



Grey
County

Planning and Development

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

To: Bluewater District School Board
Bruce Grey Catholic District School Board
Bell Canada
CSC Providence French Catholic School Board
County of Dufferin
Enbridge Gas
Grand River Conservation Authority
Grey Bruce Public Health Unit
Historic Saugeen Metis
Haudenosaunee Development Institute
Metis Nation of Ontario
Ministry of Municipal Affairs and Housing
Ministry of Transportation
Municipal Property Assessment Corporation (MPAC)
Ontario Power Generation Inc.
Risk Management Official
Rogers Communications
Saugeen Ojibway Nation - Environmental Office
Six Nations of the Grand River
Township of Melancthon
Township of Southgate
Hydro One Inc.
Union Gas
Innovative Planning Solutions Inc. (Agent for the Applicant)

From: Scott Taylor, Director of Planning and Development & Kenneth Melanson,
Director of Development Services

Date: June 9, 2026

Subject: **Proposed County Official Plan Amendment 31 42-07-090-OPA-31 and
Township of Southgate Official Plan Amendment OPA1-26**
Civic Address: 772082 Highway 10
Roll: 420709000504101
**Legal Description: Concession 1 SWTSR, S Pt. Lot 236, Pt. Lot 237,
RP 17R1178 Part 2**
Owner: 772082 Highway 10 Inc.
Applicant: Innovative Planning Solutions Inc. c/o Dafne Gokcen

Please find attached the Notice of Complete Application and Public Meeting for a proposed County of Grey Official Plan Amendment (County file number 42-07-090-OPA-31) and the associated Township of Southgate Official Plan Amendment (Township file number OPA 1-26).

The purpose of the proposed applications is to permit the expansion of the Primary Settlement Area of Dundalk to include the subject lands.

All materials are available for viewing and download, including the applications and technical studies, at the following links:

- Grey County Website: <https://www.grey.ca/government/land-use-planning/planning-and-development-projects/>
- Township of Southgate Website: <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notice/>

The County and Township would ask that comments are provided by **Tuesday, July 21, 2026**. Please advise County or Township staff if this date does not work for you.

If you have any questions with respect to the proposed County Official Plan Amendment or Township Local Official Plan Amendment, please do not hesitate to contact staff at:

County of Grey Contact Information:	Township of Southgate Contact Information:
Scott Taylor, Director of Planning and Development County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3 Phone: 548 877 0856 Email: scott.taylor@grey.ca	Kenneth Melanson, Director of Development Services Township of Southgate 185667 Grey County Road 9 Dundalk, Ontario, N0C 1B0 Phone: 519-923-2110 ext. 260 kmelanson@southgate.ca

