



## Planning and Development

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519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

April 22<sup>nd</sup>, 2022

Clint Stredwick, Planner  
Township of Southgate  
185667 Grey Road 19  
Dundalk, ON N0C 1B0

**RE: LOPA 3 & C31-21  
Concession 3, Part Lot 55 RP16R5912 Part 2  
Township of Southgate (geographic Township of Egremont)  
Owner/Applicant: Dwight & Elaine Rundle  
Agent: Cuesta**

Dear Mr. Stredwick,

This correspondence is in response to the above noted applications. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is as follows:

The Purpose of the proposed Official Plan Amendment is to recognize the creation of an undersized agricultural lot in and agricultural designation. The purpose of the zoning bylaw amendment application is to recognize a reduced side yard setback, and a reduced lot area for both the severed and retained lots of a proposed consent.

The Effect of the proposed Official Plan Amendment is to create a special policy designation to recognize the undersized lot creation. The effect of the proposed zoning by-law amendment would be to rezone the severed and retained lots to agricultural exception zones (A1-XXX) to recognize the reduced lot areas. It will also recognize a deficient side yard setback.

The subject lands are designated as 'agricultural' and 'hazard lands' under the County OP. There are limited considerations for lot creation on 'agricultural' lands as per section 5.2.3 of the County OP. Through reading the planning justification report submitted, it appears as though the proposal is aiming to view this lot creation through the lens of an 'agricultural-related consent'. As per the PPS and the County OP, agriculture-related uses are defined as follows:

*Means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.*

Examples of agriculture-related uses (as per table 7 of the County OP) include: apple storage and distribution centre, farm gate sales, agricultural research centre, farm equipment repair shop, etc. A farmstead/hobby farm is not classified as an agriculture-related use; therefore, County planning staff would not be able to view this proposal through that policy lens.

The report also considers the proposal through the lens of a '*legal or technical*' lot adjustment. As per the County OP, *legal or technical reasons* means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot. The application of this policy at the County has been for matters such as – correcting lot boundaries to ensure the existing servicing on site is entirely on a subject property, or easements for access align with the lot boundaries. Staff are not able to support the justification provided through the PJR that would suggest this proposal is a 'minor boundary' adjustment.

Section 5.2.3(1)(b) of the County OP outlines the conditions of a 'surplus farm dwelling severance' application. Schedule B of the County OP identifies an 'aggregate resource area' on the subject property. Policy 5.2.3(1)(b)(5) states *no new surplus farmhouse severances will be permitted in the Aggregate Resource Areas identified on Schedule B to this Plan*. Several factors that are present on this property could lead to considering a 'surplus farm dwelling severance' approach. One of the conditions through this approach is that the lot proposed for the surplus farmhouse will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings, a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands. An amendment to the existing proposal would need to occur prior to County staff considering this through a surplus farm dwelling severance lens.

Appendix B of the County OP identifies a stream bisecting the subject lands. County staff are seeking confirmation from the CA that this stream can continue to be used for farm access purposes.

County Transportation Services require a 17 foot or 5.18 m road widening for utility purposes be transferred to the County free and clear from all liens and encumbrances. There are several steps that would need to be taken to formalize the transfer of land to the County, for road-widening purposes. The County would encourage landowners to work with legal professionals to navigate this process. For any questions, please reach

Page 3  
April 22<sup>nd</sup>, 2022

out to Lacey Thompson, Contract and Real Estate Coordinator, by phone: at +1 519-372-0219 ext. 1390, or by email at [lacey.thompson@grey.ca](mailto:lacey.thompson@grey.ca)

At this time, staff recommend deferral of the subject application until further follow-up is completed with the province to determine whether a surplus farm dwelling severance approach could be considered in this situation. Should it be determined that this could be considered, an amendment to the County OP may be required along with an amendment to the initial proposal to better align with the provisions under the surplus farm dwelling severance policy section.

The County requests notice of any decision rendered with respect to these files.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink that reads "Stephanie" followed by a stylized flourish.

Stephanie Lacey-Avon  
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