

AGRICULTURAL REPORT

IN SUPPORT OF A CONSENT APPLICATION



AUGUST 2026

SUBJECT LANDS:

085770 Southgate Road 08
Concession 4 Lot 21
Township of Southgate, County of Grey

PREPARED FOR:

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PREPARED BY:

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1.0 PREAMBLE

This Agricultural Report has been prepared on behalf of Jason Rice (the Applicant) in support of a proposed consent application for an agricultural severance on Concession 4 Lot 21, in the Township of Southgate, in the County of Grey.

Section 4.3.2 2. of the Provincial Planning Statement, 2024 (PPS) states *"all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards. This policy supports the general policies for agriculture found in Section 4.3.1 1. of the PPS which directs approval authorities to use an agricultural systems approach "to maintain and enhance a geographically continuous agricultural land base that supports and fosters the long-term economic prosperity and productive capacity of agri-food networks", thereby protecting lands designated for agriculture over the long-term.*

Under Section 4.3.3 1. c), the PPS states, *"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."*

The PPS does not specifically stipulate a minimum lot size for agricultural parcels. Lots must be large enough to accommodate the use, appropriate services and maintain flexibility for future changes in types of agricultural operations.

Throughout the Province, municipal planning policy requirements for agricultural consent applications vary with respect to minimum lot area. As it relates to the subject application, the County of Grey Official Plan (Recolour Grey) has identified a 40 hectare± (ha) minimum lot area requirement for a farm lot generally. Recognizing that 40ha lot area may not always be required, Recolour Grey does include an option to create a farm lot smaller than 40 hectares, without needing an official plan amendment, provided an Agricultural Report is prepared to validate the agricultural viability of the smaller farm holding.

1.1 Purpose of the Agricultural Report

As noted in Section 1.0 of this Agricultural Report, the County of Grey Official Plan (Recolour Grey) has identified a 40 hectare± (ha) minimum lot area requirement for agricultural parcels on agriculturally designated lands, with the caveat that should there be the desire to create a lot smaller than 40ha an Agricultural Report is required.

As the subject application proposes to create a new farm lot and retained parcel of approximately 20ha respectively, County of Grey planning staff, in accordance with Section 5.2.3 1) a) have requested that an Agricultural Report demonstrate the following:

- 1) *Agriculture shall be the proposed use of both the severed and retained lots;*
- 2) *A farm business plan is required, demonstrating the viability of the severed and retained uses for the farm operations proposed;*
- 3) *Demonstration that both the severed and retained lots will be economically viable and flexible to response to economic change. The Applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenues and expenses, financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the County, in consultation with the Province;*
- 4) *Demonstration that nearby lots of similar size and farm capability to the proposed lots are not availability and suitable for the intended agricultural use;*
- 5) *The suitability of both the severed and retained lots should be assessed based on:*
 - i. *The type and size of agricultural operations common in the area or to the type of agricultural operation proposed, or*
 - ii. *Demonstration that a new viable form of agriculture is suitable for the area and lot sizes proposed;*
- 6) *Demonstration that both the severed and retained lots remain sufficiently large to permit a change; in the agricultural product produced, an adjustment in the scale of operation, or diversification; and,*
- 7) *Both the severed and retained lots shall comply with Provincial MDS Formulae.*

1.2 Background Information/Resources

During the preparation of this Agricultural Report, the following materials were reviewed and referenced:

- Agricultural System Portal online resource. (Ontario Ministry of Agriculture, Food & Agribusiness (OMAFRA))
- The Minimum Distance Separation (MDS) Document Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks Publication 853.
- Nutrient Management Act, 2002, S.O. 2002, c. 4 & related OMAFA on-line resources
- Ontario Regulation 267/03
- OMAFA County and conservation profiles for Grey County and the Township of Southgate (at a Glance data, 2021).

- Soil Survey of Grey County; Report No. 17 of the Ontario Soil Survey.
- Provincial Planning Statement, 2024.
- County of Grey Official Plan (Recolour Grey), consolidated May 2025.
- Township of Southgate Official Plan, (2022).
- Township of Southgate Comprehensive Zoning By-law No. 19-2009.
- Aerial photos (Grey County GIS Site).
- Four Fallacies of Agricultural Sustainability, and Why They Matter: Part 2-Smaller is Better, Al Mussell, Senior Research Associate, George Morris Centre; August 2014.
- Beef Farmers of Ontario Fact Sheet, June 2024.
- Beef Cattle Fact Sheet, Farm and Food Care Ontario, 2016.
- 2025 FCC Farmland Values Report.
- Site Crop Data (2018-2025), Jason Rice.

In addition to reviewing the above noted materials, our office consulted three (3) farmers in Grey County (cash crop, sheep and beef producers) while researching for and preparing this Agricultural Report.

2.0 PROPOSAL OVERVIEW

2.1 On-site Land Use

Currently and historically, the Site has been used for agricultural purposes. For over a decade, the 100-acre (40ha) Site has been used exclusively for agricultural purposes as part of a larger family farming operation. The Site contains a single detached dwelling, a shed, and a barn. All structures are proposed to be located on the farm lot being retained. The buildings are accessed by an existing laneway. The lane and farmhouse areas contain mature deciduous tree cover. There are no drainage systems located on the Site; constructed or systematic. The topography of the Site can be characterized as being flat to gently sloping towards the wooded wetland area at the rear (south) of the property.

2.2 Location & Surrounding Land Use Context

The Site is located 1.6 kilometers west of Kingscote on Southgate Rd 08. The nearest settlement area is Cedarville, located approximately seven (7) km to the west. The Site is located in an area of the Township of Southgate (Southgate) dominated by similar agricultural uses. The Site is surrounded on all sides by 40 ha (100 ac) farms in the immediate area along Southgate Rd. 08, with the farm immediately east being owned by the Applicant's father, and business partner. Just west of the subject property, is a 20ha (50 ac) farm lot that was a result of a recent consent application on the original 40 ha (100 ac) property

(085670 Southgate Rd. 08). A similar scenario is proposed by this application.

