

Planning Report

Application for Official Plan & Zoning By-Law Amendments and Consent to Sever

391517 Grey Road 109,
Township of Southgate,
County of Grey

Prepared for:

Dwight and Elaine Rundle
083305 Southgate Road 08,
Southgate, ON
N0G 2A0

Prepared by:

Cuesta Planning Consultants Inc.
978 First Avenue West
Owen Sound, ON N4K 4K5
Tel: 519-372-9790
Fax: 519-372-9953
cuesta@cuestaplanning.com

File No. 22056

November 2021



Table of Contents

1.0	BACKGROUND & CONTEXT	1
1.1	Purpose of Report	1
1.2	Location and Description of Proposal	2
1.3	Surrounding Land Uses	3
1.4	Pre-Submission Consultation	4
1.5	Approvals Required	5
2.0	LAND USE POLICY CONSIDERATIONS	5
2.1	Provincial Policy Statement (PPS)	6
2.2	Grey County Official Plan (GCOP)	10
2.3	Township of Southgate Official Plan	17
2.4	Township of Southgate Comprehensive Zoning By-law 19-2002	19
3.0	SUMMARY & CONCLUSIONS	20

TABLE OF TABLES

Table 1:	Required Approvals	5
Table 2:	Provincial Policy Statement Evaluation	6
Table 3:	Grey County Official Plan evaluation	12
Table 4:	Township of Southgate Official Plan	17
Table 5:	Township of Southgate Zoning By-law 19-2002 provisions (excerpt)	19

TABLE OF FIGURES

Figure 1:	Location Map	2
Figure 2:	Site Plan	3
Figure 3:	Surrounding Land Uses	4
Figure 4:	Grey County Official Plan - Schedule A (excerpt)	11
Figure 5:	Grey County Official Plan - Schedule B (excerpt)	11
Figure 6:	Grey County Official Plan - Appendix B (excerpt)	12
Figure 7:	Township of Southgate Official Plan Schedule A	17
Figure 8:	Township of Southgate Zoning By-law	20

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-Law Amendment & Consent to Sever
CON 3 PT LOT 55 RP16R5912 Part 2 & CON 3 PT LOT 55
391517 Grey Road 109
Township of Southgate, County of Grey

1.0 BACKGROUND & CONTEXT

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by Dwight and Elaine Rundle to prepare and process the required applications to sever a parcel for residential and agricultural use from an agricultural property located at 391517 Grey Road 109, in the Township of Southgate, County of Grey.

The subject property contains the original farmhouse, barn, four (4) outbuildings and approximately 11 hectares land. Mr. and Mrs. Rundle currently reside on the adjacent property to the south and own the abutting property to the east of the subject lands. They wish to sever the farmstead and merge the balance of the property with the agricultural parcel to the east. The farmstead parcel will include the farmhouse, barn, outbuildings and some additional lands totaling approximately four (4) hectares.

While the parcel is currently undersized, an Official Plan Amendment will be required to permit the creation of an undersized agricultural parcel within the Agricultural designation. This proposal will also require a Zoning By-law Amendment to recognize the reduced side yard and undersized lot area(s) for both the reduced and enlarged parcels.

This report will examine the proposed amendment(s) and subsequent consent and evaluate the merits of the proposal against the applicable provisions of the Provincial Policy Statement, the Grey County Official Plan, the Township of Southgate Official Plan, and the Township Southgate Zoning Bylaw.

This report and accompanying applications are intended to satisfy the requirements of Section 34 (10.1 & 10.2) and Section 53 (2 & 3) of the *Planning Act, RSO 1990* regarding the submission of a complete application.

1.2 Location and Description of Proposal

The subject lands are located at 391517 Grey Road 109, approximately four (4) kilometres north of Mount Forest and approximately four (4) kilometres south of the Holstein Settlement Area. The lands are located on Concession 3 Lot 55 in the geographic Township of Egremont, now part of the Township of Southgate in the County of Grey. The subject lands consist of two parcels of approximately 11 hectares and 29 hectares which are both owned by the applicant (see Figure 2). The 11-ha lot contains the existing farmstead and outbuildings while the easterly parcel contains no structures.

The owners intend to sever a 4-ha lot (farmstead lot) containing the farmhouse and outbuildings and merge the balance of the parcel with the adjacent agricultural property to the east. The agricultural parcel will be accessed via Southgate Road 41 although an access from County Road 109 could be created if required by the Township.

The farmstead lot will include approximately 2.5 hectares of agricultural land to the north of the farmhouse which will be used by the son of the current owners for raising of horses, goats and cattle. The farm dwelling is serviced with a private well and septic system.

A Zoning By-law Amendment (ZBA) will be required to facilitate the proposal. Both the farmstead lot and enlarged agricultural parcel will require a ZBA to recognize a reduced side yard (farmstead lot) and undersized agricultural lot areas. An OPA is required to recognize the undersized agricultural parcel (farmstead lot). There is no increase in lot density as result of this proposal.

