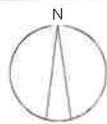


- FIRE ROUTE - CBC 2.2.4.1**
 THE DESIGN AND LOCATION OF ROADWAY OR YARD SHALL TAKE INTO ACCOUNT CONNECTION WITH PUBLIC THOROUGHFARES, WIDTH OF FIRE FIGHTING EQUIPMENT, WIDTH OF ROADWAY, RADIIUS OF CURVES, OVERHEAD CLEARANCE, LOCATION OF FIRE HYDRANTS, LOCATION OF FIRE DEPARTMENT CONNECTIONS AND VEHICULAR PARKING.
- DIRECT ACCESS TO GREY RD 9
 - DESIGNED TO SUPPORT EXPECTED LOADS OF FIRE TRUCK
 - FINISHED SURFACE OF CONCRETE ASPHALT OR OTHER MATERIAL (GRAVEL) DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS
 - 6M NEW DRIVEWAY, 6M PROVIDED IN YARD AND TURNAROUND
 - 12M TURN RADIUS
 - ENSURE TREE BRANCHES AND ANY OTHER OBSTRUCTION CLEARED TO MIN 5M HEIGHT
 - ROUTE SHALL REMAIN CLEAR OF OBSTRUCTIONS AND VEHICLES AT ALL TIMES
 - ALL SPECIFICATIONS NOTED SHALL BE VERIFIED AND APPROVED BY LOCAL FIRE DEPARTMENT

Notes
 - This site plan is to depict location of building and spatial separations to confirm compliance to requirements of the Ontario building code and MDS guideline and does not replace a legal survey.