Most of the farm lots in the vicinity, both 20ha and 40ha, contain farm residences. In Southgate, agriculture is a large industry with a total of 348 farms making up about 0.72% of Ontario's farms, being located in Southgate itself. Of these, the largest number of Southgate farms are between 70 to 129 acres, with the second most prevalent farm property size being between 10 to 69 acres in size. Hay was identified as the most grown commodity, with corn for grain being the second most grown crop. The most prevalent industry in Southgate is beef farming. Sheep (and goat) farming accounts for approximately 18 of the farms in Southgate.

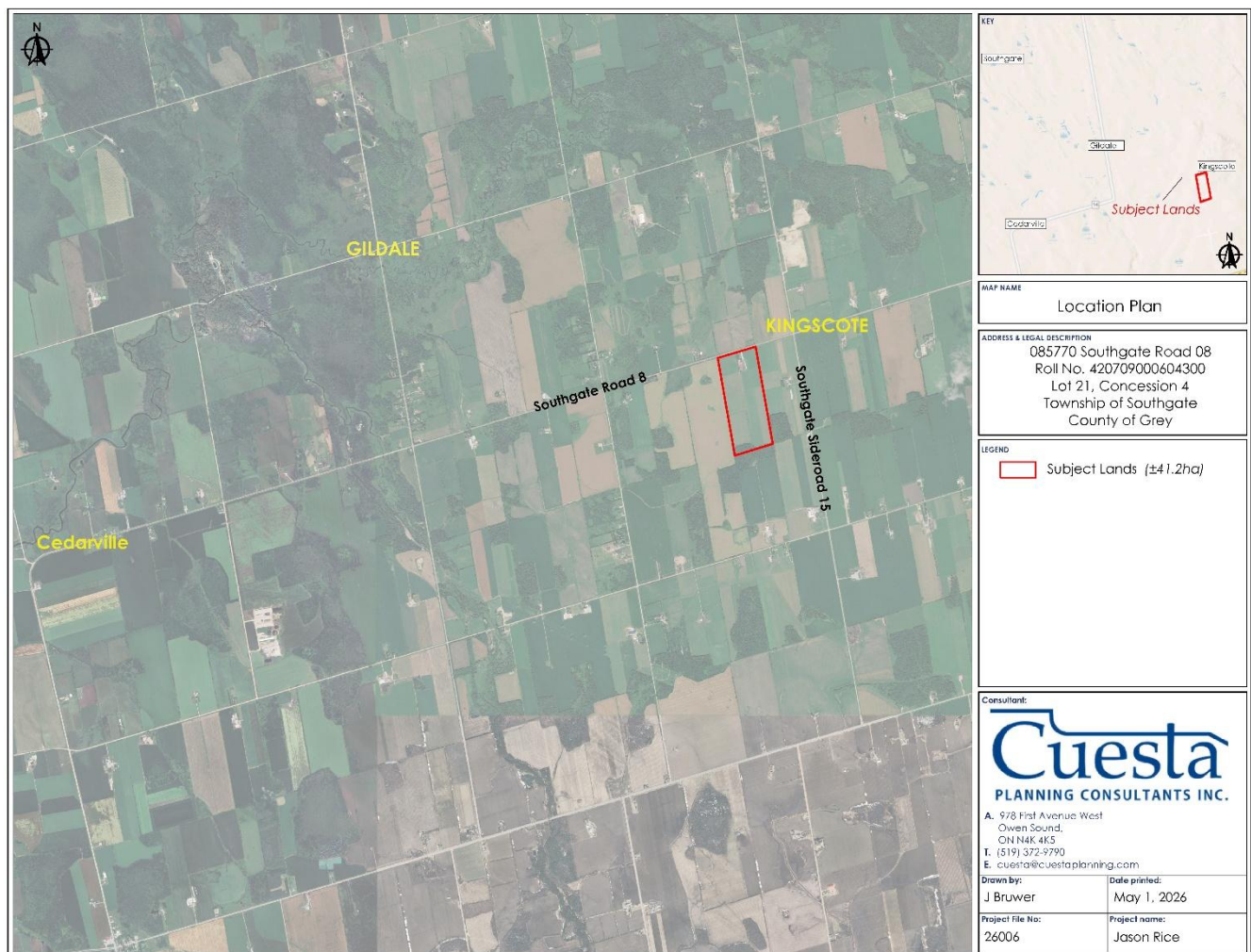


FIGURE 1: Location

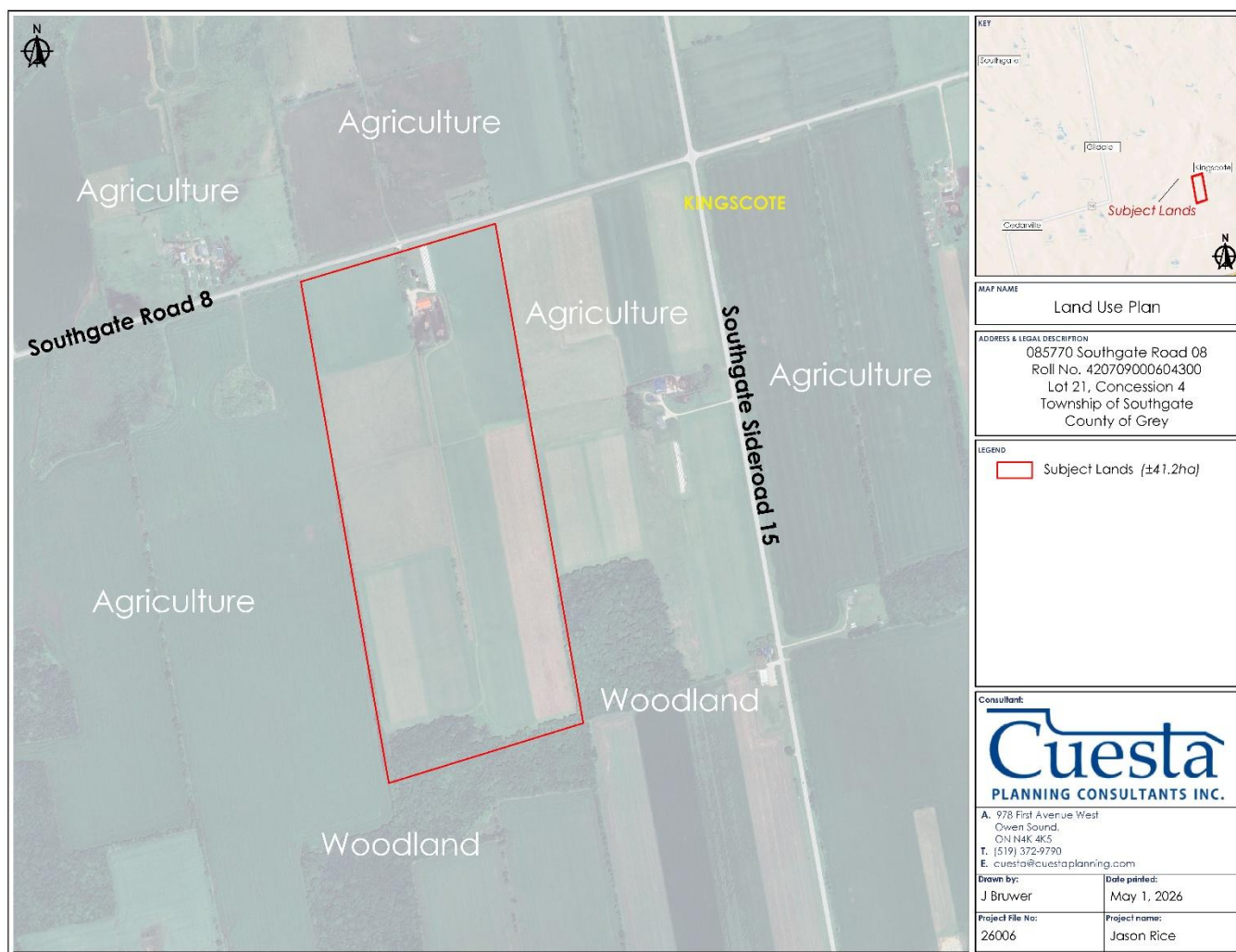


FIGURE 2: Site & Surrounding Land Use

2.3 The Proposal

The Applicant acquired the subject property in May of 2001 as part of his overall farming operation. The Applicant's operation includes approximately 435 acres of crop and pasture land (200 acres owned and 235 acres rented), for the family sheep farming operation. The Applicant also conducts a seasonal rotational beef pasturing operation between the subject property and the adjacent family farm. The Applicant plans to remain living and farming on the retained parcel, in collaboration with the family farm immediately east of his existing operation.

The severed 20.6ha (50 acres) will be sold as crop land. The proposed lot has 18ha (46 acres) of workable, well-drained and highly productive land suitable for a variety of crops.



FIGURE 3: The Proposal

3.0 AGRICULTURAL RESOURCES

3.1 Soil Resources

