

2.0 LAND USE POLICY CONSIDERATIONS

The following analysis of the applicable land use policies considers how the proposal will meet the goals and intent of the relevant land use policy and remain compatible with surrounding land uses. Considering provincial, county and local policies, it will be determined how the proposal represents appropriate rural land use planning.

In addition to the Provincial Planning Statement, the County of Grey Official Plan (CGOP), and the Township of Southgate Official Plan (TSOP) will be assessed with respect to land-use policy pertaining to the proposal. The Township of Southgate Zoning By-law No. 19-2002 will also be evaluated as a land use document applicable to the proposal.

2.1 Provincial Planning Statement (PPS)

As stated under Section 3 of the Planning Act, all decisions by any authority that affect a planning matter shall be consistent with the Provincial Planning Statement (PPS). Any decisions made on or after October 20, 2024 are to be consistent with the 2024 PPS. Although the PPS is to be read in its entirety, policy 4.3.3.1(a) is deemed to be the most applicable to the consideration of the proposed severance, which states the following: *“Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.”*

PPS Compliance:

The subject lands are in an agricultural area as defined in the PPS and as identified by County of Grey in its official plan. The proposal will result in the creation of two farm parcels, each approximately 20.6 hectares in area. Although, 40-hectare farm parcels are a more common farm lot size in this area of Ontario, the PPS does not specify a required minimum size to be recognized as agricultural. This is also the case in the Provincial document Guidelines on Use of Prime Agricultural Lands in Ontario; which was reviewed for conformance and further supports the proposed approach.

Smaller farm lots may be appropriate depending on the type of agriculture common in certain areas. In this instance, the associated Agricultural Report (Appendix 2) has confirmed the long-term viability of the two 20-hectare lots resulting from this proposal. Farming trends show larger farming operations acquiring 20 ha agricultural parcels as part of their overall holdings.