



Planning and Development

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August 18th, 2025

Shavindra Fernando
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Consent Application B7-25 and Zoning By-law Amendment C16-25
Concession 11, Lot 25 (611808 Southgate Sideroad 61)
Township of Southgate (Geographic Township of Proton)
Roll: 420706000402100
Owner: Drost Cattle Inc. (Tom Drost)
Applicant: Van Harten Surveying Inc. (Jeff Buisman)**

Dear Mr. 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.

The purpose and effect of the severance application is to sever the subject lands to create a lot containing a surplus farm dwelling. The severed lot would have +-90 meters frontage on Southgate Sideroad 61, +-48 metres depth, +-0.43 hectares lot area, and contain the dwelling, garage, and shed. The retained lot has frontage on Southgate Road 12 and Sideroad 61, contains the applicant's large scale farm operation on +-40.8-hectare parcel. This would create a lot containing the surplus farm dwelling with associated garage, pool and shed, while retaining a +-40.8 -hectare farm parcel with field access to Southgate Sideroad 61.

The purpose and effect of the zoning by-law amendment is to rezone a proposed severed lot under consent File B7-25 to permit the surplus farmhouse and accessory garage and shed with the resulting yards and setbacks on a lot with +-90 meters frontage on Southgate Sideroad 61, +-48 metres depth, and +-0.43 hectares lot area. The rezoning would also apply to the retained lot containing the applicant's large scale farm operation on +-40.8-hectare parcel fronting on Southgate Road 12 and Sideroad 61. This would allow the surplus farmhouse and accessory garage, and shed on a separate severed lot, while the applicant's large scale farm operation would remain on the retained lot with field access to Sideroad 61.

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

- 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 (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 that the above criteria have been or will be met and Southgate staff are satisfied that the proposed lot is as small as reasonably possible; County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed development is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

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

The property contains and/or is adjacent to potential 'Habitat of Threatened or Endangered Species', 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', potential 'Fish Habitat', and a 'Stream'. Additionally, the property is considered a Significant Groundwater Recharge Area. County staff have reviewed the proposal and there appears to be a sufficient developable area outside of the above-mentioned features. As such, it is County staff's opinion that if future development is limited to an area outside of the features, the potential impact to natural heritage would be negligible, and the requirements for an Environmental Impact Study (EIS) can be waived.

County ecology staff have no concerns with the application. 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 the criteria listed in Section 5.2.3(1)(b) has been or will be met and Southgate staff are satisfied that the proposed lot is as small as reasonably possible; 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,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie
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