The Site has been designated Agriculture based on the Canada Land Inventory (CLI) Soil Capability for Agriculture Class 1-3 rating. Class 1 soils have no significant limitations for cultivation. The majority of the Site is Class 1 soil, with a small portion of the northeastern corner of the Site containing Class 3-5 soils. None of this soil type (Class 3-5) is found on the proposed severed lot. With the good quality soil on the property, there has not been any need for improvements (ie. tile drainage) to improve the overall productivity of the property. Crop yields have been good. The northeast corner of the Site has been mapped as containing 5ST to 3FM soils which are limited in their agricultural capability due to steeper topography and/or low natural fertility due to drought-prone soils.

The soil on the Site falls primarily within the Listowel Silt Loam series. This soil is imperfectly drained soil and primarily found in Huron, Wellington and Dufferin Counties. As noted in the Soil Survey of Grey County, most of the area mapped as being within the Listowel series, is associated with gently undulating upland areas where surface run-off is slow and internal drainage is moderate. At the Site, topography can be characterized as flat with some gently sloping towards the rear of the property. The Listowel Silt Loam is considered highly productive with good field crop adaptability suitable for a wide variety of crops, including corn, and small grains. It is characterized by a deep dark grey or dark brown silt loam surface (A) horizon high in organic matter with well supplied lime and higher proportion of silt throughout.

In the northeast corner of the Site, there is a small portion of Waterloo Sandy loam. The Waterloo Sandy loam series is known to be a well-drained, naturally low fertility soil best suited for early season productions, or pasture, and requires additions of organic matter to improve productivity. This portion of the Site will be retained and utilized primarily for pastureland.



