



Revised July 18, 2025

33232-24

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Township of Southgate
Committee of Adjustment
185667 Grey Road 9, RR#1
Dundalk, ON
N0C 1B0

Attention: Shavindra Fernando via email: sfernando@southgate.ca and planning@southgate.ca

Re: Surplus Farm Residence Severance and Zone Change Submission
611808 Sideroad 61
All of Lot 25, Concession 11
PIN 37284-0157
Geographic Township of Egremont; Township of Southgate
County of Grey

Please find enclosed applications for a Surplus Farm Residence Severance and Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the Severance Sketch, Completed Application Forms, Required Deed, PIN Report and Map and Farm Business Registration Number (4079158, expiry 04/30/2026).

Please provide an invoice for the required application fees and the property owner will pay directly with the Township.

Severance Proposal:

The proposal is to sever a surplus farm dwelling from the rest of the agricultural parcel. The subject property is known as #611808 Sideroad 61 (PIN 37284-0157). The proposed Severed Parcel has a frontage of 90±m, depth of 48±m, for an area of 0.43±ha where the existing dwelling, garage, and shed will remain.

The Severed Parcel was configured include the existing buildings, propane tanks, driveway, hydro line, septic, well, trees, and cut grass / liveable area. The parcel was squared off to follow the natural features and to exclude any agricultural field. The existing driveway will continue to provide safe access to the dwelling from Sideroad 61. Sideroad 61 is closed after the severed parcel and is essentially a 'dead end' road.

The two accessory buildings are intended to stay with the severed parcel. The garage is approximately $90\pm\text{m}^2$ and the small shed is $15\pm\text{m}^2$ for a total lot coverage of $2.4\pm\%$ which meets the requirements set out in Section 5.1 (a)(iv) of the Zoning By-law (maximum lot coverage of 5%). The zoning requirements are met and a request has been made in the Zone Change application to acknowledge the existing buildings and site conditions for rural residential use on this small, surplus residential parcel.

The Retained Parcel is vacant agricultural land with an area of approximately $40.8\pm\text{ha}$. The parcel is a corner lot with frontage along Southgate Road 12 and Sideroad 61. The parcel will continue to be used as part of a large-scale agricultural farming operation by the current owner – Tom Drost of Drost Cattle Inc. There is an existing field entrance off Sideroad 61 that will allow for continued access. The Zoning requirements are met for this parcel in terms of lot area and frontage. The requirement to prohibit a dwelling on the land is being requested in the Zone Change Application (discussed in more detail below).

The subject property is designated as Agricultural and Hazard Lands in the Township of Southgate Official Plan. This type of severance meets the key requirements of Section 5.4.1.3. 3) of the Southgate Official Plan for surplus farm residence severances. The requirements for a “Surplus Farm Residence Severance” have been met and a few are described below:

First, there must be a Bona Fide Farmer for the farmland. Tom Drost of Drost Cattle Inc. is the current owner and he will continue to farm this property as part of their large operation. The farm business registration number has been provided for confirmation of the farm business and having a Bonafide farmer continue to farm the lands.

The existing surplus house must be habitable (which it is), and the severed surplus parcel is to be no larger than the area of residence and not disrupt the farming operation. The proposed parcel has an area of $0.43\pm\text{ha}$ and has been configured around the existing dwelling, accessory buildings, driveway, hydro line, septic, cut grass, and natural features. The proposed lot lines run along the edge of field, trees and cut grass, so that no agricultural field is included with the severance. The proposed lot configuration is logical to accommodate the existing buildings and takes into consideration environmental and topographic features.

Minimum Distance Separation (MDS) is not applicable to this application as there is no barn on either parcel.

Lastly, the retained agricultural lands are to be rezoned to prohibit a residential use. A zone change application has been submitted alongside the severance to address this and also to acknowledge the rural residential use on the severed parcel, that will remain.

Overall, this application meets the criteria set out in the Official Plan for surplus farm dwelling severances, along with conforming to the Zoning requirements for the severed and retained parcels.

Zone Change Request:

An application for a Zoning By-law Amendment is being submitted concurrently to address the rezoning that is a requirement for this type of severance application, as outlined in Section 5.4.1.3. 3) c) of the Southgate Official Plan.

The following zoning requests are being made:

Retained Parcel:

- A) To rezone the Retained Parcel to a Site Specific Agricultural (A1-xx) to prohibit a residential dwelling.**

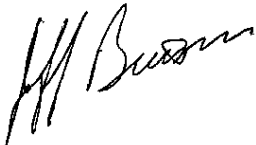
Severed Parcel (#611808 Sideroad 61):

- B) To rezone the Severed Parcel to a Site Specific Agricultural (A1-xx) to permit the existing site conditions and buildings (dwelling and accessory buildings) for rural residential use, with a minimum lot area of 0.4ha.**

The rezoning requests are standard for this type of severance in order to ensure no development is permitted on the farm parcel and to address the existing dwelling and accessory buildings that are surplus to the farming operation and will remain on the severed parcel.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Tom Drost via email: tomdrost@sympatico.ca