



Planning and Development

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March 17th, 2026

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

**RE: Zoning By-law Amendment C7-26
Concession 6, Lot 33 (106438 Southgate Road 10)
Township of Southgate (Geographic Township of Proton)
Roll: 420709000707100
Owners: Dennis and Nancy Frey
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 expand a grain elevator handling/drying facility on the subject lands to include custom drying and handling of product from other farmers in the area. Expanding the operation to process product from other farms becomes an agricultural related use requiring the proposed rezoning. This would permit an expansion of the existing grain elevator handling/drying facility as a commercial operation processing product from other farms in the area as an agricultural related use.

Schedule A of the County OP designates the subject lands as 'Agricultural' and 'Rural'. 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.

The proposed expansion is considered to be an agricultural related use and is permitted within the Agricultural and Rural designations. In addition, it is not limited by the size requirements of Table 8. Further, an Access Review Brief and a D-6 Guideline Compatibility Study were submitted with the application. The Access Review Brief determined that no improvements to the site access are required. The D-6 Guideline Compatibility Study determined that there would be no adverse effects from dust, odour, noise, or vibration from the proposed development. Therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed development is located outside of the Hazard Lands; therefore, 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.

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

Yours truly,

[Redacted Signature]

Derek McMurdie
Planner

[Redacted]

[Redacted]

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