



June 11, 2025

██████████ Legislative and Planning Coordinator
Township of Southgate
██████████

**RE: Consent Application B1-25 - Helmuth
085670 Southgate Road 8
Con 4 W, Pt Lot 19, Geographic Township of Proton, Township of
Southgate
Roll: 420709000604100
Owner: Momentum Grain Farm Inc.
Agent: Greg Ford, Wilson-Ford Surveying and Engineering**

Dear Elisha Milne,

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

The Purpose of application B1-25 is to sever the subject lands to create a lot containing a surplus farm dwelling. The severed lot would have approximately 170.2 meters frontage on Southgate Road 08, 54.8 depth and 2.29 hectares lot area. The retained lot is irregular in shape with about 33 meters frontage on Southgate Road 08, 1014.2 meters maximum depth and 19.41 hectares lot area. The Effect of proposed consent application B1-25 is to create a lot containing the one storey brick surplus farm dwelling, while retaining a roughly 19.41-hectare farm parcel both with access to Southgate Road 08.

Updated documents submitted with the application:

- Memo dated June 2, 2025
- Sketch (severed and retained parcels), prepared by Wilson-Ford, dated June 3, 2025

Background:

- County comments dated April 15, 2025
- Meeting with Township staff and applicant on May 14, 2025

The subject lands are identified as the following in the County Official Plan (OP):

- Schedule A – *Land Use Types* – Agricultural and Hazard Lands

Comments

Further to County comments dated April 15, 2025 and discussions with the applicant and Township staff, staff offer the following additional comments.

Staff understand that the applicant has proposed to rezone the remnant agricultural lands as well as the parcel to the east (420709000604101) to prohibit residential development as a condition of provisional consent. While the two parcels are farmed together, they would not be merged on title and remain separately conveyable.

The County Official Plan (OP) provides two primary options for consent in the Agricultural designation *if* the farm parcel is a minimum of 40 hectares, per section 5.2.3: a surplus farmhouse severance or if the severed and retained parcel are each generally 40 ha in size. Should a house be deemed surplus to a farm operation because of farm consolidation, a lot could be severed provided that the criteria in 5.2.3.1(b) are met. In some circumstances, farm consolidation can occur via a lot addition (i.e. the remnant agricultural lands would be merged with an abutting farm parcel).

1. The subject lands are approximately 20 hectares (West Part Lot 19, Con 4) and the abutting lands to the east are also approximately 20 hectares (East Part Lot 19, Con 4). One lot for a surplus farm dwelling could be contemplated if the remnant agricultural lands merge on title with the abutting farm parcel to create a farm sized lot. The County OP defines a farm sized lot as a minimum of 40 hectares in the agricultural designation.
2. Staff acknowledge and understand the proposed approach to ensure that a new dwelling and additional residential units are prohibited on the remnant parcel of farmland created by the severance (ensuring no new building lots would be created). Staff also note that the new residential lot for the surplus farm residence has been limited in size to accommodate the use and appropriate services; no land appears to be removed from production as a result of the severance. However, staff remain concerned that rezoning the agricultural lands as such without consolidating the farmland (merging the lands on title), would not meet the intent of the County policies for lot creation in the Agricultural designation. For clarity, should the remnant agricultural lands be merged with

abutting lands to create a farm sized lot (being generally 40 hectares), staff would have no concerns with the proposal. At this time it is also unclear how the dwelling is deemed surplus as a result of a farming operation being consolidated.

3. From a general planning perspective, staff note that intent of parcels remaining 'farm sized' or generally 40 hectares (100 acres) is to ensure that farm lot sizes are sufficiently large enough to create large contiguous farming blocks, to maintain flexibility for farm operations to adapt to future changes in agriculture (i.e. a change in commodity produced, scale of operation, diversification or intensification) and to avoid the unwarranted fragmentation of farmland.

Summary

The subject application does not conform to the agricultural consent policies (Section 5.2.3) in the County Official Plan. As such, County Planning staff are unable to support consent application B1-25. Please be advised that all planning decisions shall conform with the County's Official Plan.

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,

[REDACTED]
Intermediate Planner

[REDACTED]
[REDACTED]
[REDACTED]