEY MONUMENT FOUND                                                        |
| □    | DENOTES | SURVEY MONUMENT SET                                                          |
| SIB  | DENOTES | STANDARD IRON BAR                                                            |
| SSIB | DENOTES | SHORT STANDARD IRON BAR                                                      |
| IB   | DENOTES | IRON BAR                                                                     |
| RIB  | DENOTES | ROUND IRON BAR                                                               |
| CAH  | DENOTES | CARTER HORMWOOD LIMITED, O.L.S.                                              |
| 1106 | DENOTES | M.D. BROWN O.L.S.                                                            |
| OU   | DENOTES | ORIGIN UNKNOWN                                                               |
| MEAS | DENOTES | MEASURED                                                                     |
| P1   | DENOTES | PLAN BY M.D. BROWN O.L.S. DATED MAY 22, 1969<br>ATTACHED TO INST. No. N42429 |
| P2   | DENOTES | PLAN 57R-28594                                                               |

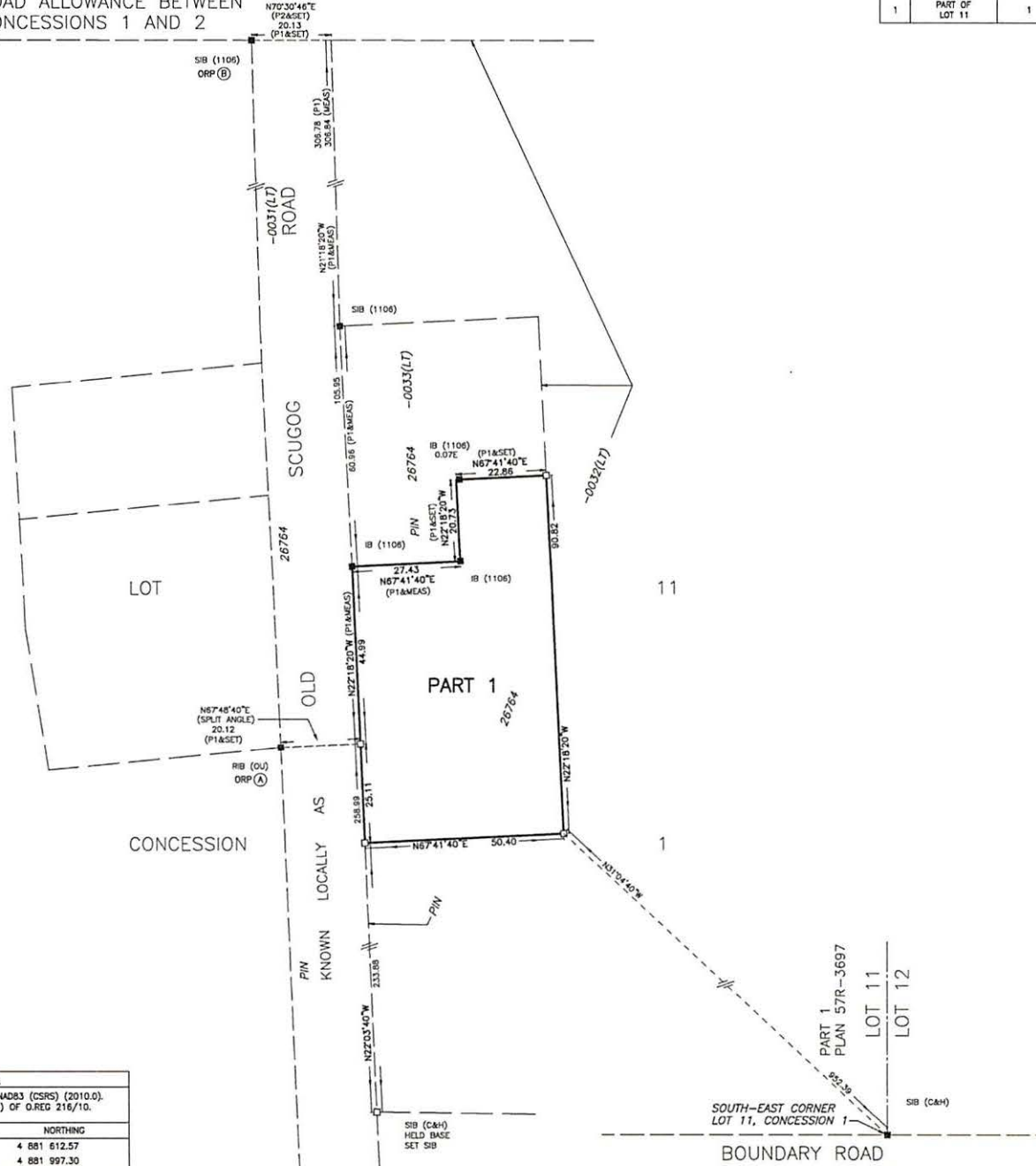
**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE  
REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE XX DAY OF XXXXX, 202X

