



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

January 19th, 2026

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

**RE: Zoning By-law Amendment C25-25
Concession 6, Part Lot 11 and Concession 6 Part Lot 11
and; RP 16R9791 Part 2 (491227 Southgate Sideroad 49 and 491233
Southgate Sideroad 49)
Township of Southgate (Geographic Township of Egremont)
Roll: 420706000604800 and 420706000604801
Owners: Cleon and Martha Martin
Applicant: Solomon Martin**

Dear Mr. Fernando,

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 ±940 square metres of the subject lands for a small scale ±172 square metre On-Farm Diversified Use. The proposed dry goods store would occupy the entire floor area of the existing residence. This would rezone the existing lot and house to allow a ±172 square dry good store. The applicant proposes to join the rezoned lot with the abutting farm parcel if approved.

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

Permitted uses in the Agricultural land use type include:

c) 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 Agricultural 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 containing the OFDU is 0.14 hectares. Within the Agricultural designation OFDUs are not permitted on lots less than 20 hectares. However, the subject property containing the OFDU will be merged with the surrounding farm property which is approximately 55.3 hectares. This would create an approximately 55.5 hectare lot 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 940 square metres and the proposed shop would be 172 square metres, both of which conform with the County OP. County Planning staff recommend that some measure, such as a holding provision, is implemented to ensure that the OFDU cannot be used until the two lots have merged.

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

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

The subject property contains or is adjacent to potential Habitat of Threatened or Endangered Species, Other Identified Wetlands, Significant Woodlands, Significant Wildlife Habitat, potential Fish Habitat, 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. Therefore, it is the opinion of County staff that potential impacts to these features would be negligible, and the requirement for an Environmental Impact Study (EIS) can be waived.

County ecology staff have no concerns with the application. 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 that some measure, such as a holding provision, is implemented to ensure that the OFDU cannot be used until the two lots have merged and that D-6 Guidelines can be addressed; 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.

Yours truly,



Derek McMurdie
Planner



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