

September 16th, 2025

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

RE: Consent Application B8-25
Concession 16, Lot 20 to 21 (245794 Southgate Road 24)
Township of Southgate (Geographic Township of Proton)
Roll: 420709000306200
Owner: Jonathon and Barbra Martin
Applicant: Eli Sherk

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 +-41-hectare parcel with +-498 metres frontage on Southgate Road 24 and +-1,026 depth. The retained lot has +-305 metres frontage on Southgate Road 24, +-1,026 depth, +-41-hectare lot area and contains an existing farm operation.

Schedule A of the County OP designates the subject lands as 'Agricultural' and 'Rural'. Section 5.2.3(5) states,

Where a non-farm sized consent is being proposed to create a new lot on a split land use type property (e.g. a split Agricultural and Rural land use type), the consent may only be supported if;

- a) The entirety of the Agricultural land use type lands remain intact;*
- b) All other options for consent have been deemed unviable (i.e. the more restrictive consent policies shall be initially considered and assessed), and*
- c) The lands outside of the Agricultural land use type meet the policies and criteria for a severance in the other land use type. In the Rural land use type, the lot would need to meet the Rural lot density and frontage*

provisions. In the Special Agricultural land use type, the lot would need to meet the Special Agricultural minimum farm lot size. Lands within the Niagara Escarpment Plan Area need to comply with the Niagara Escarpment Plan. In the event of a conflict between the policies of this Plan and the policies of the Niagara Escarpment Plan, those of the Escarpment Plan will prevail.

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 proposed severance is located on lands designated as 'Rural' and 'Agricultural'; therefore, the split land use policies apply. The proposed severance and retained lot would each have a lot area of 41 hectares and are considered to be farm sized. Therefore, the proposed severance meets the split land use policies and the Rural lot density policies shall not limit the proposed lot creation. Further, the proposed severance would also meet the Agricultural lot creation policies. 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 submitted with the application and a building envelope that would meet the MDS setback requirements is possible; therefore, 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 regarding the Hazard Lands.

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', 'Significant Wetlands', '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 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.

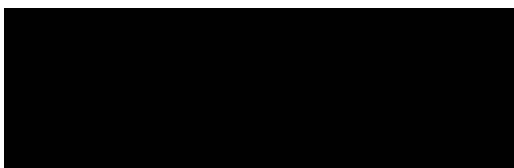
Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring 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 positive comments are received from the Conservation Authority regarding the Hazard Lands; 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,



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