



Planning and Development

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April 13th, 2026

Lindsey Green
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Zoning By-law Amendment C5-26
Concession 21, Part Lot 15 (552978 Grey Road 23)
Township of Southgate (Geographic Township of Egremont)
Roll: 420706000211000
Owner: Eli M Bauman
Applicant: Solomon Martin**

Dear Ms. Green,

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 a 750 square metre On-Farm Diversified Use (dry manufacturing) with 460 square metres of storage area. The proposed zoned area for the On-Farm Diversified Use would be less than 120 metres from a Wetland Zone boundary. The applicant proposes to reduce this setback under Section 5.25 of the Zoning By-law. This would allow an addition to an existing building to create a 750 square metre dry industrial workshop as an On-Farm Diversified Use with 460 square metres maximum outdoor storage accessory to the agricultural use which is to include a future farmhouse.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.2.1(1) states,

Permitted uses in the Agricultural land use type include:

b) On-farm diversified uses (See Table 7);

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

MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law.

The proposed on-farm diversified use is permitted within the Rural designation. It is recommended that the use conform to MDS, if indicated within the municipality's Zoning By-Law.

Section 5.2.2 Table 8 states that the on-farm diversified use shall be,

The lessor of: 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres.

Further, Section 5.2.2(17) of the County OP states,

The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified uses) shall not exceed 20% of the total area of the on-farm diversified use.

The subject property is approximately 32 hectares in size which would permit a total area of 6,400 square metres to be used for the proposed OFDU, including all parking, loading, buildings, servicing, and outdoor storage. The gross floor area for any structures would be limited to 1,280 square meters. The applicant's proposed use will have a total area of 5,040 square metres and the proposed shop would be 750 square metres, both of which conform with the County OP; therefore, County Planning staff have no concerns.

Section 5.2.2(20) of the County OP states,

Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural-related uses or on-farm diversified uses or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses, or other sensitive non-agricultural uses. Uses which are covered as normal farm practices by the Farming and Food Practices Protection Act (FFPPA) shall not be required to meet the D-6 Guidelines, provided they meet all required Provincial noise, air, water, and wastewater standards.

Municipal staff shall review the applicability of the D-6 Guidelines to the proposed development.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed access to the development crosses through the Hazard Lands. County Planning staff recommend receiving comments from the Conservation Authority to ensure that the proposed development can be safely accessed.

County Planning Ecology staff have reviewed the subject application and provided the following comments:

The subject property contains or is adjacent to potential Habitat of Threatened or Endangered Species, Significant Wetlands, Other Identified Wetlands, Significant Woodlands, Significant Wildlife Habitat, Significant Valleylands, Linkage Area, potential Fish Habitat, and a Stream.

County staff have reviewed the proposal and, based on the site plan, the proposed development will be located within adjacent lands to the identified natural heritage features and within a previously disturbed area. Therefore, it is the opinion of County staff that potential impacts to these features would be negligible, and the requirement for an Environmental Impact Study (EIS) can be waived.

County ecology staff have no concerns with the application. If you have any questions or require further information, please contact [REDACTED]

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 Transportation Services have reviewed the subject application and provided the following comments:

The proposed entrance will need to be upgraded to a paved CSAS commercial entrance.

Provided D-6 Guidelines are addressed, positive comments are received from the Conservation Authority regarding safe access, and County Transportation Services comments are addressed; 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,

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Derek McMurdie
Planner
(548) 877 0857

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www.grey.ca