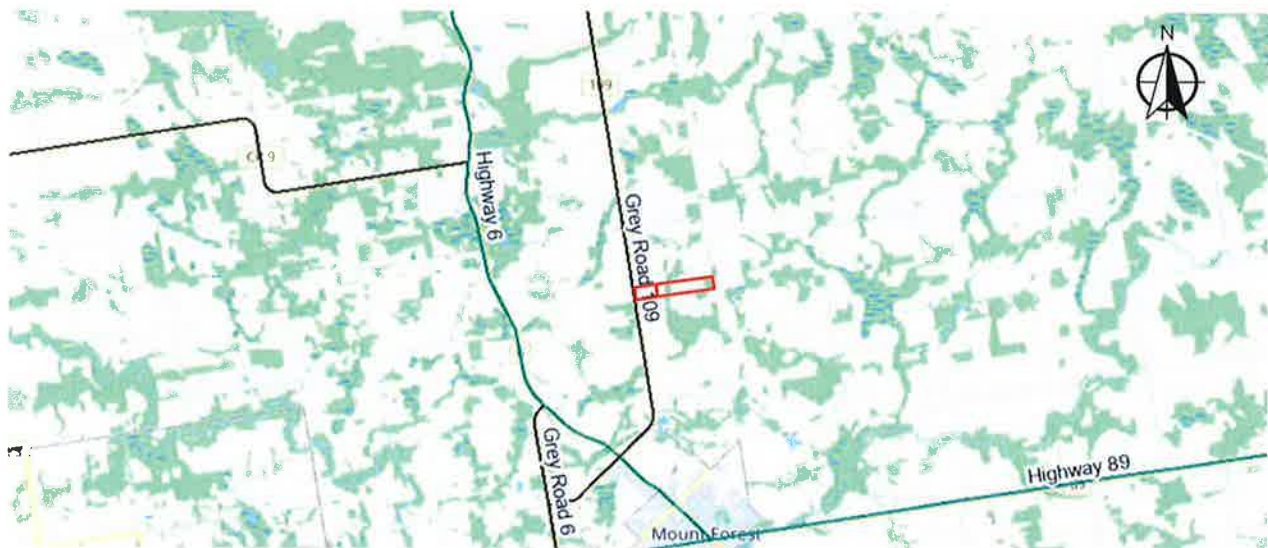


Figure 1: Location Map

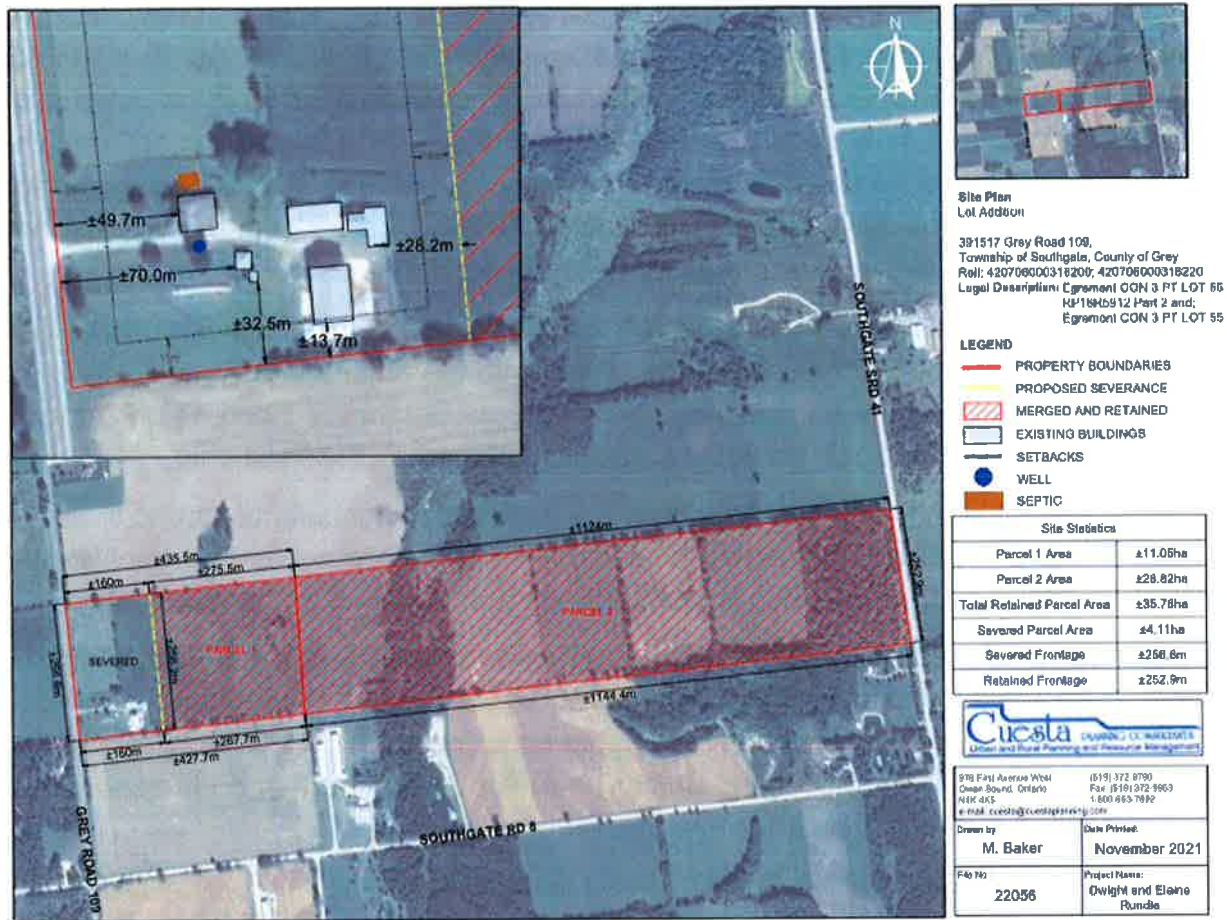


Figure 2: Site Plan

1.3 Surrounding Land Uses

The surrounding land is primarily agrarian in nature, similar to the subject lands. Although the lands to the west, north and south are used for agriculture, there are rural lands to the east/southeast containing estate residential development. The hazard lands, located near the centre of the property, contain a wooded drainage system which extends through the adjacent agricultural properties.

The subject lands consist mainly of active farmland with the low-lying wooded areas occupying approximately 8.1 hectares of the total holdings. This area is reflected by the Environmental Protection designation in the Zoning By-Law and Official Plans.



Figure 3: Surrounding Land Uses

1.4 Pre-Submission Consultation

Preliminary comments were received from planning staff at the Township of Southgate in July 2021. It was indicated that the area around the farmstead should be made as small as possible to only accommodate the residence and associated outbuildings. It was also suggested that some frontage should be maintained to Grey Road 109 for the area being merged as there is a water course on the property.

The owners of the property confirmed there is an existing culvert that permits crossing the watercourse and hazard lands which was also confirmed by CPC staff during a site visit. The site visit also confirmed an existing farm entrance to the western parcel is located on Sideroad 41. The frontage on Grey Road 109 would therefore not necessarily be required as this existing crossing through the water course provides access between the eastern and western portions of the property.

Staff also advised that building setbacks be shown on the site plan to specify the reduced side yard and lot area provisions which are to be modified in the Zoning By-law Amendment.

An Official Plan Amendment was also noted as a likely requirement to facilitate the creation of an undersized agricultural lot within the agricultural designation. As the agricultural parcels are presently undersized it is not reasonable to meet minimum agricultural lot area requirements as outlined by the Official Plan.

This report has been requested by Township staff as part of complete application requirements to provide confirmation that the creation of this new lot is an appropriate use of the property.

1.5 Approvals Required

The required approvals are reflected in Table 1.

Table 1: Required Approvals

Application	Approval Authority
<p><u>Consent to Sever</u></p> <p>A Consent to Sever application is proposed to facilitate the separation of the agricultural lot from the farmstead. The remnant will be added to the abutting farmlands as a condition of consent.</p>	<p>Township of Southgate</p>
<p><u>Zoning By-Law Amendment</u></p> <p>A Zoning By-law Amendment will be required to recognize a reduced side yard and lot areas.</p>	<p>Township of Southgate</p>
<p><u>Official Plan Amendment</u></p> <p>An Official Plan Amendment is required to permit the creation of the undersized agricultural parcel within the Agricultural designation.</p>	<p>County of Grey</p>

2.0 LAND USE POLICY CONSIDERATIONS

As stated under Section 3 of the Planning Act, all decisions by any authority that affects a planning matter, shall be consistent with the Provincial Policy Statement (PPS). On May

1st, 2020 the Province of Ontario implemented the updated Provincial Policy Statement. Any decisions made, on or after this date, are to be consistent with the 2020 PPS. The following analysis will evaluate the proposal against applicable PPS policy.

In addition to the Provincial Policy Statement, the County of Grey Official Plan (GCOP), the Township of Southgate Official Plan (SOP) and the Township of Southgate Zoning By-law, provide land use policy applicable to the proposal.

2.1 Provincial Policy Statement (PPS)

Although the PPS is to be read in its entirety, the following provisions are deemed to be the most applicable to the consideration of the proposed amendment:

Section 1.0 “Building Healthy Communities”

Section 2.0 “Wise Use and Management of Resources”

Table 2: Provincial Policy Statement Evaluation

Policy	Evaluation
1.0 Building Strong Healthy Communities (in part)	
<i>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</i>	
<i>1.1.1 Healthy, liveable and safe communities are sustained by:</i>	
<i>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i>	The proposed consent will promote efficient development in the area and will sustain the financial well-being of the Township. The enlarged (merged) lands will provide a more efficient agricultural parcel and the farmstead lot will preserve an original farmstead that may otherwise become neglected.
<i>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i>	There is no new development proposed with this application. While there is a water feature on the subject lands, it will not be affected by this proposal.
<i>e) promoting the integration of land use planning, growth management, transit-</i>	This proposal will take a minimal amount of agricultural land out of operation and it will

supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

preserve the original farmstead that exists on the property. As there is no new development with this proposal, there will be no increase in servicing costs to the Township.

1.1.4 Rural Areas in Municipalities

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

This severance will allow the original farmstead to be maintained by a new owner which will to preserve and maintain the rural character of the area.

d) Encouraging the conservation and redevelopment of existing rural housing stock on rural lands;

The proposed consent will allow for the farm dwelling to be conserved and remain as part of the existing rural housing stock.

1.6.6 Sewage, Water and Stormwater

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

There are no municipal water or sewer services in this area of the Township. Therefore, residential dwellings in this area are required to have private wells and septic systems. Currently, the farmhouse is privately serviced with both a well and septic system, and no changes to the existing residential use are proposed as part of this application.

2.1 Natural Heritage

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and bio diversity of natural heritage systems, should be

There is a natural heritage designation located in the central portion of the merged parcel, which will not be affected by this severance. The owner has confirmed that

maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

there is an existing culvert crossing through this portion of the lands which permits access to both eastern and western portions of the merged parcel.

2.3 Agriculture

2.3.3 Permitted Uses

2.3.3.2 In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practice shall be promoted and protected in accordance with provincial standards.

The merged parcels in this proposal will conserve agricultural lands. The farmstead lot includes the farm dwelling and associated outbuildings that will not be used by the applicants and are considered surplus to his/her needs. The farmstead parcel is to continue to be used for residential with some minor agricultural uses, including the raising of four (4) horses, several goats, and a possibility of raising a few cattle in the future. Areas that are currently cropped will continue to be for the foreseeable future. It is reasonable to include these additional lands within the retained farmstead as the lands will be used for some limited agricultural purposes.

2.3.3.3 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.

As per Guideline 8 of the Minimum Distance Separation (MDS) Document prepared by OMAFRA, MDS calculations need not apply for the farmstead lot as it already has an existing dwelling on it and therefore a potential odour conflict already exists at this location. Guideline 8 also exempts minor boundary adjustments from MDS requirements.

Notwithstanding this exemption, MDS I calculations were completed for the nearby livestock barns. The lot is currently in compliance with MDS Guidelines as the

	<p>completed calculations indicated that there is a minimum setback of 187 metres from the barn immediately to the south. In addition, there is a 160-metre setback to the barn south of the first barn (See Appendix 2).</p> <p>If a farmer in the area wanted to expand his/her livestock operation in the future, MDS Guideline 40 would apply which states that the setback measurement is to the dwelling and not the lot line meaning the size of the farmstead lot is not of significance.</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2.3.4 Lot Creation and Lot Adjustments

2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:

<p><i>a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;</i></p>	<p>There are no changes to the agricultural land use for both the retained and severed parcels. The parcels are presently undersized but remain an appropriate size for the intended agricultural use.</p> <p>The enlarged parcel will continue as a cash crop operation. The farmstead lot will create an agricultural use that will include a small personal livestock farm consisting of approximately 4 horses, several goats and the possibility of a limited number of cattle in the future.</p>
<p><i>c) a residence surplus to a farming operation as a result of farm consolidation, provided that:</i></p> <p><i>1. The new lot will be limited to a minimum size needed to accommodate the use and</i></p>	<p>While no new lot is created by this application, the application is similar to a surplus farmhouse severance as per section 5.2.3.b) as the farmstead is surplus to the farming operation. The owners reside on the adjacent agricultural property to the</p>

<p><i>appropriate sewage and water services.</i></p> <p><i>2. The planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance</i></p>	<p>south. The resulting enlarged agricultural parcel will create a more viable operation.</p>
<p><i>2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.</i></p> <p><i>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.</i></p>	<p>As no new land use is contemplated by this proposal and no new lot is to be created, the proposed lot reconfiguration can be considered minor in nature.</p>

This proposal is consistent with the Provincial Policy Statement. The proposal represents an appropriate means of preserving rural infrastructure, maintaining the natural and cultural landscape and does not impede agricultural activities on the property or in the adjacent agrarian environment. The existing services including access will be maintained, with no safety or infrastructure concerns expected.

2.2 Grey County Official Plan (GCOP)

The subject lands are designated Agricultural in the Grey County Official Plan along with a Hazard Land designation through the central portion of the property. The GCOP generally reflects the provisions of the PPS with respect to development on agriculturally designated lands. The Hazard Lands will not be affected by this proposal as the dwelling is located at the western edge of the property, a considerable distance from the designation.

A more detailed review of the relevant policy is contained in Table 3.