FIGURE 4: Soil Type Mapping

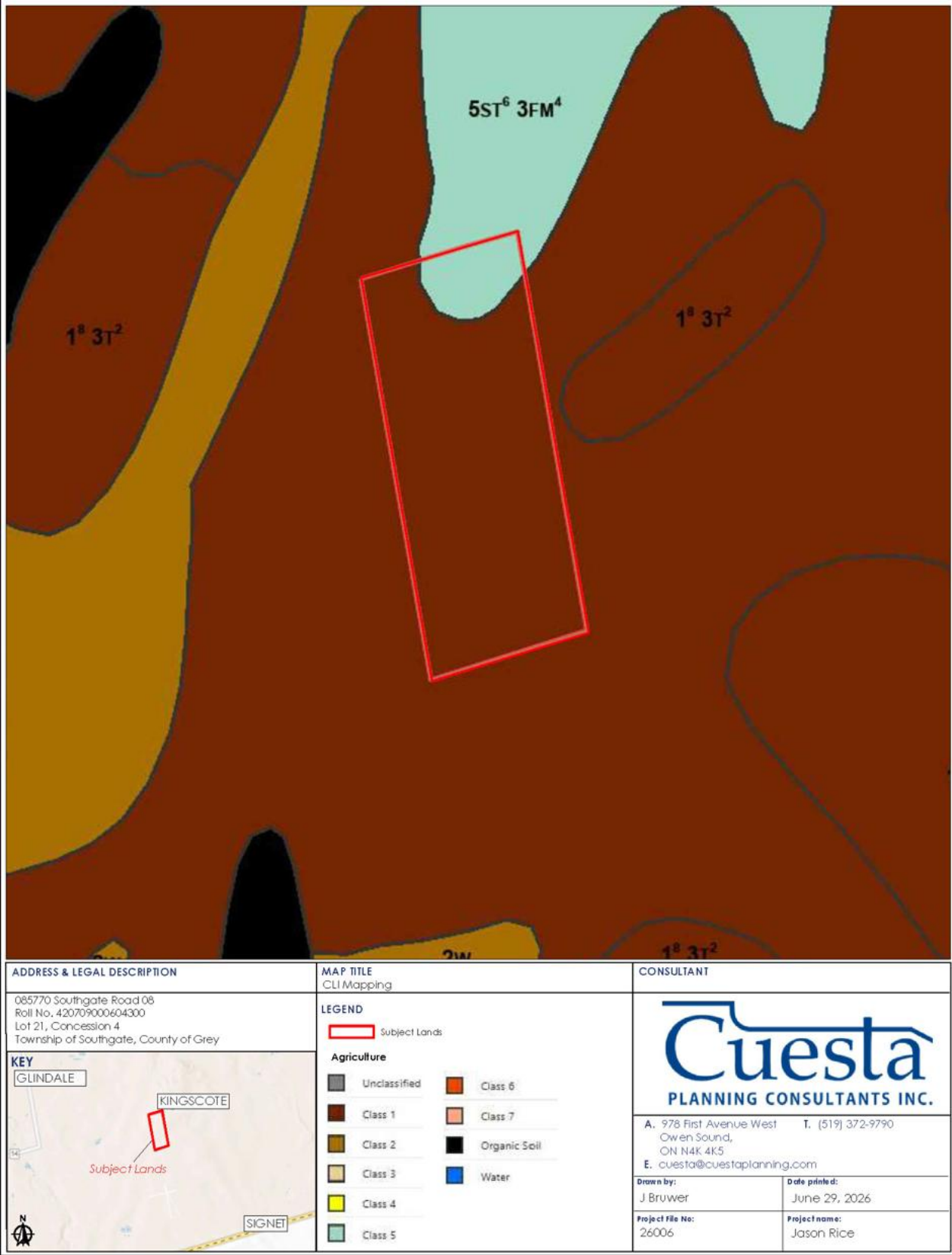


FIGURE 5: Canadian Land Inventory Mapping

3.1 Agricultural Investment & Networks

As part of this Agricultural Report, all relevant mapping available on OMAFA's Agricultural System Portal was reviewed. Neither the Site nor any parcel within 1 km is identified as containing specialty crops or livestock or supporting an agriculture-related use. The soil conditions, topography and natural drainage have not required any systematic drainage improvements to increase crop yields.

3.2 On-site Productivity & Land Stewardship

The Applicant has been farming the Site since 2001, and was raised on the property immediately to the east. Crops on the subject property have included hay, mixed grain, barley and sorghum over the last 8 years, but have included corn and soybeans previous years. As part of this Agricultural Report, the Applicant provided our office with on average yield data (2018-2025 inclusive). With the property having good soil, good natural drainage and a good amount of workable land, yields are typically 80-100 small square bales (hay) to the acre annually, and approximately 1 ½ to 2 tonnes per acre of mixed grain or barley. Most Grey County farmers would note that there was volatility in the markets during some of this time period due to the COVID-19 pandemic, and even to a certain extent now, given global events impacting fuel and fertilizer costs. The Applicant also noted that annual summer moisture levels can be factors that may reduce net profits for pasture and hay crops.

An average net profit per acre would be approximately \$200/acre for a number of crops produced currently and historically. A spike in yield or price could result in a net profit closer to \$250/acre. As the proposed severed parcel contains 18± ha of well drained lands, a yearly net income from cash-cropping this particular Site typically could range from \$9,200± to \$10,009± given current prices of commodities in their respective markets, noting a large number of farmed commodities fluctuate in price considerably even over a season.

With respect to land stewardship, crop management methods used on the Site by the Applicant have been implemented responsibly. For land utilized as pasture, livestock are rotated throughout this property as well as the neighboring farms to ensure longevity of both sheep and cattle herds by the Applicant and his family. Crop management methods used at the Site include regular crop rotation and soil remediation. Soil remediation is based on results of on-site soils testing which is conducted regularly by the Applicant for all his farm holdings.

Overall and as noted previously, the drainage on the Site functions well on its own. There are other constructed drains and tile systems in the area, but this Site (both retained and severed) drains well naturally, and there has been no need to improve the overall drainage for productivity on the Site.

3.3 Additional Comments:

Farm value reports indicate that farmland values across Canada continued to rise in 2025. While there are, a number of farms in Southgate that identify as being 70-120 acres (92 farms in 2021) the number of farms found in Southgate in the 10 to 69 acre range is increasing (71 in 2016 and 80 in 2021). The proposal represents an opportunity for a local farmer to add a productive and well-maintained farm to their inventory of land for crop production.

4.0 MDS: ASSESSMENT OF IMPACTS

As part of this Agricultural Report, it must be demonstrated that land use compatibility impacts related to the *Minimum Distance Separation Formulae* (MDS) will be avoided or mitigated by the proposal. The following is an assessment of the proposed consent against the provisions of MDS I and MDS II.

4.1 MDS I

Section 4.3.2 of the PPS outlines permitted uses in prime agricultural areas. Subsection 3. of Section 4.3.2 states that, "*New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae*". In this instance, MDS I would not apply as the severed lot will be prohibitively zoned to prevent any future residential development. There would be no requirement to calculate MDS setbacks associated with the existing facilities in the area since there will be no proposed additional residential development associated with this application

As noted in Section 2.3 of this Agricultural Report, the subject application proposes to include the existing barn on the retained lot as well as the residence. Therefore, the subject application is not required to complete MDS I calculations, is deemed to comply with the MDS Document, is consistent with the PPS and is in conformity with the relevant Recolour Grey policy.

