



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

May 2nd, 2024

Elisha Milne
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Consent Application B5-24 and Zoning By-law Amendment C11-24
Concession 19, Lot 4 (265155 Southgate Road 26)
Township of Southgate (Geographic Township of Proton)
Roll: 420709000312900
Owners/Applicants: Dennis, Vicki, Douglas, and Alan Haw**

Dear Ms. Milne,

This correspondence is in response to the above noted application. 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 s to sever the existing surplus farmhouse and outbuildings from the subject lands. The proposed severed lot contains the existing home, garage and shed with 95 meters frontage on Southgate Road 26, 130 meters depth, 1.137 hectares lot area, and is irregular in shape. The retained lot would be used for agricultural purposes with 405 meters frontage on Southgate Road 26, 1250 meters depth, and 46.5 hectares lot area.

A concurrent rezoning application was submitted to address site specific zoning conditions for the surplus farm residence on the severed lot and to rezone the retained lot to prohibit a new residential dwelling from being constructed. As well as to implement potential conditions of consent application B5-24 which would sever the existing surplus farmhouse and outbuildings from the subject lands. The proposed rezoning would recognize existing site and building conditions on the proposed 1.137-hectare lot with 95 meters frontage on Southgate Road 26 and rezone the remaining 46-hectare farm parcel to prohibit a new residential dwelling from being constructed.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.3(1) states,

A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:

- b) New residential lots are not permitted in the Agricultural land use type. Where a house is deemed surplus to a farm operation as a result of farm consolidation, a lot may be severed provided that:*
- 1) The owner of the lands to be severed is a 'bona fide farmer', or as a condition of the consent application the lands will be sold to a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.*
 - 2) The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (including any unused livestock facility, if this does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.*
 - 3) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.*
 - 4) The severance of a surplus farmhouse shall comply with Provincial MDS Formulae. For the purposes of this section, only livestock facilities situated on the farm parcel from which the surplus farmhouse is being severed, shall be used in determining Provincial MDS Formulae compliance.*
 - 5) Given that no new house can be built as a result of the surplus farmhouse being severed from the land holding, the requirements for an environmental impact study, do not apply; however no new surplus farmhouse severances will be permitted in the Aggregate Resource Areas identified on Schedule B to this Plan; and,*
 - 6) The existing farmhouse is habitable at the time of application.*
 - 7) If an existing livestock facility is located within close vicinity of the surplus farmhouse, it is recommended that it be included in the severed parcel and be converted to a decommissioned livestock facility.*
 - 8) If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn.*
 - 9) Policies 5.6.2(8) and 5.6.6(2) shall not constrain a surplus farmhouse severance. Non-farm size lot creation (i.e., the surplus farmhouse and accessory buildings if applicable) may be considered under this policy*

section where an Aggregate Resource Area, Bedrock Resource Area and/or Shale Resource Area has been identified.

Provided all the applicable criteria for a surplus farmhouse severance listed above has been met; County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed severance is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates that the subject lands contain and/or is adjacent to 'Significant Woodlands', Significant Valleylands', 'Significant Wildlife Habitat', Other Wetlands' a 'River', and 'Streams'. County Planning Ecology staff have reviewed the subject application and have no concerns.

Provided all the applicable criteria for a surplus farmhouse severance listed above has been met; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



Derek McMurdie
Planner
(548) 877 0857
Derek.McMurdie@grey.ca
www.grey.ca