DATE \_\_\_\_\_ GERALD G. HICKSON  
ONTARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXXX

|                                                                                                                                                                                                                                                                                  |  |                   |  |                 |  |                             |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------|--|-----------------|--|-----------------------------|--|
|  <b>COE FISHER CAMERON</b><br>LAND SURVEYORS<br>A Division of J.D. Barnes Limited<br>3 COMMERCIAL PLACE, UNIT 201, LINDSAY, ONTARIO<br>T: (705) 324-4152 F: (705) 324-4406 www.jdbarnes.com |  | DRAWN BY: DBR     |  | CHECKED BY: GGH |  | REFERENCE NO.: 24-17-177-00 |  |
|                                                                                                                                                                                                                                                                                  |  | DATED: 12/18/2024 |  |                 |  |                             |  |

| INTEGRATION DATA                                                                                                                         |            |              |  |
|------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|--|
| OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).<br>COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10. |            |              |  |
| POINT ID                                                                                                                                 | EASTING    | NORTHING     |  |
| ORP (A)                                                                                                                                  | 676 085.99 | 4 881 612.57 |  |
| ORP (B)                                                                                                                                  | 675 913.93 | 4 881 997.30 |  |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH<br>CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.                                  |            |              |  |
| THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 413.72 N21°33'55"W                                                                      |            |              |  |



## ATTACHMENT B

### *Historic Documentation Contacts/Inquiries*

1. ***Historic Imagery from 2002*** – received from Township of Scugog Planning Staff (illustrated in the PJR as Figure 11)
2. ***Durham Region Sewage System Records Inquiry – May 29, 2025***  
-response to owner received that they were unable to locate any files
3. ***Township of Scugog Building Department – Building Permit Record Inquiry – May 26, 2025***  
-response to owner received that there were no records or files
4. ***Utility Bills/Rental Agreements***  
-the owner does not have any records on file as they didn't purchase the property until 2018
5. ***MPAC Assessment for 10651 Old Scugog Road – Generated June 10, 2025*** –  
received from Township of Scugog Planning Staff (included with Attachment B)



#182004001002200 CMV - Current Maintenance View

CVA • \$1,051,000



Municipal Address  
10651 OLD SCUGOG RD  
  
Property Code  
Farm with residence - with or without secondary structures; no farm outbuildings  
  
Legal Description  
CON 1 PT LOT 11,12

[@jasd1001](#) [© Mapbox © OpenStreetMap](#) Improve this map

Property Summary

| Property Status | Property Series | Roll Create Date | Tenant Tax Liable | Apportionments | Assessment Office | Upper Tier                      | Municipality    | BIA |
|-----------------|-----------------|------------------|-------------------|----------------|-------------------|---------------------------------|-----------------|-----|
| A               | Farm            | 1979-07-11       | No                | -              | Durham            | REGIONAL MUNICIPALITY OF DURHAM | Scugog Township | -   |
| SRA1            | SRA2            | SRA3             | SRA4              | SRA5           | SRA6              |                                 |                 |     |
| -               | -               | -                | -                 | -              | -                 |                                 |                 |     |

Enumeration

| Ward | Poll | Suffix |
|------|------|--------|
| 04   | 000  | 0      |

Site

| Area     | Frontage               | Depth |
|----------|------------------------|-------|
| 139.36ac | -                      | -     |
| Zoning   | Site Access            |       |
| RU       | Year Round Road Access |       |

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Assessment

Apportionments

| ID   | Type | Unit Class | RTC | RTQ | Allocation % | Value     |
|------|------|------------|-----|-----|--------------|-----------|
| 9802 | OWNR | FRU        | R   | T   | 100.0%       | \$146,600 |
| 9803 | OWNR | FL         | F   | T   | 100.0%       | \$866,400 |
| 9804 | OWNR | FF         | E   | -   | 100.0%       | \$38,000  |

Phase-In

|                  | Starting  | 2017      | 2018      | 2019      | Destination |
|------------------|-----------|-----------|-----------|-----------|-------------|
| OWNR             | \$558,987 | \$635,840 | \$712,694 | \$789,547 | \$866,400   |
| OWNR             | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |
| OWNR             | \$33,705  | \$34,779  | \$35,853  | \$36,926  | \$38,000    |
| TOTAL (Property) | \$723,092 | \$805,069 | \$887,047 | \$969,023 | \$1,051,000 |

Events Timeline (Detailed)