4.2 MDS II

As noted previously in this report, farmland values across Canada continued to rise in 2025. With the price of agricultural land rising, everyone from first generation farmers to large cash crop operators are operating in a challenging market and are looking for good quality parcels to purchase. Opportunities like the one presented with this application; a vacant 50-acre parcel (46 acres workable) with good, well-drained soil, would be appealing for a local farmer to add to their inventory of land for crop production.

In addition to the obvious use as part of a cash crop operation, and to satisfy Recolour Grey policy requirements in Section 5.2.3 1) a), our office has prepared MDS II calculations for three (3) future livestock farming scenarios on the severed parcel.

These scenarios have been prepared to determine the impact of MDS II on the future use of the 20.6ha farm. MDS II calculations for three (3) farming scenarios were based on some of the most common livestock types in Southgate: beef, sheep and broiler chickens.

SCENARIO ONE

The first scenario is for a beef operation of 20 head of cattle; heifers and calves with a barn and solid manure storage. MDS II calculations for this scenario are found in Appendix A. In this potential scenario a barn could be positioned in the middle of the front of the severed lot. The required minimum distance required from the barn to the Applicant's house could be met and the distance would not have any negative implications to other neighboring dwellings.

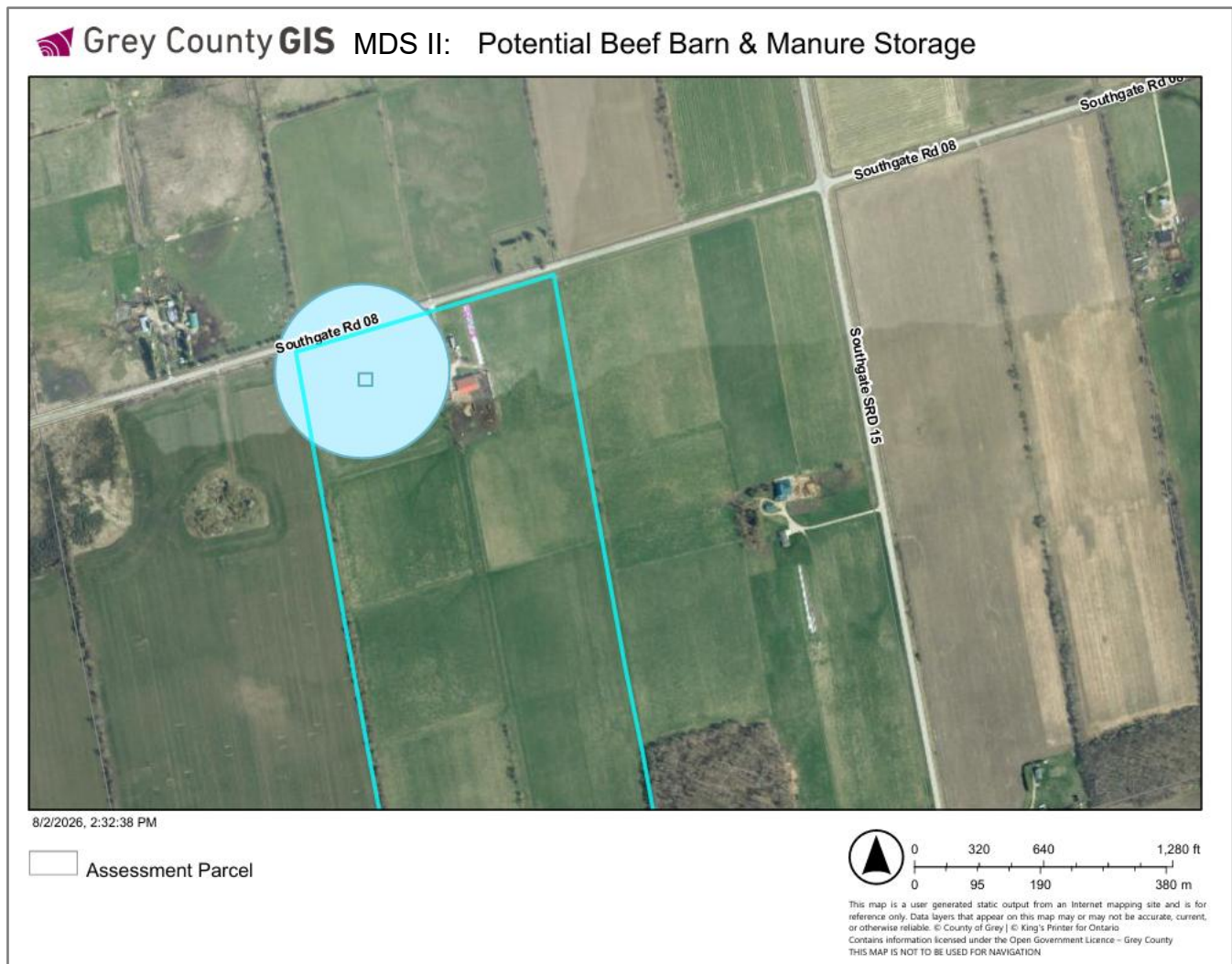


FIGURE 6: MDS II Beef Operation Scenario

SCENARIO TWO

The second scenario considered is for a sheep operation of 50 ewes and rams, with a barn and solid manure storage. The MDS II calculations for this scenario can be found in Appendix B.

In this potential scenario, again, a barn could be located in the central portion of the front of the severed lot. The minimum distance required from the barn to the Applicant's house could be met and the distance would not have any negative implications to any nearby dwellings.

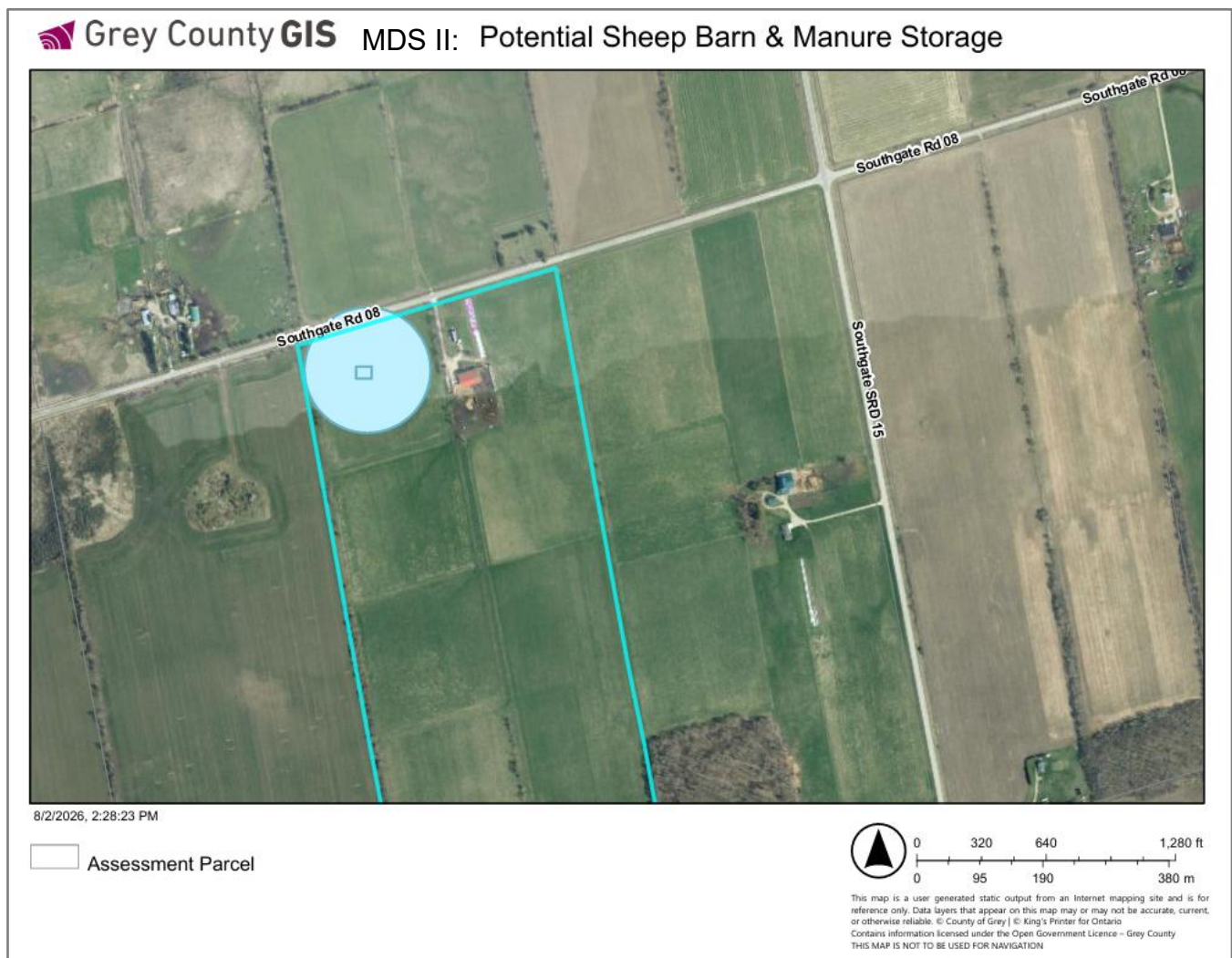


FIGURE 7: MDS II Sheep Operation Scenario

SCENARIO THREE

The third scenario is for broiler chicken barn (20,000 chickens) which would be categorized as an intensive livestock use. MDS II calculations for this scenario can be found in Appendix C.

In this potential scenario, a barn could be located more centrally on the severed lot. The required minimum distance from the barn to the Applicant's house could be met and the distance would not have any negative implications to nearby dwellings. A laneway would be required which would bisect most of the property to reach the proposed barn locations. It should be noted that this scenario would require an operator to hold a poultry quota and prepare a Nutrient Management Plan for the operation.

