



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

September 16, 2025

Shavindra Fernando
Township of Southgate
sfernando@southgate.ca

**RE: Consent Application – B6-25 Southgate Acres
185333 Grey Road 9, Township of Southgate
Roll: 420709000213300
Owner: Southgate Acres Inc.**

Dear Shavindra Fernando,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

Proposal Summary

The Purpose of application B6-25 is to sever the subject lands to convey a +-199 metres by +-1025 metre vacant parcel with frontage on Grey Road 9 to an abutting Owner to the east. The retained lot will have +-80 hectares lot area and contain the existing farm operation.

The effect of consent application B6-25 is to join the +-20-hectare vacant severed lot to an abutting Owner to the east.

The subject lands (~104 ha) are identified as the following in the County Official Plan:

- Schedule A: *Land Use Types* – Agricultural and Hazard Lands
- Appendix B: *Constraint Mapping* – Significant Woodlands, other wetlands, and stream
- Appendix D: *Functional Road Classification* – Frontage on Grey Road 9

Comments

The subject lands are designated Agriculture on Schedule A of the County Official Plan. Lot creation in the Agricultural land use type is generally discouraged and may only be permitted for agricultural uses, provided that the severed and retained lots are 40 hectares in size.

1. Staff understand that the proposal is for a lot addition, where the proposed 20 hectare severed parcel will be conveyed and merged with the abutting 20 hectare parcel to the east (185383 GREY ROAD 9). As a result, the enlarged parcel will be an approximately 40 hectare agricultural parcel and the retained lands will be 82 hectares. Provided that the severed lands are merged with the abutting parcel, staff have no concerns.
2. Portions of the subject lands are designated Hazard Lands. As no development is proposed, staff have no concerns in this regard.
3. County Ecology staff have reviewed the proposal and as there is no new lot, building envelope or any other development proposed, staff have no concerns.
4. Transportation Services staff have reviewed the proposal and have no concerns.

Summary


Provided that the severed lands are merged with the abutting parcel to the east (185383 GREY ROAD 9) to create a farm sized lot, 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,

Cassondra Dillman
Intermediate Planner
548 877 0853


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