



Planning and Development

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November 15th, 2023

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

**RE: Consent Application B10-23
Concession 1 EGR PT DIV 3 LOT 8 PT DIV 1 LOT 9 (312621 Highway 6)
Township of Southgate
Roll: 420706000105500
Owner: Christopher VanVlymen
Applicants: Alvin and Victoria Terpstra**

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 to sever farmland with 330.9 meters frontage on Highway 6, +-972 meters of depth and +-38.42 hectares from the existing farmhouse and accessory buildings. The retained lot containing the farmhouse and accessory buildings would have +-68 meters of frontage on Highway 6, +-95 meters of depth, 0.776 hectares of area and will be irregular in shape. This would create a severed lot to be conveyed to the adjacent owner to the north, and the retained lot would become a surplus farm dwelling which would be rezoned to identify exceptions to the reduced lot requirements in the Agricultural -1 zoning.

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

- b) *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 potential 'Habitat of Threatened or Endangered Species' and 'Other Wetlands'. In reviewing the proposal, which includes severing the subject property into two parcels, there are previously disturbed areas in the adjacent lands of the features for the proposed lots that may be suitable for a development envelope. As such, it is Grey County staff's opinion that the Environmental Impact Study (EIS) can be waived. It is the responsibility of the applicant to ensure the Endangered and Threatened Species policy in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca. If you have any questions or concerns regarding the above, please reach out to ecology@grey.ca.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

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,



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