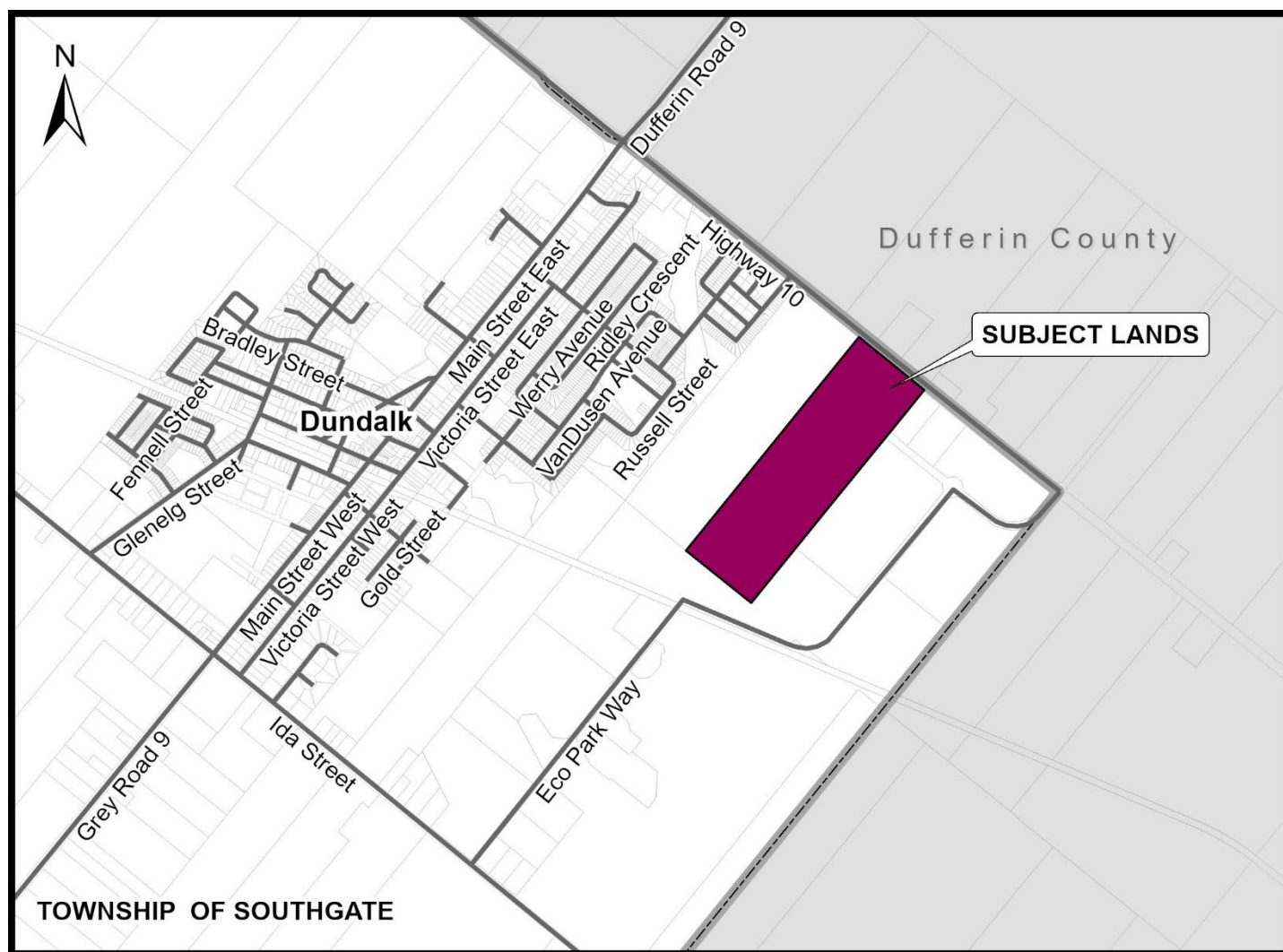


NOTICE OF COMPLETE APPLICATIONS AND A PUBLIC MEETING

What: The County and Township are seeking input on development applications within 120 metres of your property. The proposed applications consider the expansion of the existing Primary Settlement Area of Dundalk. More details about the applications are provided below.

Site: 772082 Highway 10, legally known as Concession 1 SWTSR, S Pt. Lot 236, Pt. Lot 237, RP 17R1178 Part 2, geographic Township of Proton, now in the Township of Southgate, and shown on the map below.

Map of Subject Lands:



Public Meeting Date: Wednesday, July 22, 2026, at 10:30 a.m.

Location of the Public Meeting: Meeting to be held electronically via Zoom to consider the proposed amendments.

Please join the electronic public meeting from your computer, tablet, or smartphone:

<https://zoom.us/j/93016816575?pwd=YLHCA6NxNh2CAbl1QTsbT3Qg1F8o1b.1>

Meeting ID: 930 1681 6575 and Passcode: 510279

How can I participate in the Public Meeting?

Public participation is encouraged. Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal.



To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green by email at: lgreen@southgate.ca or by telephone at: 519-923-2110 ext. 230. Phone in details are also available for this meeting.

What if I can't attend the Public Meeting?

You can learn more about the proposed development by contacting the County or Township offices, or by reading the materials on the website at the below links. You may choose to submit comments via letter or email after taking the time to learn about the proposed development.

For information on this development visit:

- Grey County Website: <https://www.grey.ca/government/land-use-planning/planning-and-development-projects/>
- Township of Southgate Website: <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notice/>

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting the staff below. When submitting comments, please refer to the file name 772082 Highway 10 or the file numbers.

