

## **TOWNSHIP OF KING**

### **POLICY GUIDELINES FOR AN ADDITIONAL RESIDENCE FOR FULL-TIME FARM HELP**

The following guidelines are to be used to evaluate requests for an additional residence for help employed on a farm.

1. An additional residence shall be permitted only for help employed full-time on the property.
2. For agricultural uses, the minimum lot area necessary for granting permission to establish an additional residence shall be 20 hectares (50 acres). At least seventy-five per cent (75%) of the land should be used for agricultural purposes. In certain instances where the farm operation is labour intensive, such as that occurring in the Holland Marsh, or the operation of large greenhouses, an additional residence may be permitted on lots of less than 20 hectares (fifty acres). In all cases, the applicant shall be required to provide information regarding the nature and productive capability of his operation.
3. The minimum floor area for an additional residence should be 58 square metres ( $\pm 620$  square feet).
4. All residences on the property should be served by one entrance to the property.
5. An additional residence shall be permitted only where safe access to a public road can be obtained, that is, a traffic hazard shall not be created because of limited sight lines on grades or curves.
6. An additional residence shall be permitted only when it has been established that:
  - (a) soil and drainage conditions are suitable to permit such a residence;
  - (b) private sewage disposal system and private well have been or can be made available to the satisfaction of the Township Building Department.
7. The additional residence should be located in close proximity to existing farm buildings.
8. Where it is intended that a mobile home is to be used as the additional residence, such home should be located not closer to the street than the rear of the main dwelling.
9. The use of the land for agricultural purposes must be established prior to the granting of permission for a second residence.

As a condition of approval of an application for an additional residence, Council may require the owner to enter into a Site Plan Development Agreement pursuant to the provisions of Section 40 of the Planning Act, 1990.