



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3

April 16th, 2021

Ms. Lindsey Green, Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, ON, N0C 1B0

*Sent via E-mail

**RE: Consent Application B02/21
Lot 36 and Part Lot 37, Concession 11
146573 Southgate Road 14
Township of Southgate (geographic Township of Proton)
Applicant/Owner: Gerry and Anne McNalty**

Dear Ms. Green,

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 is to sever 1.86 ha of land with 91.5 metres of frontage on Southgate Road 14, from the existing 78.52 ha lot as the residence is surplus to the farming operations' needs. The retained parcel will be 77.52 ha and have 775.2 metres of frontage on Southgate Road 14. The effect would be to create a surplus farm dwelling lot. The retained lot would remain as agricultural and need to be zoned to prohibit residential uses.

Schedule A of Recolour Grey designates the subject property as 'Agricultural' and 'Hazard Lands'. The proposed severance is outside of the Hazard Lands portion of the property. Section 5.2.3 of the Plan states;

"1) 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 (where including accessory buildings 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."

Provided that the owner meets the definition of bona fide farmer, the house is surplus to the needs, and the retained parcel is zoned to prohibit residential development, County planning staff have no further concerns.

Further, Appendix B also indicates that the subject property contains a watercourse, 'Other Identified Wetlands' and 'Significant Woodlands'; however these features are not near the proposed severance.

The subject lands abut Grey Road 8. County Transportation Services have no concerns as no new entrances are being proposed on the County Road.

Provided that the owner meets the definition of bona fide farmer, the house is surplus to the needs, and the retained parcel is zoned to prohibit residential development, County planning staff have no further concerns with the subject application.

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

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

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Taylor", is written over a light yellow rectangular background.

Scott Taylor, MCIP, RPP
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