

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for B13-21 Rundle
Date: April 19, 2022 11:48:56 AM

County comments for B13-21 Rundle

Hello Southgate,

Please note that County Staff have reviewed Consent application B13-21 - 1257564 Ont Inc c/o Dwight & Elaine Rundle.

Per Schedule A of the County's Official Plan, the subject lands are designated Agricultural and Hazard Lands. While new lots of less than 40 ha are generally not permitted within the Agricultural designation, Section 5.2.3 (b) provides an exemption for 'surplus farmhouse' severances, subject to the following policies:

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.

in reviewing the Planning Justification Report submitted by Cuesta, County staff are generally satisfied that policies 2 - 6 above have been generally addressed. County staff would recommend that sub-section (1) pertaining to a "Bona fide farmer" be addressed prior to approval of this application, with a request that the farm business registration number be provided, OR that a condition of consent be added to ensure that any new owner of the lands would be a "Bona fide farmer."

Per Schedule B, the subject lands contain an Aggregate Resource Area. The proposed severed residential lot is outside of this mapped resource area, and the retained lands would remain farm-sized. The County has no concerns.

Per Appendix B, the subject lands contain Significant Woodlands and other wetlands. It is noted that these natural heritage features would all remain on the proposed retained lands, as would the entire extent of the Hazard Lands. Provided that the retained lands are re-zoned to prevent any new residential development, the County has no significant concerns but would recommend that further comments be received by the Conservation Authority.

County staff would recommend that policy 5.2.3 (b) (1) be addressed, in relation to ensuring that the lands are owned by a "Bona fide farmer" prior to approval of this application. Provided this policy can be addressed and positive comments are received from the Conservation Authority, the County has no further concerns.

The County would request notice of any decision rendered in respect to this application.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer