

March 16, 2026

Shavindra Fernando, Planning Assistant
Township of Southgate
sfernando@southgate.ca

**RE: Consent B12-25 RHP Farms Ltd
Zoning By-law Amendment – C2-26 RHP Farms Ltd
186142 GREY ROAD 9
Township of Southgate
Roll: 420709000212501
Owner: RHP Farms Ltd. & Cedar Acre Farms Ltd (c/o Dale Pallister)
Agent: Cuesta Planning Consultants 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

B12-25 - The Purpose of the consent application is to sever the subject lands to create a lot containing a surplus farm dwelling and garage. The severed lot would have approximately ±55 metres frontage Grey Road 9, ±156 metres depth and ±0.9 hectares lot area. The retained lot would have ±344 meters frontage on Grey Road 9, ±1017 meters depth and ±40 hectares lot area. Rezoning File C2-26 is submitted to address compliance with permitted use or site regulations related to the proposed consent.

C2-26 - The Purpose of the application is to rezone the severed and retained lots proposed under consent File B12-25 to comply with zoning requirements for the ±0.9 hectare surplus farm lot and to prohibit future residential development of any kind on the ±40 hectare retained lot. The Effect of the application is to create a surplus farm lot B12-25 that does not comply with lot frontage and area requirements of the by-law and to prohibit any future residential construction of any kind. Any other permitted use or regulations that apply to the proposed lots would also be addressed.

Documents submitted with the application and reviewed by staff:

- Notice of Hearing, applications, and Site Plan
- Planning Justification Report, prepared by Cuesta Planning Consultants, dated January 2026

The subject lands (~41 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 and Stream
- Appendix D: *Functional Road Classification* – Frontage on Grey Road 9

Comments

Schedule A of the County OP designated the subject lands as Agricultural and Hazard Lands. Section 5.2.3 states that:

1) A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:

a) One lot 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....

[Or]

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 County Official Plan (OP) contemplates lot creation in the agricultural designation in the two specific circumstances noted above, provided that the parcel is a minimum of 40 hectares. The subject lands are approximately 41 hectares in size and as such are considered ‘farm sized’ lot in the agricultural designation, per the OP. It appears that the proposed severed lot has been kept to as small of a size as possible and has a lot area of ~0.9ha. A Planning Justification report was submitted in support of the proposal. Staff have no concerns with the proposed surplus farm dwelling severance.

County Ecology staff have reviewed the proposal and provided the following comments:

2. The property contains 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. In addition, the property is considered a Significant Groundwater Recharge Area.
3. 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 (including any agricultural 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.

4. County ecology staff have no concerns with the application. If you have any questions or require further information, please contact ecology@grey.ca.

County Transportation Services have reviewed the proposal and provide the following comments:

5. As a condition of provisional consent, the owner shall convey a 2 meter Road Widening to the County along the frontage of both the retained and severed lot.
6. Staff note that an entrance may be required for the retained agricultural lands. Please be advised that any future entrance location, including a field entrance, will need to have 175 meter clear site distance and 100 meter separation from existing entrance (on the severed 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,

Cassandra Dillman
Intermediate Planner

[REDACTED]

[REDACTED]

www.grey.ca