



September 24, 2025

BY EMAIL ONLY

David Smith, Manager, Planning & Development
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**Subject: Proposed Surplus Farm Dwelling Severance
241789 Concession 16,
Neustadt, Municipality of West Grey**

Dear Mr. Smith:

Please accept this letter in support of the accompanying applications for consent and a zoning by-law amendment to facilitate a surplus farm dwelling severance for the property located at 241789 Concession 16, Neustadt. The applications have been prepared to conform with applicable Provincial, County, and Municipal planning policy and to allow for the separation of a dwelling that is surplus to the needs of the farming operation.

Site Context:

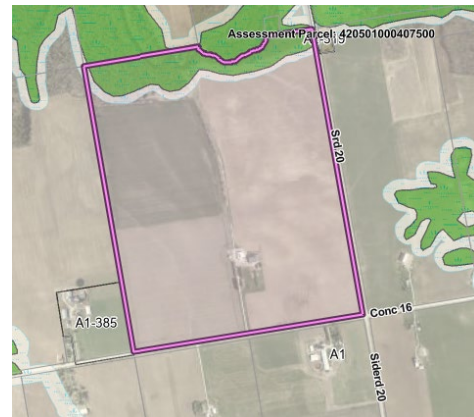
The subject lands are almost 200 acres and are located on the corner of Concession 16 and Sideroad 20 northeast of Neustadt. The lands have the legal description of Lot 19 and Part Lot 20, Concession 16, geographic Township of Normanby and the Roll Number 420501000407500.

The subject lands are host to one single-detached residence and a shed. The vast majority of the lands are in agricultural production with a small portion on the north side of the lands host to a woodlot and the Beatty Saugeen River.

Planning Context:



County of Grey Official Plan Map



West Grey Comprehensive Zoning By-law Map

The subject lands are designated Agriculture and Hazard Lands in the County of Grey Official Plan. The lands are zoned Agricultural Zone (A1) and Natural Environment Zone (NE) in the West Grey Comprehensive Zoning By-law.

Planning Policies:

Provincial Planning Statement

The Provincial Planning Statement (PPS) limits permitted uses and lot creation in Agricultural Areas to preserve agricultural lands for long term use for agriculture.

The PPS permits lot creation for agricultural uses, agricultural-related uses, one new lot per farm for a residence surplus to an agricultural operation and infrastructure.

The PPS gives the following policy guidance on a lot proposed for a residence surplus to an agricultural operation:

4.3.3.1 c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective;

The County of Grey Official Plan

The County Grey Official Plan gives the following policy criteria for a house deemed to be surplus to a farm operation as a result of farm consolidation:

Grey County Official Plan Policy 5.2.3.1 b	Response
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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.	The applicants can be considered bona fide farmers. Bas and Gerda Pier operate Willowbrook Farms Inc. and their home is located at 95 Concession 4 E, Mildmay, ON, N0G 2J0. In addition to the subject lands, the Piers have a second farm located at 403126 Concession 20, Kemble, ON. The Piers farm approximately 300 acres in total.
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 (including any unused livestock facility, if this 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	The proposed severed parcel is 1.46 hectares (3.61 acres) in size and will contain the existing residence, accessory shed, well, and septic system. The configuration of the parcel has been designed to avoid the removal of agricultural land currently in production, thereby maintaining the agricultural productivity of the retained farm parcel.
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.	A Zoning By-law Amendment is proposed to fulfil this obligation.
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	MDS does not apply to the proposed severance.
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,	The subject lands are located outside of the Aggregate Resource Area identified in Schedule B of the County of Grey Official Plan.
6) The existing farmhouse is habitable at the time of application.	The existing house is confirmed to be habitable.

7) If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn.	Not applicable
8) If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn	Not applicable.
9) Policies 5.6.2(8) and 5.6.6(2) shall not constrain a surplus farmhouse severance. Non-farm size lot creation (i.e., the surplus farmhouse and accessory buildings if applicable) may be considered under this policy section where an Aggregate Resource Area, Bedrock Resource Area and/or Shale Resource Area has been identified.	Not applicable.

The proposed size and configuration of the surplus farm dwelling severance is consistent with the guidance provided in both the Provincial Planning Statement and the County of Grey Official Plan. The severance advances the policy objectives of both documents by ensuring the lot is appropriately sized to include the existing structures, infrastructure and maintains the agricultural viability of the retained lands.

Zoning

A Zoning By-law Amendment is requested to re-zone the subject lands from Agricultural Zone (A1) and Natural Environment Zone (NE) to Agricultural Zone Special (A1-x), Agricultural Zone Special (A1- y) and Natural Environment Zone (NE). The NE zone is not proposed to change as a result of these applications.

Agricultural Zone Special (A1-x) is proposed for the severed parcel. Section 8.3 of the Comprehensive Zoning By-law has been applied:

Zoning Matrix- Proposed Severed Lot, **required amendments shown in red**

Regulations	Required	Have
Lot Area, Minimum	0.8 ha	1.46 ha
Lot Frontage, Minimum	30.5 m	20 m
Front Yard, Minimum	18.3 m	20 m
Rear Yard Minimum	7.5 m	160 m
Interior Side Yard Minimum	3 m	14 m
Exterior Side Yard Minimum	7.5 m	N/A
Ground Floor Area	102.2 m ²	526 m ²

Lot Coverage, Maximum	20 %	6.5 %
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Agricultural Zone Special (A1-y) is proposed for the retained parcel. The special provisions should limit the construction of a residential dwelling.

Zoning Matrix- Proposed Retained Lot, **required amendments shown in red**

Regulations	Required	Have
Lot Area, Minimum	40 ha	79 ha
Lot Frontage, Minimum	122 m	793 m
Front Yard, Minimum	20 m	N/A
Rear Yard Minimum	7.5 m	N/A
Interior Side Yard Minimum	6 m	N/A
Exterior Side Yard Minimum	18.3 m	N/A
Lot Coverage, Maximum	15 %	N/A

The Natural Environment zoning is not proposed to change.

Conclusions

The proposed surplus farm dwelling severance is consistent with the intent and policies of the Provincial Policy Statement and the County of Grey Official Plan. The severed parcel has been appropriately sized to include the existing residence, well, septic system, and accessory structure, while avoiding the removal of agricultural land currently in production. The retained parcel will remain viable for ongoing agricultural use. Finally, the proposed Zoning By-law Amendment will properly implement the proposal and required policy criteria.

Therefore, the applications are justified and represent good land use planning.

If you have any questions regarding the above, please contact the undersigned at 519-506-5959, extension 106.

Sincerely,

Cobide Engineering Inc.



Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.

Encl.

cc: Mr. & Mrs. Pier, proponents

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