

# Zoning By-law Amendment, Lot Area Reduction, MDS Setback Reductions

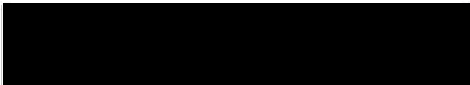
112191 Southgate Rd. 14  
Township of Southgate  
County of Grey

May 20, 2026



**Prepared for:**  
*Stephen Martin and Laverne Weber*

**Prepared by:**  
Dryden, Smith & Head Planning Consultants Ltd.



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## **APPENDICES**

Appendix A Pre Consultation Comments

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## **2.0 Site Description & Surrounding Context**

### **2.1 Location**

The subject lands are located at 112191 Southgate Rd 14, CON.10, Pt Lot 14 (roll # 42079000205300) in the Township of Southgate, County of Grey (See Concept Plan Figure 1).

### **2.2 Access**

Farm equipment access is available to Southgate Road 14.

### **2.3 Legal Description**

The subject lands are described as Concession 10, Part Lot 14, Township of Southgate, County of Grey. The municipal address is 112191 Southgate Rd 14.

### **2.4 Size of Property**

Total Area = 18.64 ha.      Frontage 387.2m ±    Depth = 493.6m ±

### **2.5 Existing and Surrounding Uses**

Subject property does not contain any structures. Lands are under cultivation and various crops are grown. The surrounding properties are all active farm operations.

## **3.0 Proposed Site-Specific Amendments**

### **3.1 Proposed Application**

The proposed Application is to allow a site-specific amendment to the Zoning By-Law to permit a Parochial School which will serve the Old Order Mennonite Community who rely on horse and buggy for transportation. The amending by-law will provide for the MDS separation distance reductions from 2 local farm barns on adjacent properties. (See MDS Report attached in Appendix B.) As well, the by-law will provide for a reduction in the lot size and frontage for the school and associated playground. A lot area reduction may also be required for the existing undersized farm parcel.

The new lot will have 90 meters of frontage on Southgate Road 14 and a depth of 90 metres with a lot area 0.805 ha (2 acres). Following the Zoning By-law amendment approval by Township Council, a consent application will be filed to create the new lot for the school.

### **3.2 Proposed Concept Plan**

As shown in the Concept Plan (see Figure 1).

## **4.0 Planning Policy Framework & Rationale**

### **4.1 Provincial Policy Statement, 2024**

On August 20, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Policy Statement 2024 (“PPS”), which came into effect on October 23, 2024.

The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the Planning Act, all planning matters and council decisions are required to be consistent with the PPS.

The excerpts below will list the PPS policies which apply to the development/site:

### **2.3 Settlement Areas and Settlement Area Boundary Expansions**

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

### **4.3 Agriculture**

#### *4.3.1 General Policies for Agriculture*

*1. Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.*

#### *4.3.2 Permitted Uses*

*1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.*

Section 2.3.3 from Guidelines for Use of Prime Agricultural Lands recognizes that institutional uses (churches/schools) are typically not considered as on-farm diversified uses. The policy addresses that the churches, schools that serve communities reliant on horse drawn vehicles as a primary means of transportation may be limited non-residential uses.

### **Conclusions and Rationale (Provincial Policy Plan 2024)**

*The polices above show support for the proposed application to allow a site-specific amendment to the Zoning By-Law to permit a Parochial School which will serve the Old Order Mennonite Community who rely on horse and buggy for transportation*

## 4.2 County of Grey

### County of Grey Official Plan

The County of Grey Official Plan is in line with the Provincial Policy Statement. The County Official Plan May 6, 1999 states:

The County of Grey provides a number of policies that address the creation of institutional uses in an agricultural area.

### 5.0 CULTIVATE GREY

#### 5.2.1 Uses Permitted Policies

##### *5.2.1 Uses Permitted Policies*

*g) Institutional uses on existing lots, serving those segments of the population whose primary means of transportation is via horse and buggy and active transportation, subject to policy 5.2.2(4)(b);*

#### 5.2.2 Agricultural Development Policies

1) Grey County supports strategies for encouraging more young farmers, farm succession planning, slowing the decline in the number of farmers, and growing agricultural-related spin-off opportunities. This Plan will protect and improve economic development in agriculture by promoting:

- a) All types, sizes, and scales of agriculture, including forms of agriculture that provide more employment on a per hectare basis;
- b) Food systems planning, including stronger linkages between local food producers, local food distributors, and customers;
- c) Identification and exploitation of non-traditional, local-food, and niche markets;
- d) On-farm and local processing and/or retail of agricultural products and byproducts;
- e) On-farm diversification including agri-tourism; and
- f) Promoting agricultural practices which promote the conservation of soil, water, and/or significant environmental features.

