



Planning and Development

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April 14th, 2026

Lindsey Green
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Zoning By-law Amendment C4-26
Concession 6, Lot 36
Township of Southgate (Geographic Township of Proton)
Roll: 420709000707400
Owner: Southgate 10 Inc (Noah S Martin)
Applicant: Solomon Martin**

Dear Ms. Green,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to rezone ±7,980 square metres of the subject lands to permit an On-Farm Diversified Use (custom metal works) with ±420 square metres floor area, a 75 square metre power room, and ±455 square metres outdoor storage. A farmhouse, sow barn, and other farm buildings are proposed. The sow barn, OFDU zoned area and associated structures will be less than the 120 metre setback required from a Wetland zoning boundary. This would allow for the development of the agricultural site with an On-Farm Diversified Use (custom metal works) and future farm cluster including a sow barn with less than a 120 metre setback from the Wetland Zone on-site.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.2.1(1) states,

Permitted uses in the Agricultural land use type include:

b) On-farm diversified uses (See Table 7);

In addition, Section 5.2.2(5) of the County OP states,

MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law.

The proposed on-farm diversified use is permitted within the Rural designation. It is recommended that the use conform to MDS, if indicated within the municipality's Zoning By-Law.

Section 5.2.2 Table 8 states that the on-farm diversified use shall be,

The lessor of: 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres.

Further, Section 5.2.2(17) of the County OP states,

The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified uses) shall not exceed 20% of the total area of the on-farm diversified use.

The subject property is approximately 40 hectares in size which would permit a total area of 8,000 square metres to be used for the proposed OFDU, including all parking, loading, buildings, servicing, and outdoor storage. The gross floor area for any structures would be limited to 1,600 square meters. The applicant's proposed use will have a total area of 7,980 square metres and the proposed shop would be 495 square metres, both of which conform with the County OP; therefore, County Planning staff have no concerns.

Section 5.2.2(20) of the County OP states,

Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural-related uses or on-farm diversified uses or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses, or other sensitive non-agricultural uses. Uses which are covered as normal farm practices by the Farming and Food Practices Protection Act (FFPPA) shall not be required to meet the D-6 Guidelines, provided they meet all required Provincial noise, air, water, and wastewater standards.

Municipal staff shall review the applicability of the D-6 Guidelines to the proposed development.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed development is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Schedule C of the County OP indicates that the subject lands contain 'Core Area'. The proposed development is located outside of the Core Area; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and provided the following comments:

The subject property contains or is adjacent to potential Habitat of Threatened or Endangered Species, Provincially Significant Wetlands, Other Identified Wetlands, Significant Woodlands, Significant Wildlife Habitat, Core Area, potential Fish Habitat, a Pond, and a Stream. In addition, the property is considered a Significant Groundwater Recharge Area.

County staff have reviewed the proposal and, based on the site plan, the proposed development will be located within adjacent lands to the identified natural heritage features and within a previously disturbed area. It is the opinion of County staff that if development maintains a 30-metre setback from the Core Area and Provincially Significant Wetland feature, potential impacts would be negligible, and the requirement for an Environmental Impact Study (EIS) can be waived. County staff have no concerns provided the development maintains this 30-metre setback.

If you have any questions or require further information, please contact ecology@grey.ca.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided D-6 Guidelines can be addressed and that a 30 metre setback from the Core Area and the Provincially Significant Wetlands is maintained; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

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Yours truly,



Derek McMurdie



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