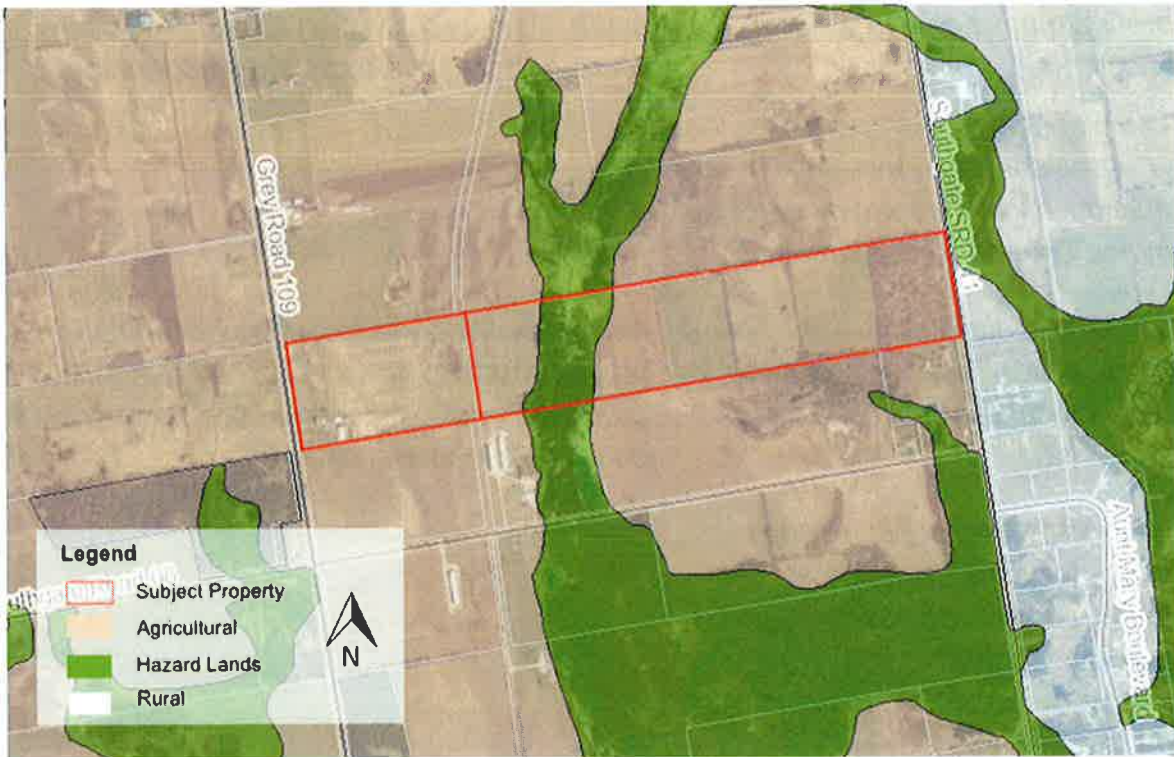


Figure 4: Grey County Official Plan - Schedule A (excerpt)

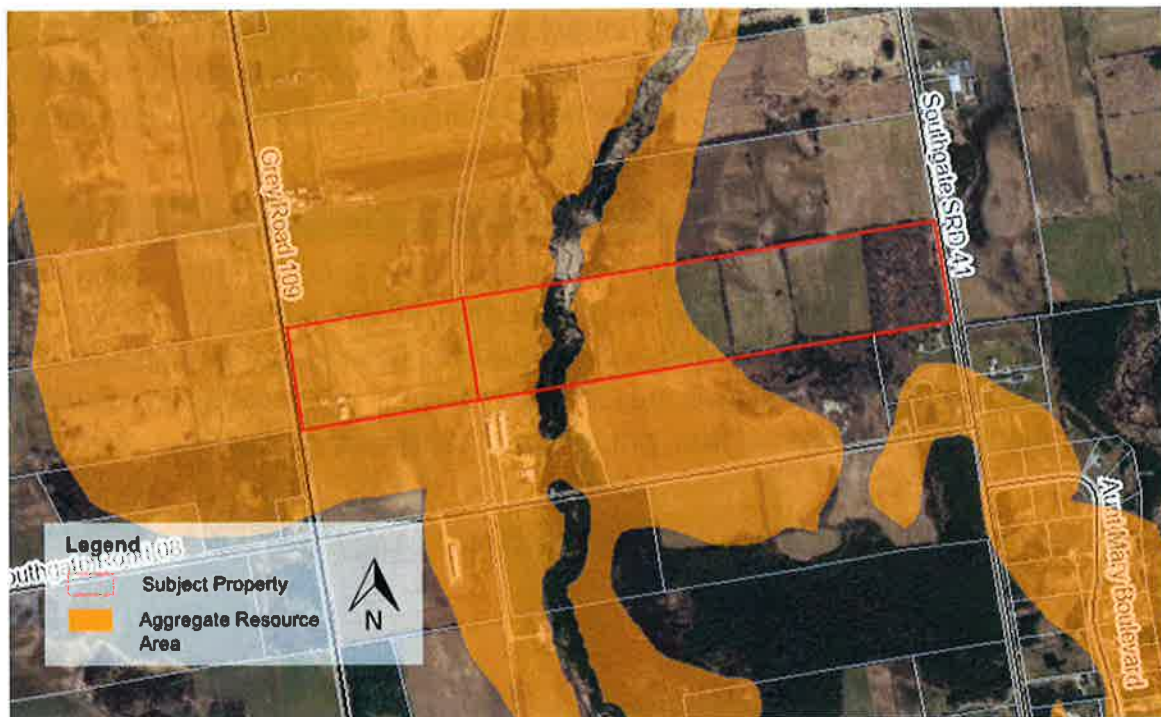


Figure 5: Grey County Official Plan - Schedule B (excerpt)



Figure 6: Grey County Official Plan - Appendix B (excerpt)

Table 3: Grey County Official Plan evaluation

Policy	Evaluation
5.2 Agricultural Land Use Type	
<i>5.2.1 Permitted Uses</i>	
<p>1) <i>Permitted uses in the Agricultural land use type include: a) All types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses</i></p> <p>Table 7: Permitted Agricultural Uses [in part]</p> <ul style="list-style-type: none"> • <i>Growing of all types of crops</i> • <i>Raising of all types of livestock</i> • <i>Livestock barns/livestock facilities/ manure storage</i> 	<p>The farmstead lot is intended to have a limited agricultural use consisting of approximately four (4) horses, several goats and the possibility of some cattle in the future.</p> <p>Agricultural use of the parcel being merged with the lands to the east will continue.</p>

5.2.2 Agricultural Development Policies

1) Grey County supports strategies for encouraging more young farmers, farm succession planning, slowing the decline in the number of farmers, and growing agricultural-related spin-off opportunities. This Plan will protect and improve economic development in agriculture by promoting;

a) All types, sizes, and scales of agriculture, including forms of agriculture that provide more employment on a per hectare basis;

The farmstead lot is to be sold to the son of the current owners to allow him to retain a small agricultural operation as well as assist in the larger farming operation on his parents' farms.

2) In the Agricultural land use type, newly created farm lots should generally be 40 hectares (100 acres) in size, in order to reduce the breakup of farmland. New lot creation shall be in accordance with section 5.2.3 of the Plan.

The existing properties are both undersized making it impossible to meet the minimum lot size of 40 hectares. However, the enlarged farm parcel will be approximately 35.76 hectares in size which is generally in keeping with the lot area requirements of the GCOP and the policy intent to reduce breakup of farmland.

The farmstead lot will be approximately 4.11 hectares in size to include the farmstead and small livestock operation/pasture area.

The lots will be configured in accordance with section 5.2.3 discussed later on in this Table.

6) In Aggregate Resource Areas shown on Schedule B, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, which would significantly prevent or hinder new extraction

The subject lands fall within an area mapped as an Aggregate Resource Area in the GCOP, however the proposal does not contemplate any new non-agricultural uses or new non-farm sized lot creation.

operations, compatible and may only be permitted if:

a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-agricultural development as well as the lands within 300 metres of the aggregate operation; or that

b) The proposed land use or development serves a greater long term interest of the general public than does aggregate extraction; and

c) Issues of public health, public safety, and environmental impact are addressed.

Currently there are two (2) non-farm sized lots that will be re-configured to bring one (1) of the lots into greater conformity with County and Township lot area requirements while the reduced lot houses the existing farmstead use, in a similar fashion to a surplus farm dwelling consent or small agriculture-related use. There is no increase in overall lot density.