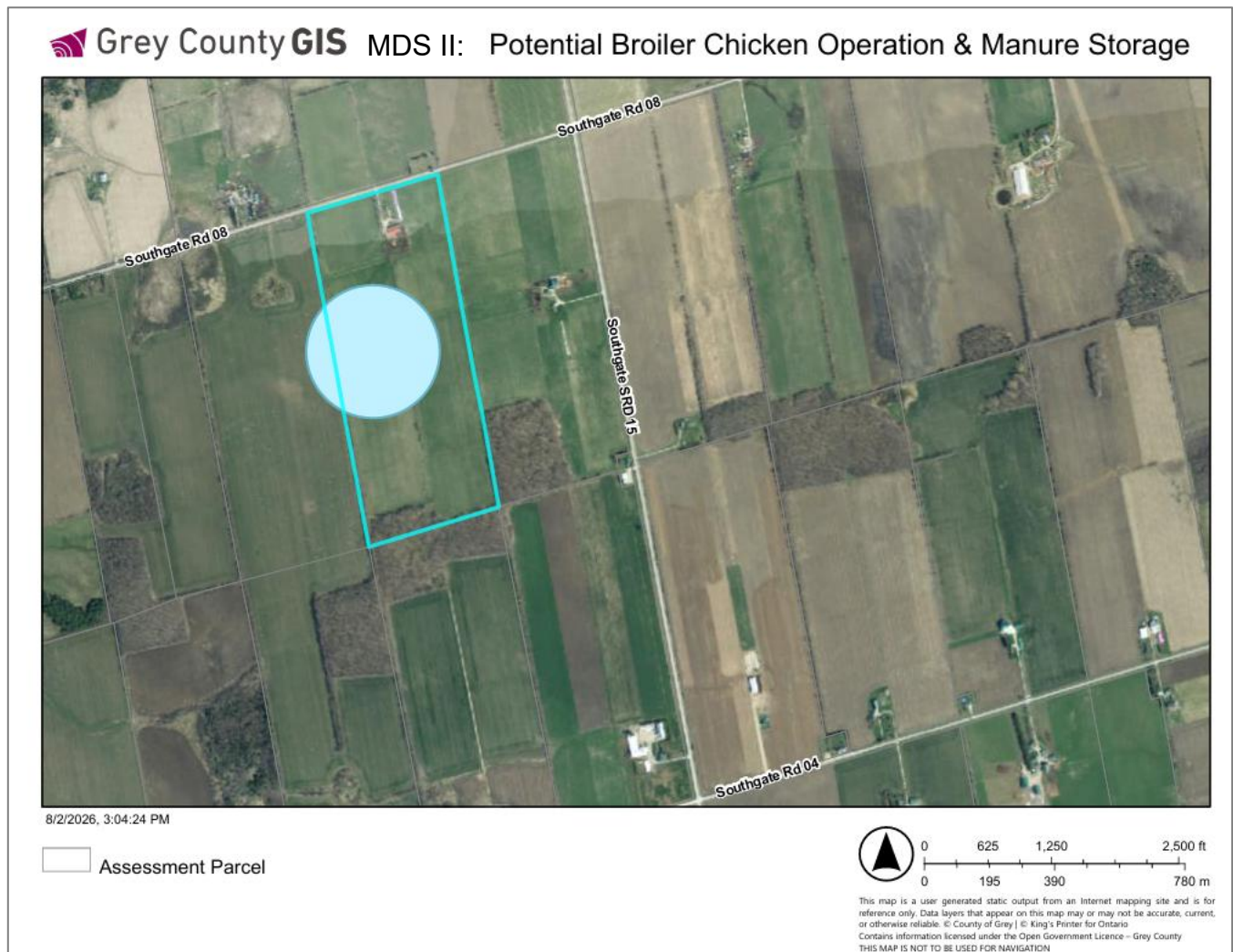


FIGURE 8: MDS II Broiler Operation Scenario

In summary, it was confirmed that MDS II setback requirements can be met for all three scenarios. A livestock facility and associated manure storage can be accommodated on the new farm parcel with room for future expansion of the livestock facility without impacting off-site residences or adjacent existing farm operations. Please see Section 5 and Appendix A - C of this Agricultural Report for further details. Based on the three scenarios, it can therefore be confirmed that the subject application meets Provincial

and County of Grey MDS I requirements. Based on the MDS II calculations completed in support of the proposal, the new farm parcel will be a viable farm lot with opportunities for different farm types should that be the desire. With that said, based on the quality and quantity of workable acres, the 20.6ha would be most beneficial as an addition to a cash crop operation in the area.

5.0 : VIABILITY OF PROPOSAL

As part of this Agricultural Report, demonstration that the proposed and retained parcels are of sufficient size to remain economically viable over the long-term is required. Section 4.3.3 1. a) of the PPS permits lot creation in prime agricultural areas 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”*.

The above noted PPS policy is also reflected in Section 5.2.3 1) a) of Recolour Grey. Please see Table 1 in Appendix D of the Agricultural Report for a review of the proposal's compliance with Section 5.2.3 1) a).

In preparation of this Agricultural Report, our office reviewed the OMAFA County and conservation profiles for Grey County and the Township of Southgate (Southgate). The Southgate at a Glance data from 2021 indicates that the most common, or dominant, types of agricultural uses in Southgate are beef cattle farming and oilseed and grain farming. Beef cattle operation numbers have slightly decreased from 138 farms in 2016, to 134 farms in 2021. Oilseed and grain farming operations have increased (overall number of reported farms) from 43 farms in 2016 to 51 reported farms in 2021. As noted previously in this Agricultural Report, oilseed and grain farming is the current and proposed future use on the severed lands. The retained lands will continue to be used predominantly for sheep farming; both pasture and feed production.

5.1 SEVERED LANDS: FUTURE VIABILITY

Based on the productive soil, good drainage and size of workable area, the likely scenario for the severed property is for continued use for crop production (oilseed/grain/hay production). Should the site be purchased as an addition to a cash crop operation, as expected, it would become one of a number of sites that the farmer would manage from his home farm, elsewhere. Continuing the current cash cropping use would not require significant infrastructure investment as the lands already have well drained soils, and the workable acres maximized on the property. The current operation makes excellent use of on-site agricultural resources and reflects one of the highest and best uses of the Site.

The livestock operation scenarios outlined in Section 4.2 of this report demonstrate that a change in

agricultural production and scale is viable at the Site. It is recognized that investment in a livestock facility would be required. Importation of feed is typical for most livestock operations. Given the high demand for manure, in particular cow and chicken manure, it is reasonable to expect manure would regularly be exported from the Site and/or used for land improvements in the surrounding agricultural community. The livestock operations would require the operator or staff to be in proximity to the livestock facility, but not necessarily on-site.

Given the agricultural uses common in Southgate, in all likelihood, any change in ownership of the Site would result in the current use (oilseed and grain farming) continuing under new ownership. Another likely use, given the farming trends in Southgate, would be a beef/sheep pasture operation, which would require no infrastructure upgrades other than fencing and a water source. In both cases, it is likely the 20ha Site would be incremental to a significantly larger land base and farm operation.

5.2 RETAINED LANDS: FUTURE VIABILITY

The Applicant will continue to farm on the retained property, in conjunction with the neighboring family farm abutting the Site to the east. Currently, the retained lands represent a mixed farming type of use. The Applicant currently houses a large sheep operation at the Site in addition to cash cropping the lands. It is expected that the retained 20.6 ha parcel will continue to be a viable mixed farming use on its own or as part of a larger agricultural operation.

As with the severed lands, continuing the mixed farming use would not require significant infrastructure investment as the workable acres have been maximized on the property and the livestock facility is in good condition and able to house both sheep and beef cattle. The current use on the retained lands also makes excellent use of agricultural resources and infrastructure.

In summary, the general trend in agriculture throughout Canada, including in Ontario, is that farming operations are getting larger while the number of farms is decreasing. From a commercial agricultural perspective, a 20.6 ha parcel, for an oilseed and grain, beef/sheep or chicken operation as an addition to an existing large-scale farming operation, would be economically attractive.

