



Planning and Development

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July 13th, 2026

Shaneque Johnson
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

RE: Consent Application B4-26
Concession 1, Lot 33 (026453 Highway 89)
Township of Southgate (Geographic Township of Proton)
Roll: 420709000700600
Owners: Joseph, Salome, Emerson, and Rachel Bowman
Applicant: Solomon Martin

Dear Ms. Johnson,

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 sever the parcel into two farm lots. The severed lot would have about 205-metres frontage on Highway 89 and lot area of approximately 20hectares. The retained parcel would have approximately 205-metres frontage on Highway 89 and lot area of about 20ha. This would create two farm lots within the Rural designation of the Southgate Official Plan.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.3(1) states,

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan. In considering whether to pro-rate up or down, the land area must be within 15% of the required maximum to be pro-rated up, otherwise it will be pro-rated down.

The above-noted lot density, lot size and lot frontage policies would not apply where a lot is being created for conservation or trail purposes by an approved conservation organization, or where a lot is being created for public service facilities or infrastructure.

The subject property is located on an approximately 42-hectare original township lot, which would permit a total of 4 lots within the original township lot. Currently, the original township lot contains 1 lot. Therefore, the creation of one new lot is permitted. Further, the proposed and retained lots are larger than 0.8 hectares. As both lots are farm sized, the frontage-to-depth ratio does not apply. Therefore, County Planning staff have no concerns.

Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

MDS calculations were not submitted with the subject application. Provided MDS calculations are done and setbacks can be obtained; County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed severance is partially located within the Hazard Lands; therefore, County Planning staff recommend receiving comments from the Conservation Authority.

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

As identified in Appendix B of the County Official Plan, the subject property contains or is adjacent to mapped Significant Woodlands, Other Identified Wetlands, and watercourse/drainage features. The property may also support or include potential Habitat for Threatened and Endangered Species, Significant Wildlife Habitat, and Fish Habitat. In addition, the lands are located within a Significant Groundwater Recharge Area as identified by the Ontario Source Protection Information Atlas. These designations are relevant to Section 8.11 of the County Official Plan pertaining to water quality and quantity protection.

County ecology staff have reviewed the submitted application materials and note that the proposed consent would create a lot containing identified natural heritage features. Based on the available information, sufficient area appears to exist outside these features to accommodate a future building envelope. Provided that future development and site alteration are confined to these areas and maintain all applicable vegetation protection zones/setbacks, including a minimum 30-metre setback from natural heritage features, adverse impacts to natural heritage features and their ecological functions are not anticipated.

Per 7.11.3 of the County Official Plan, County Ecology staff are satisfied that an Environmental Impact Study (EIS) is not required. As such, the requirement for an EIS can be waived.

If you have any questions or require further information, please contact County Ecology staff at 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 MDS calculations are submitted, positive comments are received from the Conservation Authority, and that future development be limited to areas outside of the natural heritage features; County Planning staff have no concerns with the subject application.

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

Page 4
July 13th, 2026

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

Yours truly,

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Derek McMurdie
Planner

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