

CONCEPT PLAN (MDS)
 112191 Southgate Rd. 14
 CONCESSION 10 N, PART LOT 14,
 TOWNSHIP OF SOUTHGATE
 COUNTY OF GREY
 ROLL # 420709000205300



ZONING MATRIX: RETAINED PORTION
 (Zone A1 - AGRICULTURE)

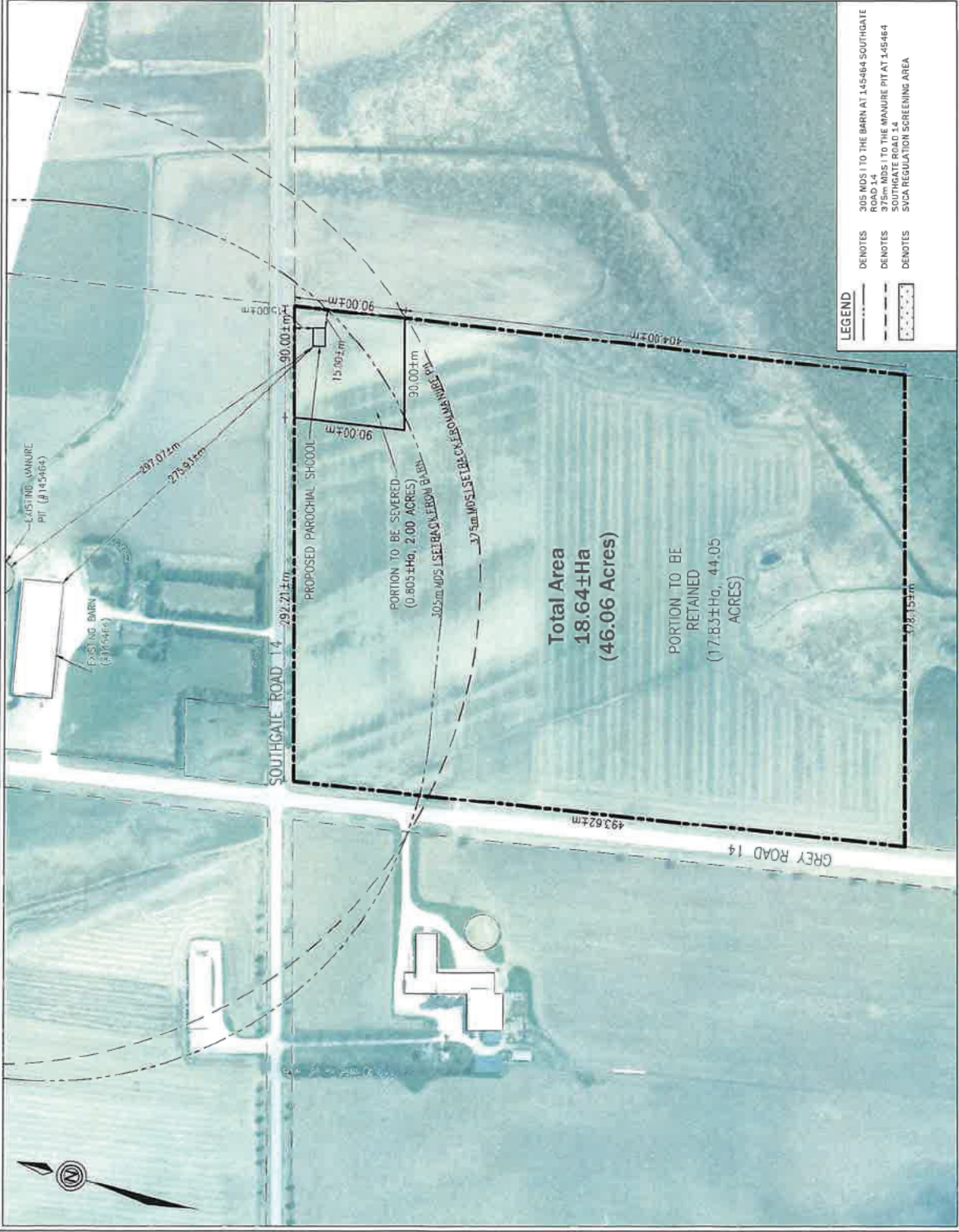
LOT AREA	REQUIRED	PROVIDED	COMPLIANCE
40 Ha	37.83±Ha	37.83±Ha	YES (MDS)
LOT WIDTH	300 m	292.5m	YES
FRONT YARD SETBACK	20 m	N/A	YES
SIDE YARD SETBACK	15 m	N/A	YES
REAR YARD SETBACK	15 m	N/A	YES
LOT COVERAGE	7%	N/A	YES

