

Philip Rentsch  
361278 Concession Road 8  
Grand Valley, ON  
L0N 1G0

September 17, 2020

RECEIVED

SEP 17 2020

TOWN OF GRAND VALLEY

Per \_\_\_\_\_

Town of Grand Valley  
5 Main Street North  
Grand Valley, ON  
L9W 5S6

**Re: Justification Letter  
Application for Consent and Application for Amendment to Zoning By-Law  
361306 Concession 8-9 Road – PIN 34064-0010  
Part of Lot 24, Concession 8  
Geographic Township of East Luther  
Town of Grand Valley  
Van Harten Surveying Inc. project number: 27891-19**

Dear Sirs and Mesdames:

This letter is a supplement to the surplus dwelling severance application that I am submitting for consideration. The severance proposes to use the property line on the west boundary and the creek as the eastern boundary. This results in a proposed severance that is significantly larger than is usually permitted. However, it is my opinion that these boundaries provide for the greatest certainty and do not result in the loss of farmland, which is of the utmost importance to me. The only arable land in the severance surrounds the dwellings; the rest is a combination of shrubs, brush, and overgrown vegetation that has not been farmed since my family began renting this property 40 years ago. In addition, the hydro service runs diagonally through this portion of the property. If the severance were reduced in size it would create a large expense for the new owner to reroute the lines.

As a condition of sale, I will continue to farm the field around the buildings. This will result in no loss of farmland if the severance is granted. Another condition will be that I have the right of first refusal should the buyer ever wish to sell. If that transpires, I would be willing to accept a condition that the property be once again merged with the rest of the farm and rezoned agricultural. Finally, I am willing to accept a condition that no new building permits be allowed on the severed property. The prospective buyer wants to use it as a cottage/hunting camp rather than a full-time residence. As such, the current buildings are sufficient for that use; prohibiting the construction of new buildings will alleviate concerns that this property becomes a hobby farm and allow for more stringent and effective enforcement through the County building department.

Kind Regards,

Philip Rentsch

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