The proposal cannot be expected to preclude or hinder new extraction operations. Although not proposed by these amendments, a restriction on additional residential development on the enlarged farm parcel could address the intent of the aggregate designation on the property.

The municipality also has the option of placing a restriction on the title of the farmstead lot as a condition of consent acknowledging the presence of aggregate on the property and within the general area.

22. That access to the site is from a public road of reasonable construction, and open and maintained on a year round basis, and is appropriate for the use proposed. Access shall not result in traffic hazards due to poor sight lines or proximity to an intersection and shall conform to Section 8 of this Plan.

Access to the farmstead lot will continue to be from Grey Road 109 through the existing entrance. The enlarged parcel is presently accessed from the adjacent farm parcel to the south that is also owned by the owner/applicant as well as via a farm entrance on Southgate Sideroad 41.

5.2.3 Consent Policies

2. Consents may be permitted to create a new lot for an agricultural-related use, provided the use is as small as possible to permit the use, servicing, and required accessory facilities (e.g. parking, storage, etc.)

While no new lot is created from this proposal, the farmstead lot will be used for the existing agricultural use of raising a limited amount of livestock. The proposed size of this lot is as small as possible to accommodate the existing use, servicing, storage and other associated buildings. If deemed necessary by the Township, the farmstead lot zoning by-law could include a maximum livestock unit count to ensure compliance with provincial MDS guidelines.

It should be noted that the GCOP expressly permits agricultural uses and agricultural-related uses on non-farm sized lots unless otherwise prohibited in the zoning by-law.

3. Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.

As noted in the PPS Table, no new land use is contemplated by this proposal and no new lot is to be created. The proposed lot reconfiguration can be considered minor in nature.

7.2 Hazard Lands

2. Permitted uses in the Hazard Lands land use type are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses.

The central section of the subject property contains a Hazard Lands designation. This area will not be affected by the proposal. The area of hazard designation is not farmed. There is an existing culvert in this area permitting access to all portions of the agricultural area.

9.12 Lot Creation

1. Where division of land is considered, the approval authority must have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:

<p><i>b) The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;</i></p>	<p>This proposal will promote orderly development as this application will preserve the rural housing stock. It will not conflict with the development pattern in the area and will not create new constraints as the dwelling and agricultural use exist.</p>
<p><i>c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;</i></p>	<p>The proposed use is compatible with adjacent existing uses as the consent will effectively retain the status quo.</p>
<p><i>e) Direct access from a Provincial Highway or a County road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;</i></p>	<p>The farmstead lot has one existing access to Grey Road 109. The enlarged farm parcel will continue to be accessed from the adjacent property to the south, as it is also owned by Mr. and Mrs. Rundle. There is also an existing farm access at Southgate Sideroad 41.</p>
<p><i>f) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law.</i></p>	<p>Both parcels will be sized appropriately for their intended purpose which reflects the existing uses on the property.</p> <p>A Zoning By-law Amendment is also requested as part of this application to recognize the reduced side yard and lot area provisions.</p>

This proposal will not take agricultural land out of production as it is creating a larger cash crop area and the farmstead lot will be used for raising a limited number of livestock and maintaining the existing farmhouse and buildings. No impact related to agricultural or natural heritage resources is expected from this proposal. The proposal meets the intent and purpose of the GCOP.

2.3 Township of Southgate Official Plan

The subject lands are designated Agricultural and Hazard Lands in the Township of Southgate Official Plan (SOP). The SOP generally reflects the provisions of the PPS and GCOP with respect to development on Agriculturally designated lands. The proposal maintains the intent of the SOP as a larger agricultural unit will be created. The consent will allow the farmer to continue the use of the land for the purpose of agriculture, while maintaining the rural housing stock.

A more detailed review of the relevant policy is continued in Table 4.

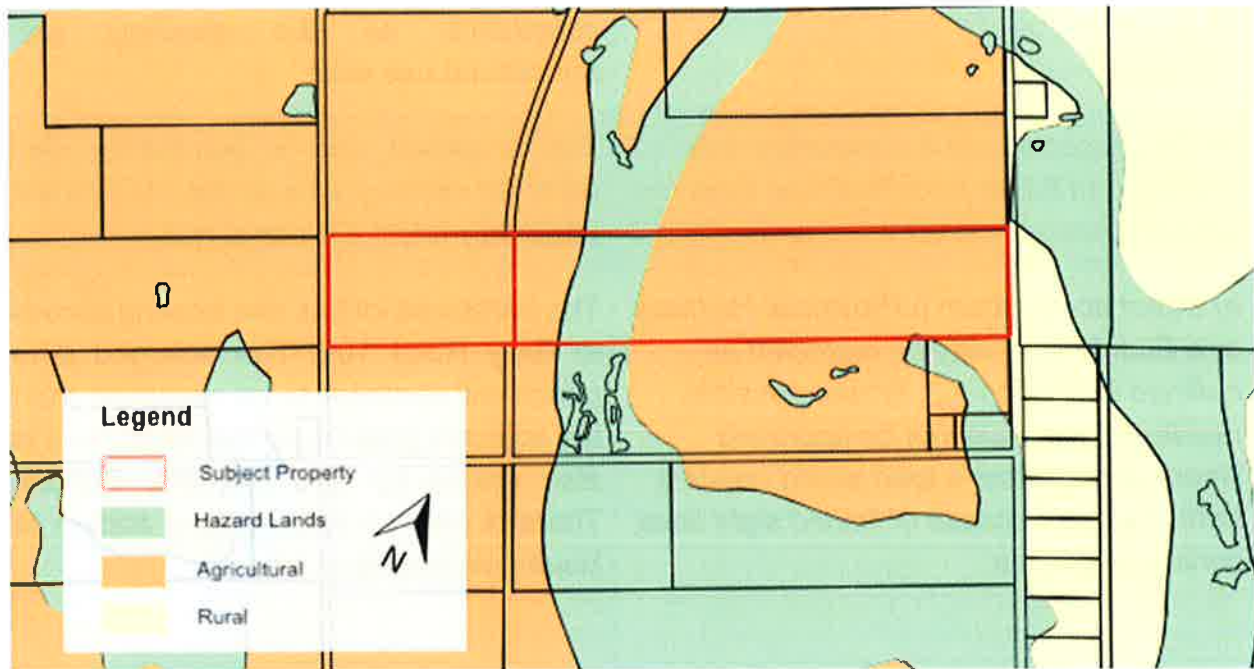


Figure 7: Township of Southgate Official Plan Schedule A

Table 4: Township of Southgate Official Plan

Policy	Evaluation
2.2 Growth Principles	
2.2.1 Agriculture	
<p><i>Agriculture will continue to be a vital element of the Township’s economic base and a dominant feature of the rural landscape. Agricultural lands and those related commercial and industrial uses will be protected from incompatible land uses. The policies within this Plan will protect our agricultural resources while promoting responsible farm practises in order to protect the natural environment.</i></p>	

5.0 Rural Area Designations

5.1 Agriculture

5.1.1 Permitted Uses

i. All agricultural uses and related buildings and structures, agriculture-related uses, single detached dwellings, farm residence and residences required for associated farm labour;

The farmstead will contain the existing farmhouse and is intended to continue a small agricultural use.