ZONING MATRIX: SEVERED PORTION
 (Zone CF - COMMUNITY FACILITY)

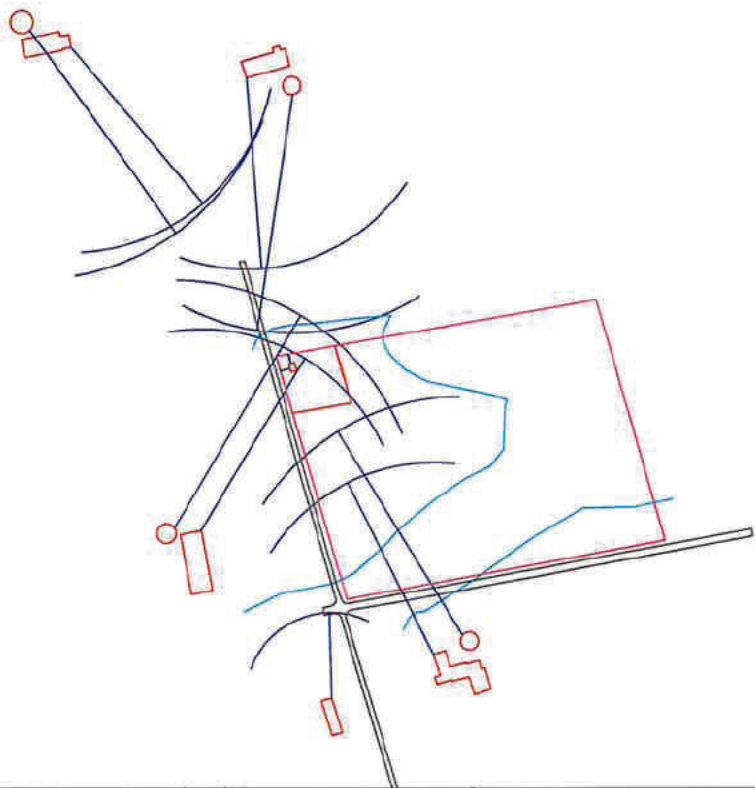
LOT AREA	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA	0.2 Ha	0.005±Ha	YES
LOT WIDTH	30 m	90 m	YES
FRONT YARD SETBACK	20 m	15 m	NO
SIDE YARD SETBACK	4.5 m	15 m	YES
REAR YARD SETBACK	12 m	65 m	YES
LOT COVERAGE	35%	1.8%	YES
MDS# 145464 (BARN)	303 m	278.2m	NO
MDS# 145464 (MANURE)	378 m	297.5m	NO

PROPOSED DEVELOPMENT/VARIANCES

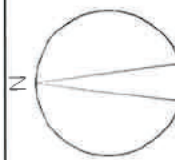
- Proposing a sewerage and a new parochial school at 112191 Southgate Road 14. To permit the development, the following zoning by-law amendments and Minor Variances are requested:
 - ** Zoning Amendment
 - ** Agricultural (A1) to Community Facility (CF)
 - ** Minor Variances (MDS U)
 - **1. A reduction of the MDS I requirements to the barn at 145464 Southgate Road 14; 305m required, whereas 278.2m is provided (MDS I requirements to the manure storage pit at 145464 Southgate Road 14; 375 m required, whereas 297.5m is provided)



305 MDS I TO THE BARN AT 145-464 SOUTHGATE ROAD 14
 375m MDS I TO THE MANURE PIT AT 145464 SOUTHGATE ROAD 14
 SCA REGULATION SCREENING AREA



Laverne Weber



DRAWN
Adrien Martin

DATE
July 7th 2025

APPROVED

DATE

SCALE
1:35

SHEET
1.1

PROJECT NO.

