



Planning and Development

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

March 18th, 2021

Lindsey Green, Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0
*Sent via E-mail

**RE: Consent Application B01/21
226281 Southgate Road 22
Township of Southgate
Applicant/Owner: Pallister Farms Livestock Ltd.**

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 1.165 ha of land with 80.3 m of Frontage on Southgate Road 22, from the existing 60 ha lot as the residence is surplus to the farming operations' needs. The retained parcel will be 58.835 ha and have 600 m of frontage on Southgate Road 22. The Effect would be to create a surplus farm dwelling lot. The retained lot would remain as agricultural and be zoned to prohibit agricultural uses.

Schedule A of Recolour Grey designates the subject property as 'Agricultural'. Section 5.2.3 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

vide 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 retained parcel is zoned to prohibit development and MDS I can be met, County planning staff have no further concerns.

Schedule A also indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

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 aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

Appendix B indicates that the subject property contains 'Other Wetlands'. Section 7.3.2 states,

1) No *development* or *site alterations* are permitted within *Other Wetlands* or their *adjacent lands*, shown on Appendix B, or as identified by *conservation authorities*, unless it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

Further, Appendix B also indicates that the subject property contains a stream. Section 7.9 states,

2) No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

County planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands, the Other Wetlands and the stream.

Provided that MDS can be met, the retained parcel is zoned to prohibit development and positive comments are received from the Conservation Authority regarding the Hazard Lands, the Other Wetlands and the stream, 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,



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