4) Non-agricultural uses are discouraged in the prime agricultural areas, and may only be permitted for:

- b) Limited non-residential uses, provided that all of the following are demonstrated:
  - 1. The land does not comprise a Special Agricultural land use type;
  - 2. The proposed use complies with Provincial MDS;
  - 3. There is an identified need within the planning horizon for additional land to be designated to accommodate the proposed use; and
  - 4. Alternative locations have been evaluated, and
    - i. There are no reasonable alternative locations which avoid prime agricultural areas; and
    - ii. There are no reasonable alternative locations in prime agricultural areas with lower

priority agricultural lands.

Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. The preparation of an Agricultural Impact Assessment may be required to assess these impacts and identify mitigation measures

Note: since there is no existing lot, we will need to create a small lot by consent to accommodate the school use. Following the approval of the amending by-law an application for a consent will be filed.

#### **5.4.1 Uses Permitted Policies**

*1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).*

*2) In addition to the uses listed in Section 5.2.1, the following additional uses will be permitted in the Rural land use type, subject to the Development Policies in Section 5.4.2. The following uses are not subject to the on-farm diversified use sizing limitations of this Plan, except where identified as 'small scale':*

*f) Institutional uses including but not limited to cemeteries, places of worship, or schools*

#### **5.4.2 Development Policies**

*2) Minimum lot size within the Rural land use type for non-agricultural uses shall be determined by the zoning by-law of the local municipality and shall address the requirements of Sections 8 and 9 of this Plan. Unless otherwise specified new non-farm sized lots shall be a minimum of 0.8 hectares in size.*

Note: It is intended to create a small lot containing approximately 0.8 ha by consent application.

*5) The Provincial Minimum Distance Separation (MDS) formulae policies found in section 5.2.2 of this Plan shall also apply to the Rural land use type.*

Two reductions in MDS setbacks area required.

1. 305 m MDS to barn at 145464 Southgate Road 14
2. 375 m MDS to manure pit at 145464 Southgate Road 14

*6) For any non-agricultural uses to be permitted within the Rural land use type, all of the following shall be satisfied:*

*b) That development on productive agricultural land be discouraged. Where development is proposed on productive agricultural land (i.e. land that is currently or has recently been*

used for farm purposes) it shall be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.

### **Conclusions and Rationale (County of Grey Official Plan)**

The option for the school location is on a small section of the farm in an agricultural area. The areas that are zoned Environmental Protection (EP) and regulated by the GRCA are not an option. The new school needs to be in a location that serves the local Mennonite Community who rely on horse and buggy for transportation.

The school site will not contain any forested area or controlled woodlots or wetlands.

### **MDS Policy**

*Normally churches, schools and cemeteries are considered Type B land uses as they are institutional uses; however, existing, new and expanding churches, schools and cemeteries intended to primarily serve a community which relies on horse-drawn vehicles as a predominate mode of transportation, shall be considered as Type A land uses for the purposes of both MDS I and MDS II.*

To summarize, it is our opinion that the proposed development and submitted planning application are consistent with the policies and guidelines listed in the County of Grey Official Plan.

## **4.3 Township of Southgate Official Plan Oct. 27, 2022**

### **5.4.1 Agricultural Designation**

#### **5.4.1.1 Permitted Use**

1) Permitted uses in the Agricultural designation are: all types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses, as per Table 1; agricultural-related uses as per Table 1; on-farm diversified uses as per Table 1; marijuana/cannabis production in accordance with any Federal laws as per subsection

5.4.1.2 (5); forestry; conservation uses; institutional uses on existing lots servicing those segments of the population whose primary means of transportation is via horse and buggy and active transportation, wayside pits and quarries; and, portable asphalt or concrete plants used for a specific public use contract.

21) Institutional uses, including schools, churches, and cemeteries, required by the horse and buggy community, shall be considered a Type A land use for the purposes of calculating MDS.

23) A small reduction to the MDS requirement may be considered through a Minor Variance application only where sufficient reasoning has been provided, and the intent of the MDS Guidelines has been maintained. MDS shall generally not be modified for the purposes of permitting new non-farm sized lot creation.

**5.4.1.3 Consent Policies**

5) New lots for infrastructure, public uses (i.e., owned by a public authority), conservation purposes (acquired by an approved conservation organization) and properties designated under the Ontario Heritage Act are exempt from the 40 hectare minimum lot area requirements, and are permitted in the following circumstances only:

- a) The new lot is only as large as is necessary for the purposes required;
- b) Except for severances for conservation purposes by an approved conservation organization, the applicant shall demonstrate that the objectives for which the new lot is proposed cannot be achieved by easement, right-of-way, or other form of consent;
- 7) All lot creation shall conform to consent policies contained in Section 7.2.

