



Planning and Development

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September 2nd, 2020

Lorelie Spencer
Municipality of West Grey
402813 Grey Road 4, RR2
Durham, Ontario
N0G 1R0
*Sent via E-mail

**RE: Consent Application B07/2020
Lot 5, Concession 5, Plan 17R2691
Municipality of West Grey
Applicant/Owner: Neil Ward**

Dear Ms. Spencer,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

The purpose of the Consent application B07/2020 is to sever a surplus farm dwelling.

Schedule A of Recolour Grey designates the subject lands as 'Agricultural'. Section 5.2.3 of the OP states,

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:

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 owner of the lands to be severed is a 'bona fide farmer', or as a condition of the consent application the lands will be sold to a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.

- 2) The lot proposed for the *surplus farmhouse* (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the *surplus farmhouse* to the farming operation, accessory buildings (where including accessory buildings does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.
- 3) Unless added onto an abutting farm parcel that already contains a *dwelling*, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential *dwelling* of any type.
- 4) The severance of a *surplus farmhouse* shall comply with Provincial *MDS Formulae*. For the purposes of this section, only *livestock facilities* situated on the farm parcel from which the *surplus farmhouse* is being severed, shall be used in determining Provincial *MDS Formulae* compliance
- 5) Given that no new house can be built as a result of the *surplus farmhouse* being severed from the land holding, the requirements for an *environmental impact study*, do not apply; however no new *surplus farmhouse* severances will be permitted in the *Aggregate Resource Areas* identified on Schedule B to this Plan; and,
- 6) The existing farmhouse is habitable at the time of application.

The proposed consent does not meet the above noted policies. The subject agricultural property is smaller than 40 hectares in size, therefore does not qualify for a surplus farm dwelling severance. In speaking with the Municipality of West Grey, their planner has indicated that the applicant would be willing to do a lot addition with the adjacent agricultural parcel, 420501000103700 which would bring the lot size of the lands to approximately 60 hectares. Provided that the lot addition is made a condition of the consent and it is ensured that the lands being removed are limited in area and only sufficient size to accommodate the surplus farmhouse operation, County planning staff would have no further concerns.

Schedule A also indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

- 2) Permitted uses in the Hazard Lands land use type are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only

be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

County planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands.

Provided that,

1. the adjacent lands are added as a condition of consent,
2. the proposed severance is kept as small as possible,
3. all other criteria in 5.2.3 1b) are met,
4. and positive comments are received from the Conservation Authority regarding the Hazard Lands.

County planning staff have no further concern with the subject application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



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