



October 9, 2025

via email

GRCA File: C4-25 - Township Proposed - As-of-Right OFDUs

Shavindra Fernando
Planning Assistant
Township of Southgate
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Dear Shavindra Fernando,

**Re: Application for Zoning By-law Amendment (C4-25)
Township Proposed - As-of-Right OFDUs
Township of Southgate, Grey County**

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment application.

We understand that Staff are proposing several Zoning Bylaw amendments to allow certain On Farm Diversified Uses (OFDU) as of right, under certain conditions. The goal is to enable some OFDUs to occur without requiring Zoning Bylaw Amendments.

The proposed as of right zoning will eliminate some zoning amendment applications in compliance with the Township and County Official Plans, having regard to the Planning Act and consistent with Provincial Planning Policy.

Recommendation

GRCA has no objection to the proposed zone changes.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents provided with this application:

- Notice of Virtual Public Meeting (Township of Southgate, circulated to GRCA on September 16, 2025).
- Community Planning Open House Posters (Township of Southgate, April 30, 2025).
- Proposed Zoning By-law Amendment, On Farm Diversified Uses Report to Southgate Council (Township of Southgate, February 19, 2025).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the Planning Act as per our CA Board approved policies.

Portions of lands within the Township of Southgate are regulated by the GRCA due to the presence of natural hazards such as watercourses, floodplain, slope erosion hazards, slope valley, wetlands, and the associated regulated allowances to these features. Any development or site alteration within the GRCA's regulated area requires a permit pursuant to Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation).

We understand that Additional regulations will ensure the OFDU Operating Area is not within Environmental Protection (EP) Zones or within 125 metres of Wetland (W) Zones. We understand that site plan approval will still be required for proposed on-farm diversified uses. We request that GRCA is circulated any site plan applications and/or development proposals for properties within our jurisdiction so we can confirm any regulated features and/or GRCA requirements if applicable.

It is our opinion that the changes are consistent with the policies of the GRCA and with the Natural Hazards (5.2) Section of the Provincial Planning Statement (2024). As such, GRCA has no objection to the proposed zoning by-law amendment.

Should you have any questions, please contact me at 519-621-2763 extension 2230 or jconroy@grandriver.ca.

Sincerely,



Jessica Conroy, MES PI.
Resource Planner
Grand River Conservation Authority