



July 29, 2025  
34251-25  
Everrett.Lusk@vanharten.com

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

**Re: Surplus Farm Residence Severance Application and Sketch**  
**115252 Sideroad 27&28**  
**Lot 27, Concession 11**  
**PIN 34060-0043**  
**Town of Grand Valley**  
**County of Dufferin**

Please find enclosed an application for a Surplus Farm Residence Severance on the above-mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, required deeds, PIN report and map, a cheque to the GRCA for \$465.00, and a cheque to the Town of Grand Valley for total of \$5,000.00.

**Proposal:**

The proposal is to sever a surplus farm dwelling from the rest of the agricultural parcel. The subject property is known as #115252 Sideroad 27&28 (PIN 34060-0043). The proposed Severed Parcel has a frontage of 45±m and a depth of 116±m for an area of 1.3±ha where the existing dwelling, septic, well, and shed will remain.

The Severed Parcel was configured include the existing driveways, hydro line, buildings, septic, trees, and edge of field. The north limit follows the edge of the field. The south boundary outlines the existing driveway that will be severed with the dwelling. The existing driveways will continue to provide safe access to the dwelling from Sideroad 27&28.

The Severed Parcel contains the dwelling and shed, there is also an existing barn and shipping container that are intended to be removed per the requirements of the Official Plan. The setbacks of these buildings to the proposed property lines are easily met and the remaining Zoning requirements are met for the Severed Parcel.

The Retained Parcel is agricultural land with an area of approximately 38.9±ha that will be used as part of a large-scale agricultural farming operation by Deaksvie Farms – the current owner. The Zoning requirements are met for this parcel and a field entrance along Sideroad 27&28 is proposed for field access to the farm.



This type of severance meets the key requirements of Section 5.1.5a of the Grand Valley Official Plan for surplus farm residence severances. The key requirements for a "Surplus Residence Severance" which have been met and are described below:

1. **Zoning of Vacant Lands**

The vacant farmland remaining after the severance will be zoned to prohibit the construction of a new dwelling, meeting the Official Plan's requirement to limit residential development on agricultural land.

2. **Lot Frontage and Servicing**

The lot created for the surplus dwelling provides approximately 60 metres of frontage and is appropriately sized to accommodate individual on-site sewage and water services.

3. **Minimum Distance Separation (MDS)**

The distance between the surplus dwelling and any livestock facilities within 500 meters complies with the MDS regulations.

4. **Hobby Farm Restrictions**

Any large barns or buildings that can house livestock will be removed to avoid the creation of a hobby farm per the guidelines in the Official Plan.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Everett Lusk", written over a horizontal line.

**Everett Lusk C.S.T.**  
*Project Manager*