There is no change in land use proposed on the enlarged farm parcel.

5.1.2 Consent Policies

2) Consents may be considered where the land being conveyed is to be added to an existing farm or non-farm use or to provide for minor lot line adjustments or correct lot boundaries. The granting of such a consent shall not be permitted if it results in the creation of an undersized remnant lot.

The severed parcel when merged, will be 35.76 hectares in size, with the retained parcel being 4.11 hectares.

An Official Plan Amendment is included as part of this application to recognize the creation of an undersized agricultural parcel. As no vacant building lot is created by the proposal and the enlarged parcels consolidates actively cropped lands, it is reasonable to request relief from this particular policy.

5. In addition to Sections 7.4, 8.0 and 9.0, the following conditions must be met:

i. the lot severed for the non-farm use shall be rezoned for the appropriate use;

The farmstead lot will be zoned to accommodate the rural residential use and a limited livestock use.

ii. the lot severed for the non-farm use is no larger than necessary but large enough to accommodate the use and on-site servicing;

The farmstead lot will include the dwelling, barns, and driveway and an area of sufficient size to support the limited agricultural use and associated servicing on the property.

iii. the minimum distance separation distance can be met; and,	See discussion on Section 2.3.3.3 of PPS in Table 2.
iv. the lot severed for the non-farm use, will not create more than two lots per original township lot.	The subject proposal will not increase the number of lots in the original Crown lot.

2.4 Township of Southgate Comprehensive Zoning By-law 19-2002

The Township of Southgate By-law 19-2002 zones the subject lands as A1 Agriculture and EP Environmental Protection. Both the farmstead lot and the enlarged agricultural parcel will remain zoned as Agricultural with exceptions to recognize reduced lot area(s) and an existing non-complying side yard for the farmstead lot. The by-law could also include a maximum livestock unit count for the farmstead parcel if desired by the Township. The Official Plan Amendment will permit the reduction of lot size as noted in the following table.

Table 5 outlines the provisions of the Township’s zoning by-law that will need to be amended to permit the consent.

Table 5: Township of Southgate Zoning By-law 19-2002 provisions (excerpt)

Provisions	Required Agricultural Lot	Farmstead Lot	Enlarged Lot
Min. Lot Area	99 ac (40 ha)	4.11 ha	35.76 ha
Min. Lot Frontage	200 m	256.5 m	252.9m
Min. Front Yard	20 m	49.7 m	-
Min. Rear Yard	15 m	28.2 m	-
Min. Side Yard	15 m	13.7 m	-
Max. Building Height	2.5 storey	2 storey	-
Min Floor Area	130 m ²	210 m ²	-

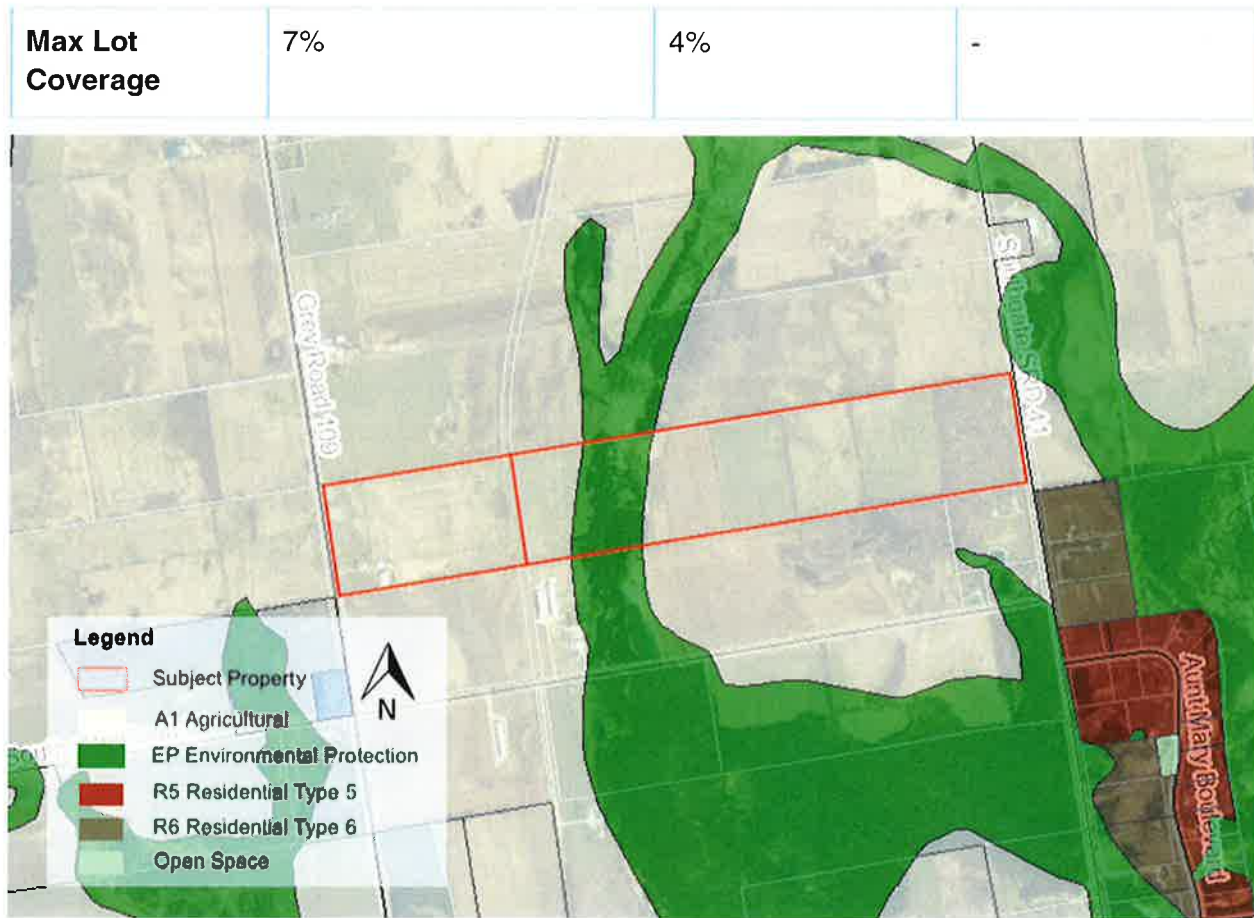


Figure 8: Township of Southgate Zoning By-law

3.0 SUMMARY & CONCLUSIONS

The subject proposal will allow Mr. and Mrs. Rundle to enlarge the cash crop portion of their lands while preserving the original farmstead. The proposed amendments and consent are consistent with the PPS and support the intent of the GCOP. Residential zoning restrictions will complement the provisions of the GCOP and should be considered. An Official Plan amendment has been submitted to permit the creation of an undersized parcel. Relief from provisions for side yard and lot area(s) from the Township of Southgate Zoning By-law will also be required.