In the case of the Applicant, retaining the mixed farming use and its associated infrastructure improves the overall viability of his farming operations which include cash cropping and pasturing beef cattle and sheep on approximately 435 acres of land.

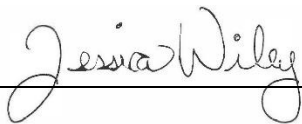
6.0 CONCLUSIONS

As noted in the Section 4.3.2 2. of the PPS, "In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards". The foregoing analysis confirms the economic viability of a smaller farm as proposed and addresses the provisions of Section 5.2.3. 1) a) of Recolour Grey.

The subject application addresses the provisions of section 5.2.3 1) a) in the following manner:

- The zoning by-law amendment permitting the new 20.6ha will also prohibit residential development, thereby eliminating any MDS conflicts.
- Agricultural options were identified for the severed and retained lands that were economically viable.
- The soil, drainage, and topography of the subject property lends itself to a variety of agricultural uses although the cash crop option, as part of a larger operation, is the most likely to occur.
- The proposed 20.6ha farm can be considered as a viable farm on its own, or as part of a larger farming operation.

Respectfully submitted



Jessica Wiley

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Reviewed by,



Genevieve Scott

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Appendix A

MDS II Calculations – Scenario One Summary (Beef)

Calculation summary

Existing design capacity	0 NU
Design capacity after alteration	20 NU

Factor A (odour potential) 0.7 

Factor B (design capacity) 199.99 

Factor C (orderly expansion) 1.14 

Factor D (manure type) 0.7 

Building base distance 'F' (A x B x C x D) (minimum distance from livestock barn)	112 m (367 ft) 
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Storage base distance 'S' (minimum distance from manure storage)	112 m (367 ft) 
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Appendix B

MDS II Calculations – Scenario Two Summary (Sheep)

Calculation summary

Existing design capacity	0 NU
Design capacity after alteration	8.3 NU

Factor A (odour potential) 0.7 

Factor B (design capacity) 161.1 

Factor C (orderly expansion) 1.14 

Factor D (manure type) 0.7 

Building base distance 'F' (A x B x C x D) (minimum distance from livestock barn)	90 m (295 ft) 
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Storage base distance 'S' (minimum distance from manure storage)	90 m (295 ft) 
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Appendix C

MDS II Calculations – Scenario Three Summary (Broiler Chickens)

Calculation summary

Existing design capacity	0 NU
Design capacity after alteration	66.7 NU

Factor A (odour potential) 0.7 

Factor B (design capacity) 285.96 

Factor C (orderly expansion) 1.14 

Factor D (manure type) 0.7 

Building base distance 'F' (A x B x C x D) (minimum distance from livestock barn)	160 m (525 ft) 
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Storage base distance 'S' (minimum distance from manure storage)	160 m (525 ft) 
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Appendix D

Compliance of the Proposal with Section 5.2.3. 1) a) of Recolour Grey

RECOLOUR GREY: RELEVANT POLICY ANALYSIS

5.2.3 Consent Policies	
Lot creation in the <i>Agricultural land use type</i> is generally discouraged and may only be permitted for <i>agricultural uses, agricultural-related uses, surplus farmhouse severances, infrastructure, and conservation lots</i> in accordance with section 5.2.3 of this Plan.	
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 <i>agricultural uses</i>. Where a severance is proposed to create a farm lot smaller than 40 hectares, an official plan amendment will not be required, but an Agricultural Report is required by a <i>qualified individual</i>, (which may include an agrologist, agronomist, or a professional agricultural business degree) that addresses the following criteria:	
Policy Criteria:	Policy Compliance:
1) Agriculture shall be the proposed use of both the severed and retained lots,	As noted throughout the body of the <i>Agricultural Report</i> , both the severed and retained lands are, and will continue to be, used for <i>agricultural purposes</i> .
2) A <i>farm business plan</i> is required, demonstrating the viability of the severed and retained uses for the farm operations proposed,	The <i>business plan</i> for the severed lands is for the lands to be purchased by a local cash crop operator and added to the overall holdings of said operation. The <i>business plan</i> for the retained lands is to continue mixed-use farming on the lands as part of the overall Rice family farming operation.
3) Demonstration that both the severed and retained lots will be economically viable and flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenue, expenses,	As noted in the body of this <i>Agricultural Report</i> , the general trend in agriculture throughout Canada, including in Ontario, is that farming operations are getting larger while the number of farms is decreasing. A 20.6 ha parcel, for an oilseed and grain, beef/sheep pasture or mixed operation, as an addition to an existing large-scale farming operation, is economically attractive and is typical

financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the County, in consultation with the Province,	<i>of modern farming practices. Please see the Agricultural Report for details related to on-site resources and infrastructure. Please see the Agricultural Report for scenarios demonstrating the economic viability and flexibility of the proposal.</i>
4) Demonstration that nearby lots of similar size and farm capability to the proposed lots are not available and suitable for the intended agricultural use,	<i>Not applicable.</i>
5) The suitability of both the severed and retained lots should be assessed based on: i. The type and size of agricultural operations common in the area or to the type of agricultural operation proposed, or ii. Demonstration that a new viable form of agriculture is suitable for the area and lot sizes proposed,	<i>Please see the Agricultural Report for scenarios demonstrating the economic viability and flexibility of the proposal. The scenarios are based on agricultural operations common in Southgate.</i>
6) Demonstration that both the severed and retained lots remain sufficiently large to permit a change; in the agricultural product produced, an adjustment in the scale of operation, or diversification; and,	<i>Please see the Agricultural Report for details demonstrating the two (2) 50-acre parcels are sufficiently large enough to permit a change in scale and type of farming. It should also be noted, that both the retained and severed parcels meet the size criteria outlined in Recolour Grey to permit an On-Farm Diversified Use on the lots.</i>
7) Both the severed and retained lots shall comply with Provincial MDS	<i>As the new lot will be zoned to prohibit residential development and the retained lot has an existing dwelling, the proposal complies with the MDS Guidelines.</i>