**7.2 LAND DIVISION**

**7.2.1 Plans of Subdivision and Severances**

2) The division of land may be permitted where:

- a) The proposed land division complies with the policies pertaining to the subject property’s land use designation and all other relevant policies of this Official Plan. Consideration of an Official Plan Amendment may be given as required to facilitate the lot creation, where such an Amendment represents appropriate land use planning.
- b) The proposed land division complies with the applicable provisions of the Comprehensive Zoning By-law. Consideration of a Zoning By-law Amendment or Minor Variance may be given as required to facilitate the lot creation, where such an Amendment or Minor Variance represents appropriate land use planning
- d) Safe and suitable vehicular access is available which meets Municipal, County or Provincial transportation objectives, standards and policies for safety and access. Access may also be restricted and/or prohibited along the Provincial Highway or County Roads if required to ensure safe traffic movement
- e) It has been established that the site’s size, configuration and soil/drainage conditions are suitable for all parcels involved to permit the proper location of a building, driveway and other associated features

**7.2.1.2 Severances**

- 1) Where the Township, in conjunction with the County, has established that a Plan of Subdivision is not necessary for the proper and orderly development of a parcel of land, a severance (or “consent”) application may be considered by the Township.
- 3) The Township has been delegated approval authority for Consent applications within the Township.

4) The Township will impose conditions of Consent approval, which may include the requirement for the developer to enter into a Subdivision Agreement with the Township. The Agreement may be required to address such specific issues as sewer and municipal water extensions, lot grading and drainage, road access, road widening, and/or road reconstruction. The Agreement shall insure that the costs associated with the severance are borne by the developer and that the development does not adversely affect the finances of the Town.

**Conclusions and Rationale (Town of Southgate Official Plan)**

To summarize, it is our opinion that the proposed development and submitted planning application are consistent with the policies and guidelines listed in the County of Grey Official Plan. The Towns of Southgate Official Plan further provides supporting policies for the severance of the lands once the zoning by-law amendment is approved.

**4.3 Township of Southgate Zoning By-law 19-2002**

The Township of Southgate Zoning By-law No. 01-86 is the current in-force Zoning By-law. The property is zoned A-1 Agriculture and EP Environment, Protection. (See Figures 2 and 3.)

**SECTION AGRICULTURAL ZONE (A1)**

*4.3.1 Zoning Requirements*

*6.2 Regulations for Uses Permitted in Subsection 1*

- (a) Minimum Lot Area 40 hectares*
- (b) Minimum Lot Frontage 200 metres*
- (c) Maximum Lot Coverage 7 per cent*
- (d) Minimum Front Yard 20 metres except that the minimum front yard for an agricultural building and/or Temporary Farm-Help Accommodation shall be 40 metres*
- (e) Minimum Side Yard 15 metres except that a minimum side yard abutting an improved public street shall be 20 metres*
- (f) Minimum Rear Yard 15 metres*

**Permitted Uses**

The Agricultural Zone (A1) and the Environmental Protection Zone (EP) do not allow the Parochial School as a permitted use.

Application to amend the existing Zoning By-law is proposed to change the Zoning By-law with a site-specific amendment to rezone only that section of the property needed for the Parochial School. The proposed zone will be Community Facility (CF). Additional changes will also be included to address the reduction in lot size for the school plus the MDS reductions in the Minimum Distance Separation for the closest livestock operation.

**Conclusions – Township of Southgate Zoning By-Law 19-2002**

The proposed Zoning Amendment facilitates the permission of a Parochial School for the old Order Mennonite Community who rely of horse and buggy transportation. The school needs to be in close proximity to the many Mennonite farmers in the area. The children will walk or bicycle to school.

It is our opinion that the proposed school is appropriate, as it follows the planned land use structure as indicated in the Provincial Polices Plan, and aligns with the County Official Plan policies.

**5.0 Site Specific Minimum Distance Separation:**

MDS manure summary and the setback distance summary:  
The distance from the livestock barn is 305m.  
The distance from the Manure Storage is 375m.  
The setbacks will be included in the amending Site-Specific Zoning By-law.

See MDS Report and plan in Appendix A.

**6.0 PLANNING JUSTIFICATION**

The proposed Parochial School meets the intent of the PPS, MDS separation guidelines and the County Official Plan.

PPS Polices provide for these types of Parochial Schools.

The Policies of the Grey County Official Plan also provide for Parochial Schools.

We appreciate your support of this application.

