



Planning and Development

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February 17th, 2026

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

**RE: Zoning By-law Amendment C1-26
Concession 19, Part Lot 6, Lot 7 (243716 Southgate Road 24)
Township of Southgate (Geographic Township of Egremont)
Roll: 420706000116700
Owner: Elvin Martin
Applicant: Ron Davidson**

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 permit an existing home industry on part of the property to continue as an agricultural-related use involving the supply of animal feed. Minerals, vitamins and flavouring is shipped in, stored in bins and containers on-site, mixed within an existing building, and shipped to farms or picked up by customers. This would be to allow the agricultural-related use to remain operating as an expanded home industry on-site along with the existing agricultural use of the lands.

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:

b) Agricultural-related uses (See Table 7);

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

MDS I is not required for agricultural-related use, or for the severance of an existing agricultural-related use.

Further, Section 5.2.2(15) of the County OP states,

New on-farm diversified uses shall be limited in size and scale, as per Table 8 below and to those uses that can be sustained by local service and infrastructure levels. New agricultural-related uses shall also be limited to uses that can be sustained by local service levels. Municipal official plans may choose to set local road standards required for such uses, which are in-line with the level and type of traffic being generated by the uses. Traffic Impact Studies may be required to determine the impact of the proposed operation on the local road network, as per section 8.3 of this Plan. Servicing or Noise Studies may also be required for new or expanded on-farm diversified or agricultural-related uses. Municipal official plans or zoning by-laws may also choose to limit individual uses that could otherwise be directed to settlement areas. Agricultural-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8.

County Planning staff would note that justification can be made that the use should either be considered as an agricultural related use or as an on-farm diversified use. Both agricultural related uses and OFDUs are permitted within the Agricultural designation. In addition, the use is not explicitly listed in the County OP as either use. However, the proposed use would meet the intent of the agricultural related uses, as the products are generally used by local farmers for their farm animals. Staff would also note that there are no size requirements for agricultural related uses within the County OP. However, the use would be able to meet the size requirements of an OFDU, as the County OP would permit a total area of 8,000 square metres and 1,600 square metres of floor area, while the use would only require a total area of 2,078 square metres and 107 square metres of floor area. As the proposal is considered to be an agricultural related use, MDS does not apply. Therefore, County Planning staff have no concerns.

Schedule B of the County OP indicates that the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(1) states,

The Aggregate Resource Area land use type on Schedule B act as overlays on top of other land use types shown on Schedule A to the Plan. Where the Aggregate Resource Area overlaps an Agricultural, Special Agricultural, Rural, or Hazard Lands land use type, the policies and permitted use of the underlying land use types shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.

The subject property is not currently licensed for the extraction of sand, gravel, or bedrock; therefore, the Agricultural policies apply. County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have no concerns.

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.

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,

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Derek McMurdie
Planner

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