

April 15, 2025

Elisha Milne, Legislative and Planning Coordinator
Township of Southgate
emilne@southgate.ca

**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.

Documents Submitted with the application

- Notice of Public Hearing, received April 7, 2025
- Application form and covering memo
- Additional information, dated April 1, 2025

- Sketch (severed and retained parcels), prepared by Wilson-Ford, dated March 18, 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

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 20 hectares in size and are considered an existing undersized agricultural lot: a 'farm sized' lot in the agricultural designation, per the OP, is 40 hectares. As the subject lands are not a minimum of 40 hectares, policy 5.2.3.1) cannot be met, and County staff are unable to support the proposed surplus farm dwelling severance.

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

2. The subject property contains and/or is adjacent to potential 'Habitat of Threatened or Endangered Species', 'Significant Wetlands', 'Other Identified Wetlands', potential 'Fish Habitat', and a 'Stream'. County staff have reviewed the proposal and based on the site plan, the proposed development will be within adjacent lands to the identified natural heritage features and within a previously disturbed area. As such, it is County staff's opinion that the potential impact to the identified features would be negligible, and the requirement for an EIS can be waived.

3. Please note it is the applicant's responsibility to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed – “Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements”. While the County is not supportive of development within Habitat of Threatened and/or Endangered Species, County staff are not the regulating authority under the Endangered Species Act. The applicant is advised to contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@ontario.ca for further information on how to address this policy.
4. County ecology staff have no concerns with regards to natural heritage matters. If you have any questions or concerns regarding the above, please reach out to ecology@grey.ca

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 as proposed.

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,

Cassondra Dillman
Intermediate Planner
548 877 0853
Cassondra.dillman@grey.ca
www.grey.ca