



# Planning and Development

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

May 15<sup>th</sup>, 2026

Shaneque Johnson  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Consent Application B3-26  
Concession 20 and 21, Part Lot 16 (552839 Grey Road 23)  
Township of Southgate (Geographic Township of Egremont)  
Roll: 420706000209100  
Owners: Grey 23 Inc. (Sidney and Annie Sherk)  
Applicant: Eli Sherk**

Dear Ms. Johnson,

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.

The purpose and effect of the subject application is to create a lot  $\pm 315$  metres frontage on Southgate Road 26,  $\pm 1,000$  metres depth along Grey Road 23, and  $\pm 40$  hectares lot area. The retained lot would have  $\pm 400$  metres frontage on Southgate Road 24,  $\pm 1,000$  metres depth along Grey Road 23, and  $\pm 40.24$  hectares lot area. This would create an agricultural lot fronting on Southgate Road 26, and retain an agricultural lot fronting on Southgate Road 24.

Schedule A of the County OP designates the subject lands as 'Rural' and 'Agricultural'. Section 5.4.3(1) states,

*All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.*

**Table 9: Permitted Rural Severances based on Original Township Lot Size**

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

*In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan. In considering whether to pro-rate up or down, the land area must be within 15% of the required maximum to be pro-rated up, otherwise it will be pro-rated down.*

*The above-noted lot density, lot size and lot frontage policies would not apply where a lot is being created for conservation or trail purposes by an approved conservation organization, or where a lot is being created for public service facilities or infrastructure.*

In addition, Section 5.2.3(5) states,

*For farm sized lot creation, where one lot is being severed to create a farm parcel of generally 40 hectares in size, provided both the severed and retained lots are 40 hectares in size and are both intended to be used for agricultural uses, then farm-sized lot creation can occur where the Agricultural land use type is being divided between the severed and retained lots. Where both the severed and retained lots are 40 hectares in size and are both intended to be used for agricultural uses, the Rural lot density shall not limit such split land use type lot creation.*

The subject property is located on two 40-hectare original township lots. The severed lot will be severed along the original township lot line and is located on an approximately 40-hectare Rural original township lot, Lot 16, Concession 21. Currently, the original township lot containing the proposed severance contains 2 lots. The creation of the proposed lot would not increase the number of lots within Lot 16, Concession 21, as the severance is located along the original township lot line. Further, the proposed lot is greater than 0.8 hectares and the frontage-to-depth ratio does not apply to farm sized lots.

The retained lot is located within the Rural and Agricultural designations and will be approximately 40 hectares in size. In addition, both lots will be used for agricultural uses. Therefore, County Planning staff have no concerns.

Section 5.2.2(5) of the County OP states,

*New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.*

MDS calculations were not submitted with the subject application. Provided MDS calculations are done and setbacks can be obtained; County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed severance is partially located within the Hazard Lands; therefore, County Planning staff recommend receiving comments from the Conservation Authority to ensure that the proposed development can be safely accessed.

Schedule B of the County OP indicates that the subject lands contain 'Aggregate Resource Area'. The proposed severed lot is located outside of the Aggregate Resource Area and both the severed and retained lots are farm sized. Therefore, County Planning staff have no concerns.

Schedule C of the County OP indicates that the subject lands contain 'Linkage'. Both the severed and retained lots are farm sized; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and provided the following comments:

*The property contains or is adjacent to potential Habitat of Threatened or Endangered Species, Other Identified Wetlands, Significant Wetlands, Significant Woodlands, Significant Wildlife Habitat, Significant Valleylands, Linkage Area, potential Fish Habitat, a Stream and a Pond. In addition, the property is considered a Significant Groundwater Recharge Area.*

*County staff have reviewed the proposal and determined that there appears to be sufficient developable area outside of the above-mentioned features. Therefore, it is the opinion of County staff that if future development is limited to areas outside these features, potential impacts to natural heritage would be negligible, and the requirement for an Environmental Impact Study (EIS) can be waived.*

*County ecology staff have no concerns with the application. If you have any questions or require further information, please contact [ecology@grey.ca](mailto: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.

County Transportation Services have reviewed the subject application and provided the following comments:

*As a condition of approval, road widening of 2 meters shall be conveyed to the County of Grey along the frontage of the County Road for the retained (southern) parcel. This shall be legally conveyed at the expense of the applicant.*

*Due to the wetlands and existing field entrance on Grey Road 23, the existing farm entrance can be used as the severed lots main entrance. However, the entrance must be upgraded to FSAS standards with a culvert.*

Provided **MDS calculations are submitted**, positive comments are received from the Conservation Authority, that future development be limited to areas outside of the natural heritage features, and County Transportation Services comments are addressed; 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,

  
Derek McMurdie  
Planner

  
[www.grey.ca](http://www.grey.ca)