Given the analysis in foregoing report it can be concluded that:

- 1) The proposal is consistent with the Provincial Policy Statement as it restructures the farm parcels in order that they used in a more efficient manner and remain viable over the long term;

- 2) This proposal does not impact natural heritage resources, aggregate or agrarian resources in the area;
- 3) The proposed Official Plan Amendment will permit the reconfiguration of two undersized agricultural parcels that will continue to maintain the intent and purpose of the Grey County Official Plan and the Township of Southgate Official Plan including maintaining the function of the rural area and the rural character of this section of the Township;
- 4) The proposed Zoning By-law Amendment to recognize reduced lot areas and side yard is reasonable, as the lot can safely accommodate the required servicing and entrances;
- 5) This proposal represents appropriate rural land use planning principles.

Respectfully Submitted,



Prepared By Mitchell Baker,
Cuesta Planning Consultants Inc.

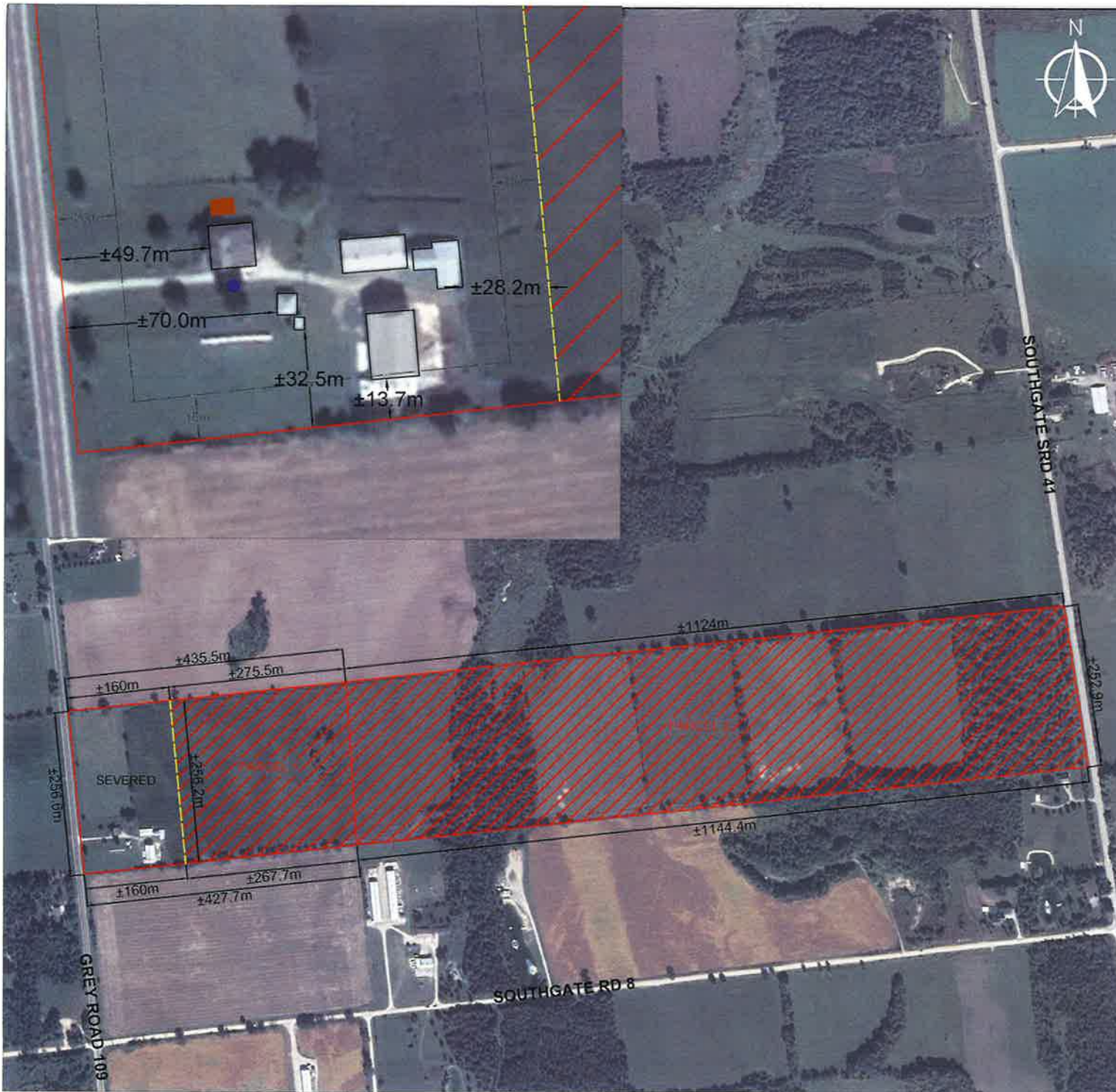


Reviewed By W. D. Scott, MCIP, RPP
Cuesta Planning Consultants Inc.



Appendix 1

Proposed Site Plan



Site Plan
Lot Addition

391517 Grey Road 109,
Township of Southgate, County of Grey
Roll: 420706000318200; 420706000318220
Legal Description: Egremont CON 3 PT LOT 55
RP16R5912 Part 2 and;
Egremont CON 3 PT LOT 55

LEGEND

- PROPERTY BOUNDARIES
- - - PROPOSED SEVERANCE
- / / / / / MERGED AND RETAINED
- EXISTING BUILDINGS
- - - SETBACKS
- WELL
- SEPTIC

Site Statistics	
Parcel 1 Area	±11.05ha
Parcel 2 Area	±28.82ha
Total Retained Parcel Area	±35.76ha
Severed Parcel Area	±4.11ha
Severed Frontage	±256.6m
Retained Frontage	±252.9m



978 First Avenue West (519) 372-9790
Owen Sound, Ontario Fax: (519) 372-9953
N4K 4K5 1-800-653-7692
e-mail: cuesta@cuestaplanning.com

Drawn by: M. Baker	Date Printed: November 2021
File No.: 22056	Project Name: Dwight and Elaine Rundle



Appendix 2

MDS Calculations and Mapping

Minimum Distance Separation I

Worksheet 2

Prepared By: Ryan Kochuta, Junior Land Use Planner, Cuesta Planning Consultants

Description: 391517 Grey Road 109
Application Date: Friday, September 17, 2021
Municipal File Number:
Proposed Application: Lot creation for a maximum of three non-agricultural use lots
 Type A Land Use

Applicant Contact Information Dwight Rundle	Location of Subject Lands County of Grey, Township of Southgate EGREMONT, Concession: 3, Lot: 55 Roll Number: 420706000318200
-------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------

Calculation Name: **Farm 1**
Description: 083305 SOUTHGATE ROAD 08

Farm Contact Information Dwight Rundle	Location of existing livestock facility or anaerobic digester County of Grey, Township of Southgate EGREMONT, Concession: 3, Lot: 56 Roll Number: 420706000318400 Total Lot Size: 24.7 ha
--------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Chickens, Broilers	898 m ²	36.2	898 m ²
Solid	Chickens, Broilers	732 m ²	29.5	732 m ²

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 65.7

Potential Design Capacity (NU): 131.5

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X 347.46	X 0.7	X 1.1		187 m (614 ft)	289 m (948 ft)

	Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
	187 m (614 ft)	300 m (984 ft)

Calculation Name: **Farm 2**
Description: 083254 Southgate Road 08

Farm Contact Information Dwight Rundle	Location of existing livestock facility or anaerobic digester County of Grey, Township of Southgate EGREMONT, Concession: 3, Lot: 57 Roll Number: 420706000318500 Total Lot Size: 10 ha
--------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.



