



Planning and Development

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

June 12th, 2026

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

**RE: Consent Application B2-26
Concession 20, Lot 18 to 19 (244341 Southgate Road 24)
Township of Southgate (Geographic Township of Egremont)
Roll: 420706000209400
Owner: Philip Holst
Applicant: Donna Marie Flanagan**

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 sever the subject lands to create one agricultural lot with ±402 metres frontage on Southgate Road 24, ±1,005 metres depth, and ±40 hectares lot area. The retained agricultural lot contains a barn, and has ±402 metres frontage on Southgate Road 24, ±1005 metres depth, and ±40 hectares lot area. This would create one 40-hectare vacant agricultural lot, and retain a 40-hectare agricultural lot containing an existing barn.

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 18, Concession 20. Currently, the original township lot containing the proposed severance contains one lot. The creation of the proposed lot would not increase the number of lots within Lot 18, Concession 20, 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. Staff would note that the severed lot contains a small amount of land designated as

Agricultural; however, the severed lot is 40 hectares in size. Therefore, there are no concerns in this regard.

The retained lot is located within the Rural designation on an approximately 40-hectare original township lot, Lot 19, Concession 20 and will be approximately 40 hectares in size. Currently, Lot 19, Concession 20 contains one lot and the number of lots within this original township lot will not increase, as the proposed lot line for the severed lot is along the original township lot line. 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.

Schedule B of the County OP indicates that the subject lands contain 'Aggregate Resource Area'. The severed and retained lots are both partially located within the Aggregate Resource Area; however, 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:

As identified in Schedule A and Appendix B of the County Official Plan, the subject property contains or is adjacent to mapped Significant Woodlands, Provincially Significant Wetlands, Other Identified Wetlands, and watercourse/drainage features. The property may also support or include potential Habitat for Threatened and Endangered Species, Significant Wildlife Habitat, and Fish Habitat. In addition, the lands are located within a Significant Groundwater Recharge Area as identified by the Ontario Source Protection Information Atlas. These designations are relevant to Section 8.11 of the County Official Plan pertaining to water quality and quantity protection.

County ecology staff have reviewed the submitted application materials and note that the proposed consent would create a lot containing identified natural heritage features. Based on a review of the available information, there appears to be sufficient area outside of the identified features to accommodate a future building envelope. Any future development should be directed to these areas to avoid impacts to natural heritage.

Per 7.11.3 of the County Official Plan, County Ecology staff are satisfied that an Environmental Impact Study (EIS) is not required. As such, the requirement for an EIS can be waived.

If you have any questions or require further information, please contact County Ecology staff at 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 have no concerns.

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



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