County of Grey Contact Information: Scott Taylor, Director of Planning and Development  County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3  Phone: 548 877 0856  Email: scott.taylor@grey.ca File Number: 42-07-090-OPA-31	Township of Southgate Contact Information: Kenneth Melanson, Director of Development Services  Township of Southgate 185667 Grey County Road 9 Dundalk, Ontario, N0C 1B0  Phone: 519-923-2110 Ext. 260  Email: kmelanson@southgate.ca File Numbers: OPA1-26
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What is being proposed through the applications?

The purpose of the proposed applications is to permit the expansion of the Primary Settlement Area of Dundalk to include the subject lands.

The proposal includes two applications under the *Planning Act*: an amendment to Grey County's Official Plan, and an amendment to the Township of Southgate Official Plan. Should these applications be approved, it's anticipated that future development applications would be submitted for this property.

The purpose of the proposed County Official Plan Amendment is to redesignate the lands from the 'Rural', 'Provincially Significant Wetlands', and 'Hazard Lands' designations to the 'Primary Settlement Area', 'Provincially Significant Wetlands', and 'Hazard Lands' designations. The effect of the amendment would be that these lands would now be included within the settlement area boundaries, and permit the broad range of permitted uses included in the 'Primary Settlement Area' designation.

The purpose of the proposed Township of Southgate Official Plan Amendment is to redesignate the lands from the 'Special Policy Area', 'Wetlands', and 'Hazard Lands' designations to 'Arterial



Commercial', 'Neighbourhood Area', 'Hazard Lands', and 'Wetlands' designations. The effect of the amendment would be to permit a broad range of residential uses in the 'Neighbourhood Area' designation and commercial uses in the 'Arterial Commercial' designation.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees will hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. Attendees do not have to be in favour of, or in opposition to the development, and may simply attend to learn about the development and ask questions. At the meeting, members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

The public meeting will be moderated by a designated Chair. The moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions.

No decisions are made at this meeting, it is an opportunity to learn about the proposal and provide feedback.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law, a municipality must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is Section 22 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed Official Plan Amendments. Attendees do not have to be in support of or in opposition to the Amendments, and may simply wish to learn more about the applications.
2. If a person* or public body would otherwise have an ability to appeal the decision of the County of Grey or the Township of Southgate to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Township of Southgate before the Township Official Plan Amendment is adopted or refused, the person or public body is not entitled to appeal the decision.
3. If a person* or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Township of Southgate before the Township Official Plan Amendment is adopted or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
4. If you wish to be notified of the decision of the County of Grey in respect to the passing of the Official Plan Amendment, you must make a written request to the County, at the address noted on the previous page. Please note County Official Plan Amendment file number 42-07-090-OPA-31 or refer to the 772082 Highway 10 application in your correspondence.
5. If you wish to be notified of the decision of the Council of the Township of Southgate on the proposed Township Official Plan Amendment, you must make a written request to the Township



of Southgate using the contact information noted above, and quote File OPA 1-26 or refer to the 772082 Highway 10 application in your correspondence.

If you have any questions, please do not hesitate to contact County or Township staff, who would be happy to answer any questions on these applications, or the planning process.

*Notwithstanding the above, only a 'specified person' listed in subsection 17(36) of the Planning Act may appeal the decision of the County of Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed official plan amendments. Below is the list of 'specified persons' eligible to appeal a decision of the County of Grey related to the proposed official plan amendments. The list of 'specified persons' eligible to appeal a decision of the County on the proposed official plan amendments is as follows:

- a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- b) Ontario Power Generation Inc.,
- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- i) NAV Canada,
- j) the owner or operator of an airport as defined in subsection 3 (1) of the *Aeronautics Act* (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the *Aggregate Resources Act*, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the *Environmental Protection Act* if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,



- m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the *Environmental Protection Act*, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- n) the owner of any land described in clause (k), (l) or (m).

A note about information you may submit to the County and Township: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the County or Township websites, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.

Notice dated this 9th day of June 2026 at the County of Grey.