Minimum Distance Separation I

Worksheet 2

Prepared By: Ryan Kochuta, Junior Land Use Planner, Cuesta Planning Consultants

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Chickens, Broilers	969 m ²	39.1	969 m ²

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 39.1

Potential Design Capacity (NU): 78.1

$$\begin{array}{ccccccccc}
 \text{Factor A} & \text{Factor B} & & \text{Factor D} & \text{Factor E} & & \text{Building Base Distance 'F'} & & \\
 \text{(Odour Potential)} & \text{(Size)} & & \text{(Manure Type)} & \text{(Encroaching Land Use)} & & \text{(minimum distance from livestock barn)} & & \text{(actual distance from livestock barn)} \\
 0.7 & X & 296.22 & X & 0.7 & X & 1.1 & = & 160 \text{ m (524 ft)} & & 369 \text{ m (1211 ft)}
 \end{array}$$

$$\begin{array}{ccc}
 \text{Storage Base Distance 'S'} & & \\
 \text{(minimum distance from manure storage)} & \text{(actual distance from manure storage)} & \\
 160 \text{ m (524 ft)} & & 400 \text{ m (1312 ft)}
 \end{array}$$

Preparer Information

Ryan Kochuta
 Junior Land Use Planner
 Cuesta Planning Consultants
 978 1st Ave West
 Owen Sound, ON, Canada N4K 4K5
 Phone #1: 647-463-7202
 Email: cuesta@cuestaplanning.com

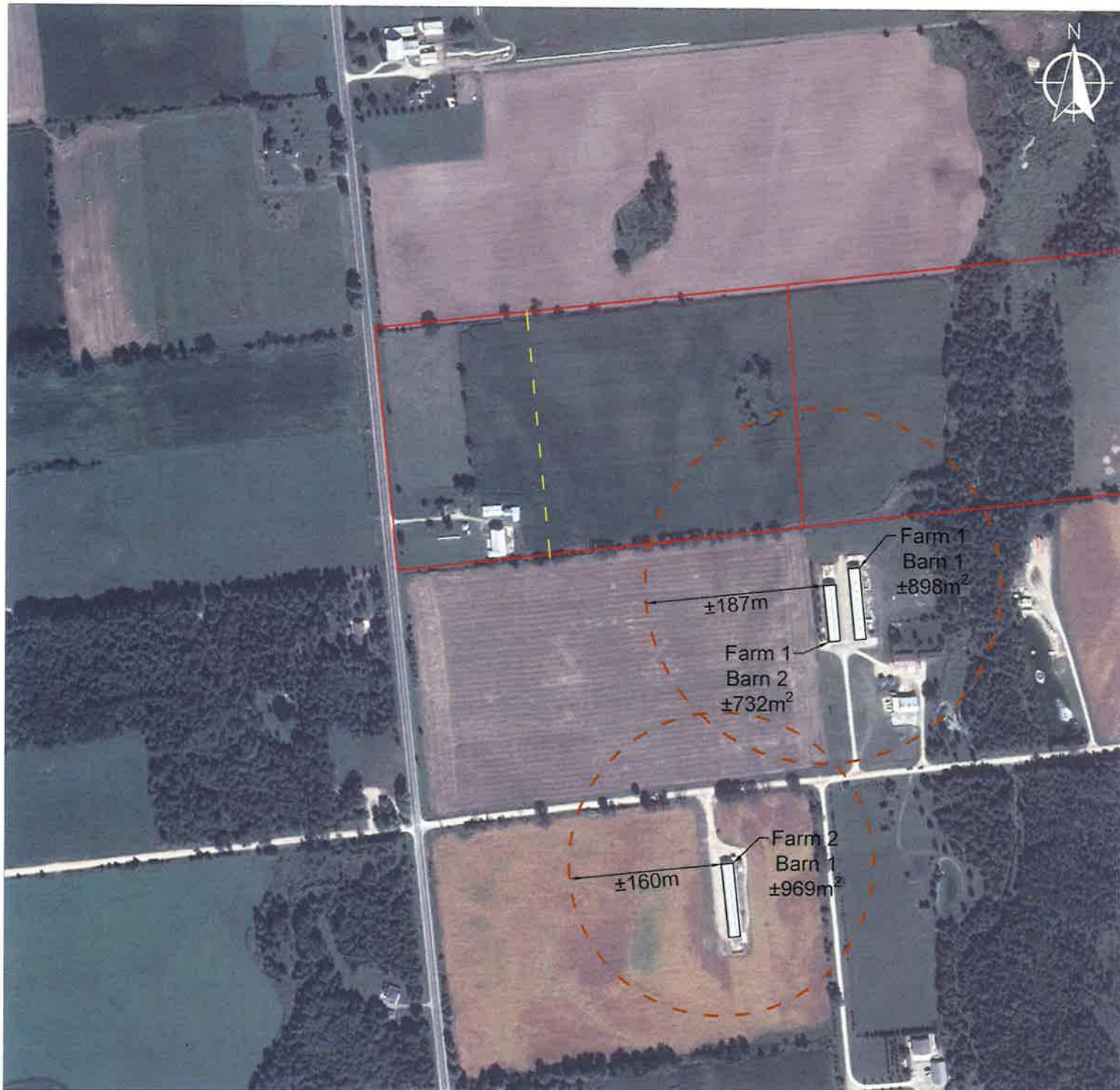
Signature of Preparer: _____

Ryan Kochuta, Junior Land Use Planner (ta)

Date: _____

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



Site Plan
MDS Mapping

391517 Grey Road 109,
Township of Southgate, County of Grey
Roll: 420706000318200; 420706000318220
Legal Description: Egremont, CON 3 PT LOT 55
RP16R5912 Part 2 and;
Egremont CON 3 PT LOT 55

LEGEND

- PROPERTY BOUNDARIES
- - - PROPOSED SEVERANCE
- - - MDS 1 MINIMUM DISTANCE FROM LIVESTOCK BARN
- EXISTING BARN



978 First Avenue West (519) 372-9790
Owen Sound, Ontario Fax: (519) 372-9953
N4K 4K5 1-800-653-7692
e-mail: cuesta@cuestaplanning.com

Drawn by: M. Baker	Date Printed: November 2021
File No.: 22056	Project Name: Dwight and Elaine Rundle

