



## Staff Report

**Report No.** PDS-028-25  
**To:** Mayor and Members of Council  
**From:** Senior Planner  
**Meeting Date:** May 26, 2025  
**Subject:** Application for Consent; Guildwood Farms Inc (Matt Langford, Owner); 18126 Wyton Drive

### Recommendation:

**THAT** Report No. for Consent B05-25 requested by Guildwood Farms Inc. for lands legally described as s Part of Lot 11, Concession 7 SRT (geographic Township of West Nissouri), Municipality of Thames Centre, and known municipally as 18126 Wyton Drive be **APPROVED**, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of consent has been fulfilled and the required fee.
2. That the applicant obtain a rezoning approval to prohibit any new residential use on the lands to be retained, being the remnant farm parcel.
3. That all applicable property taxes, municipal fees and charges be paid to the Municipality.
4. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
5. That the proponent provide evidence from an Ontario Land Surveyor which confirms that all structures will be compliant with applicable zoning by-law provisions on the lands to be severed.
6. That the proponent provide evidence from an Ontario Land Surveyor which confirms that the existing onsite sewage system and well are wholly contained and compliant with applicable setbacks from property line, as required by the Ontario Building Code, on the lands to be severed.
7. That the applicants obtain a road entrance permit to the satisfaction of the applicable road authority.

8. That the applicants obtain a new municipal address for the lands to be retained, including providing the applicable fee for a new 911 address sign and post.

9. That the necessary deeds, transfers and charges for certificates and /or instruments necessary for registration be submitted electronically to the Municipality, all of which are to be fully executed.

10. That an electronic version of a deposited reference plan be submitted to legally describe the lands affected and in general conformity with this decision, all to the satisfaction of the Municipality.

## **REASONS**

- The application is consistent with the Provincial Planning Statement.
- Conformity with the County Official Plan and Municipal Official Plan would be maintained.
- The requirements of the Zoning By-Law would be satisfied.

## **Purpose:**

The purpose of this consent application is to facilitate the disposal of a dwelling surplus to a farming operation as a result of farm consolidation.

## **Background:**

The subject property is an approximately 78 ac (32 ha) farm parcel along Wyton Drive and Cobble Hills Road. The property has a frontage of approximately 1,022 metres (3,353.4 ft) along Wyton Drive and 310 metres along Cobble Hills Road. The property contains a single detached dwelling serviced by well and septic and some agricultural buildings. The existing dwelling is no longer needed for the farming operation and the owners of Guildwood Farms are seeking the disposal of that surplus dwelling. The lands to be retained are used for agricultural purposes in the form of crop cultivation and cover approximately 77 acres (31.2 ha). The lands to be severed would have a frontage of approximately 50 m along Wyton Drive and an area of approximately 1 acres (.4 ha) and contain the dwelling and detached garage. The retained land contains a barn to store farm equipment accessed by its own entrance off of Wyton Drive.

## **Analysis:**

The Provincial Planning Statement (PPS), the County of Middlesex Official Plan and Municipal Official Plan generally permit lot creation in agricultural areas for a dwelling surplus to a farming operation as a result of farm consolidation subject to criteria including but not limited to the dwelling being habitable and in existence as of January 1, 1999; the residential parcel is to be the minimum size need to accommodate the residential use and private servicing. Consolidation means the acquisition of additional farm parcels to be operated as a single farming operation.

The dwelling is the original farmhouse built in 1900 that has been renovated and has served as the primary residence for family members over the years. The applicant's home farm is located at 5524 Cobble Hills Road in Thorndale and owns several farms totaling approximately 700 acres.

To prohibit any new residential use on the balance of the farm and to be consistent with provincial and local policy, as a condition of consent the applicant will be required to apply for a zoning by-law amendment to rezone the farmland, being the severed lands to a site-specific Agricultural (A-45) Zone as a condition of consent.

Based on the foregoing, the subject applications are consistent with the Provincial Planning Statement and in conformity with the Middlesex County and Thames Centre Official Plans.

### Comments:

In the circulation of the notice of public hearing to prescribed agencies, the following comments were received:

Public Works: No Comments

Drainage Superintendent: No Comments

County Engineer/ Deputy CAO: No Comments

### Strategic Plan Link:

**Pillar:** *Smart Planning*

**Goal:** *Make smart planning decisions to grow the community , while maintaining a "hometown feel"*

### Attachments:

- Location Map

Prepared by: L. Nooren, Senior Planner

Reviewed by: A. Storrey, Director of Planning and Development Services

Reviewed by: D. Barrick, Chief Administrative Officer