Version 1-Nov 27, 2025
 Version 2-Dec 12, 2025

4207090002115000000
 Con 12 Lot 14
 Township of Southgate
 Geotownship Proton

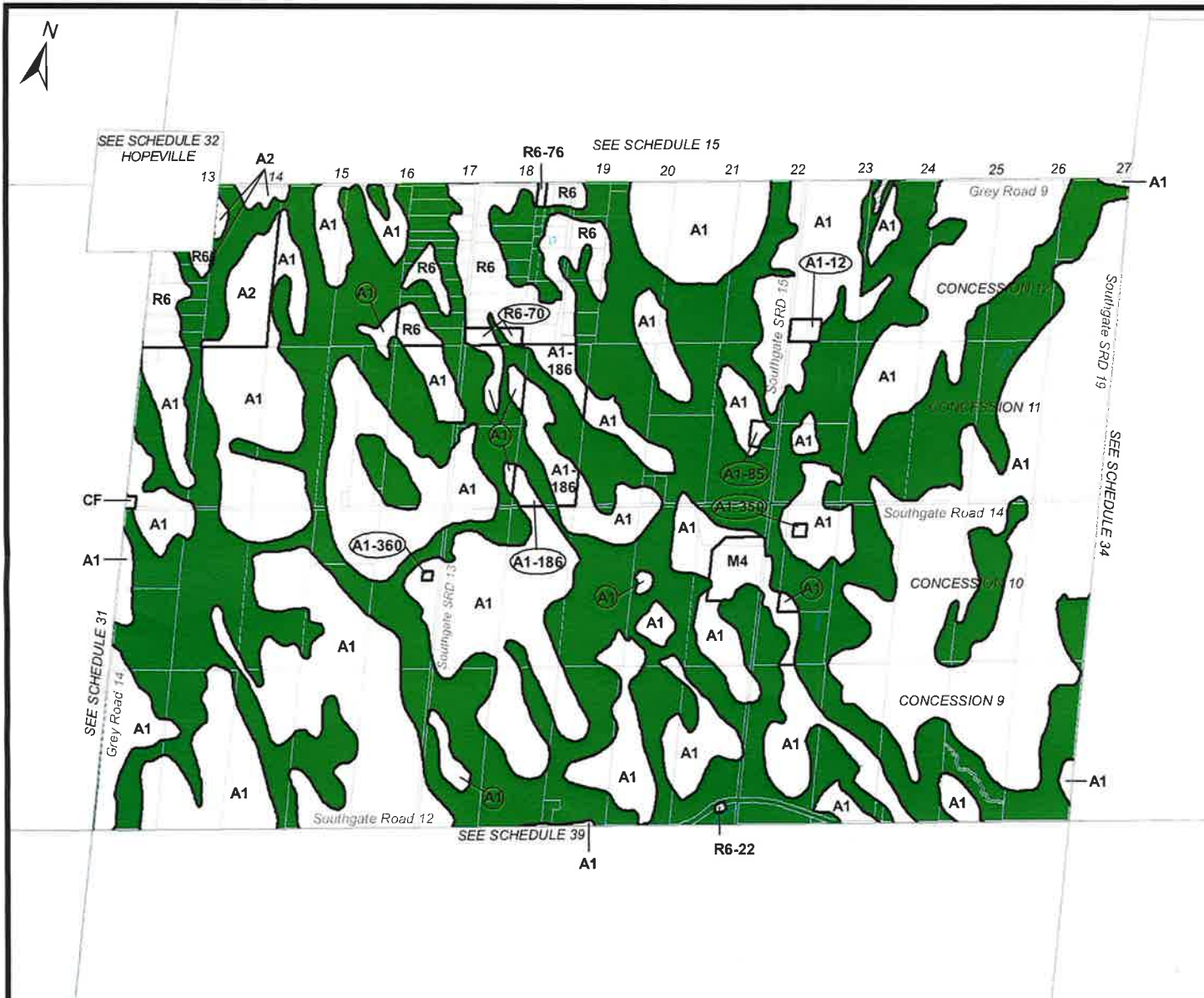


Site Sketch

Stephen Martin/ 185526 Grey County Rd 9 Dundalk ON N0C 1B0

FIGURE
1.1

DRAWN Adrien Martin	DATE Nov 5, 2025	APPROVED	SCALE 1:20	PROJECT NO.
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**TOWNSHIP OF SOUTHGATE
ZONING BY-LAW
SCHEDULE 33**

By-Law No _____
Date Passed _____
Mayor _____
Clerk _____

A1 Agricultural
A2 Restricted Agricultural
R1 Residential Type 1
R2 Residential Type 2
R3 Residential Type 3
R4 Residential Type 4
R5 Residential Type 5
R6 Residential Type 6
C1 Local Commercial
C2 General Commercial
C3 Highway Commercial
C4 Rural Commercial
C5 Recreational Commercial
C6 Campground Commercial
C7 Space Extensive Commercial
CF Community Facility
D Deferred Development
M1 General Industrial
M2 Rural Industrial
M3 Space Extensive Industrial
M4 Extractive Industrial
MH Mobile Home Park
OS Open Space
PU Public Utility

Environmental Protection
Wetland
Waterbody

Property Boundary
Lot & Concession
-1 Zone Exception
-H Holding Provision

Scale: 25,000
Grey County - June 2016



CONCEPT PLAN

185526 Grey Road 9
 CONCESSION 12, LOT 14,
 TOWNSHIP OF SOUTHGATE
 COUNTY OF GREY
 ROLL # 4207090002115000000

KEY MAP



PROPOSED DEVELOPMENT/VARIANCES

- Proposing a new dairy barn and manure storage for 185526 Grey Rd 9. To permit the development, the following Minor Variances are requested:
 - Severed Lot 1
 - A reduction in MDS II setback from the Hopeville Settlement Area boundary to the proposed barn, 308±m provided, whereas the MDS II requirement is 460m
 - Retained Lands
 - A reduction in MDS II setback from the Hopeville Settlement Area boundary to the proposed manure storage, 385±m provided, whereas the MDS II requirement is 500m

LEGEND

- DENOTES 460m MDS II TO THE BARN AT 185526 GREY ROAD 9
- DENOTES 500m MDS II TO THE MANURE PIT AT 185526 GREY ROAD 9

ZONING MATRIX: Restricted Agriculture (Zone A2)

	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA (MIN)	40 Ha	40.85 ±Ha	YES
LOT FRONTAGE (MIN)	200 m	403.0 ±m	YES
FRONT YARD SETBACK	20 m	472.3 ±m	YES
SIDE YARD SETBACK	15 m	77.9 ±m	YES
REAR YARD SETBACK	15 m	387.7 ±m	YES
LOT COVERAGE (MAX)	7.0%	±1.1%	YES
DWELLING HEIGHT (MAX)	2.5 STORIES	2 STORIES	YES
DWELLING AREA (MIN)	130 m ²	141 ±m ²	YES
MDS II (BARN)	460 m	308 ±m	NO
MDS II (MANURE)	500 m	385.0 ±m	NO
NUTRIENT UNITS (MAX)	150 NU	148.4 NU	YES

7.1 Limits max to 100 NU if ratio to *Tillable Acres is 2 or Greater.

DRYDEN & SMITH HEAD
 Planning Consultants Ltd.

DATE: FEBRUARY 19, 2026
 PROJECT: 185526 - MDS II
 FILE #: 17400
 REVISION #: XX
 DRAWN BY: AM