| Event Type | Status    | Total Assessment | Sale Amount | Date Published | CVA Change | % Change | Nature of Changes     | Class Change | History Reason          | RTC | RTQ | Starting  | 2017      | 2018      | 2019      | Destination |           |
|------------|-----------|------------------|-------------|----------------|------------|----------|-----------------------|--------------|-------------------------|-----|-----|-----------|-----------|-----------|-----------|-------------|-----------|
| CMV        | -         | \$1,051,000      | -           | -              | 0          | 0%       | -                     | No           | -                       | F   | T   | \$558,987 | \$635,840 | \$712,694 | \$789,547 | \$866,400   |           |
|            |           |                  |             |                |            |          |                       |              |                         | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |           |
|            |           |                  |             |                |            |          |                       |              |                         | E   | -   | \$33,705  | \$34,779  | \$35,853  | \$36,926  | \$38,000    |           |
| ROL        | Published | \$1,051,000      | -           | 2024-12-10     | 0          | 0%       | Admin                 | No           | Roll Creation           | F   | T   | \$558,987 | \$635,840 | \$712,694 | \$789,547 | \$866,400   |           |
|            |           |                  |             |                |            |          |                       |              |                         | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |           |
|            |           |                  |             |                |            |          |                       |              |                         | E   | -   | \$33,705  | \$34,779  | \$35,853  | \$36,926  | \$38,000    |           |
| ROL        | Published | \$1,051,000      | -           | 2023-12-12     | 0          | 0%       | Admin                 | No           | Roll Creation           | E   | -   | \$33,705  | \$34,779  | \$35,853  | \$36,926  | \$38,000    |           |
|            |           |                  |             |                |            |          |                       |              |                         | F   | T   | \$558,987 | \$635,840 | \$712,694 | \$789,547 | \$866,400   |           |
|            |           |                  |             |                |            |          |                       |              |                         | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |           |
| SAN        | Published | \$1,051,000      | -           | 2023-03-13     | 20000      | 2%       | Physical, Stat, Admin | Yes          | Farm Forestry Exemption | E   | R   | T         | \$130,400 | \$134,450 | \$138,500 | \$142,550   | \$146,600 |

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| Event Type | Status    | Total Assessment | Sale Amount | Date Published | CVA Change | % Change | Nature of Changes | Class Change | History Reason | RTC | RTQ | Starting  | 2017      | 2018      | 2019      | Destination |
|------------|-----------|------------------|-------------|----------------|------------|----------|-------------------|--------------|----------------|-----|-----|-----------|-----------|-----------|-----------|-------------|
|            |           |                  |             |                |            |          |                   |              |                | F   | T   | \$558,987 | \$635,840 | \$712,694 | \$789,547 | \$866,400   |
|            |           |                  |             |                |            |          |                   |              |                | E   | -   | \$33,705  | \$34,779  | \$35,853  | \$36,926  | \$38,000    |
| ROL        | Published | \$1,031,000      | -           | 2022-12-13     | 0          | 0%       | Admin             | No           | Roll Creation  | F   | T   | \$570,600 | \$649,050 | \$727,500 | \$805,950 | \$884,400   |
|            |           |                  |             |                |            |          |                   |              |                | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |
| ROL        | Published | \$1,031,000      | -           | 2021-12-14     | 0          | 0%       | Admin             | No           | Roll Creation  | F   | T   | \$570,600 | \$649,050 | \$727,500 | \$805,950 | \$884,400   |
|            |           |                  |             |                |            |          |                   |              |                | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |
| ROL        | Published | \$1,031,000      | -           | 2020-12-15     | 0          | 0%       | Admin             | No           | Roll Creation  | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |
|            |           |                  |             |                |            |          |                   |              |                | F   | T   | \$570,600 | \$649,050 | \$727,500 | \$805,950 | \$884,400   |
| ROL        | Published | \$1,031,000      | -           | 2019-12-10     | 0          | 0%       | Admin             | No           | Roll Creation  | F   | T   | \$570,600 | \$649,050 | \$727,500 | \$805,950 | \$884,400   |
|            |           |                  |             |                |            |          |                   |              |                | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |
| ROL        | Published | \$1,031,000      | -           | 2018-12-11     | 0          | 0%       | Admin             | No           | Roll Creation  | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |
|            |           |                  |             |                |            |          |                   |              |                | F   | T   | \$570,600 | \$649,050 | \$727,500 | \$805,950 | \$884,400   |
| TOS        | -         | \$1,051,000      | \$950,000   | -              | 0          | 0%       | -                 | No           | -              |     |     |           |           |           |           |             |
| ROL        | Published | \$1,031,000      | -           | 2017-12-12     | 0          | 0%       | Admin             | No           | Roll Creation  | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |
|            |           |                  |             |                |            |          |                   |              |                | F   | T   | \$570,600 | \$649,050 | \$727,500 | \$805,950 | \$884,400   |
| TOS        | -         | \$1,051,000      | \$1         | -              | 0          | 0%       | -                 | No           | -              |     |     |           |           |           |           |             |
| ROL        | Published | \$1,031,000      | -           | 2016-12-13     | 330000     | 47%      | Admin             | No           | New Base Year  | R   | T   | \$130,400 | \$134,450 | \$138,500 | \$142,550 | \$146,600   |
|            |           |                  |             |                |            |          |                   |              |                | F   | T   | \$570,600 | \$649,050 | \$727,500 | \$805,950 | \$884,400   |

## Improvements (Detailed)

### Buildings

| Building   | Improvement Code             | Units | Date | Area | Condition | Classification | Year Built | Full Storeys | Total Floor Area | Gross Leasable Area |
|------------|------------------------------|-------|------|------|-----------|----------------|------------|--------------|------------------|---------------------|
| Building 1 | 301 - Single Family Detached | -     | 1968 | -    | -         | -              | 1968       | 1            | 1494 ft²         | -                   |
| Building 2 | 116 - Attached Garage        | -     | 1968 | -    | -         | -              | 1968       | -            | 240 ft²          | -                   |