Respectfully submitted,

Andrew Head  
Dryden, Smith & Head  
Planning Consultants Ltd.

**Township of Southgate Pre-Consultation Summary**

<b>Date</b>	January 27, 2026
<b>Name of Applicant</b>	Applicant: Stephen Martin Agent: Cleon Martin, Andrew Hed
<b>Email of Applicant</b>	Agents: <a href="mailto:nutrientplans@gmail.com">nutrientplans@gmail.com</a> <a href="mailto:andrewh@dsh.ca">andrewh@dsh.ca</a>
<b>Address of Site</b>	185526 Grey County Rd. 9
<b>Roll Number</b>	420709000211500
<b>Legal</b>	CON 12 LOT 14
<b>Description of Proposal</b>	Expand existing livestock facility east of Hopeville in Restricted Agricultural 1 Zone
<b>Southgate Official Plan</b>	Rural, Hazard
<b>Southgate Zoning Bylaw</b>	Agricultural-2 Zone (A2), Environmental Protection Zone
<b>Response</b>	Victoria Mance <a href="mailto:vmance@southgate.ca">vmance@southgate.ca</a>



Site Sketch Stephen Martin FIGURE 1.1  
DATE: 1/20/2026

**Notes:**  
 -Agent contacted staff and submitted site plan, MDS reports for review (V.Mance) three meetings held: 1. Staff & Agent 2. Staff & County 3. Agents, Staff & County regarding significant expansion of dairy facility, subject lands just east of Hopeville  
**Pre-consultation response (Victoria Mance [vmance@southgate.ca](mailto:vmance@southgate.ca))**  
 -Township Official Plan Section 5.4.2.1 Rural designation permits uses in the Agricultural designation which includes all types, sizes and intensities of agricultural uses, and normal farm practices subject to agricultural development policies. Additional Rural Development Polices more

permissive for rural lot creation but do not permit residential subdivisions; There are no restrictions in OP policies regarding agricultural expansion adjacent to Settlement Areas. Township staff has not found policy in County Official Plan that restricts agricultural operations in the vicinity of Secondary Settlement Area; the restriction appears to be Minimum Distance Separations regulations: Cleon Martin calculated separations as per MDS and determined manure storage facility would be within required separation from Settlement Area boundary  
 -Section 7 of the Zoning By-law Restricted Agriculture (A2) permits uses in the Agriculture 1 zone with regulations that limit new or expanded livestock operations if the number nutrient units exceeds 100, the ratio of nutrients units to tillable acres is 2 or greater OR if number nutrient units exceeds 150, the ratio of units to tillable acres is greater than 1  
 - Agents advised although the expansion of the livestock operation is permitted in the A2 Zone a Planning Act application (minor variance or rezoning) is required to address MDS separations from the Hopeville Settlement Boundary and to address regulations in the A2 zone regarding ratio of nutrient units to tillable acres  
 -County has consulted in a preliminary way and noted concern with the potential size of the reduction in MDS separations from the Settlement boundary at Hopeville, and suggested remedial methods be considered such as increasing separation where possible; additional details on site layout are needed in the site plan submitted  
 -the site has EP Zoning and Conservation Authority regulated areas that may impact expansion on the site; the proposal was not circulated to the Conservation Authority; tile drainage may have been completed on-site  
 -Staff and the County had met with A Head planning consultant for the Owner to provide advice on the type of planning application to be submitted, the extent of land use compatibility related to MDS on the secondary settlement and other relevant policies in the Provincial Planning Statement

General Statement: Southgate Township Planning Department Staff that to deem and Planning Act application complete the following information would be needed:

- Nutrient management plan and Minimum Distance Separation Calculations and mitigation methods
- Site plan details including existing/proposed entrances, school layout details, setbacks to new lot lines
- Planning Justification Report to address recommended Planning Act process to add a parochial school as a permitted use, reduce MDS separations, lot size, Official Plan policy compliance, land use impacts, mitigation methods, and all other relevant Provincial Policy issues

# Preliminary Review Material



Map Contributors: Province of Ontario, Esri, Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, Esri

Assessment Parcel  
120709000211500

Parcel Details (1) | Details (2) | Search

Address: 18526 GREY ROAD 9

UBN: 420709000211500  
UBN (PIN): 4207090002115000000  
Municipality: 48526 GREY ROAD 9  
Municipality: Township of Southgate  
Legal Description: 0294.13 LOT 14  
Property Use: Estate with residential, with or without any utility structures, with farm outbuildings

Assessment Value: 678,000  
Lot Area: 100.04  
Lot Acres: 40.73  
ZEC: Outside Niagara Escarpment Plan Area

Related Regions

Address: 18526 GREY ROAD 9

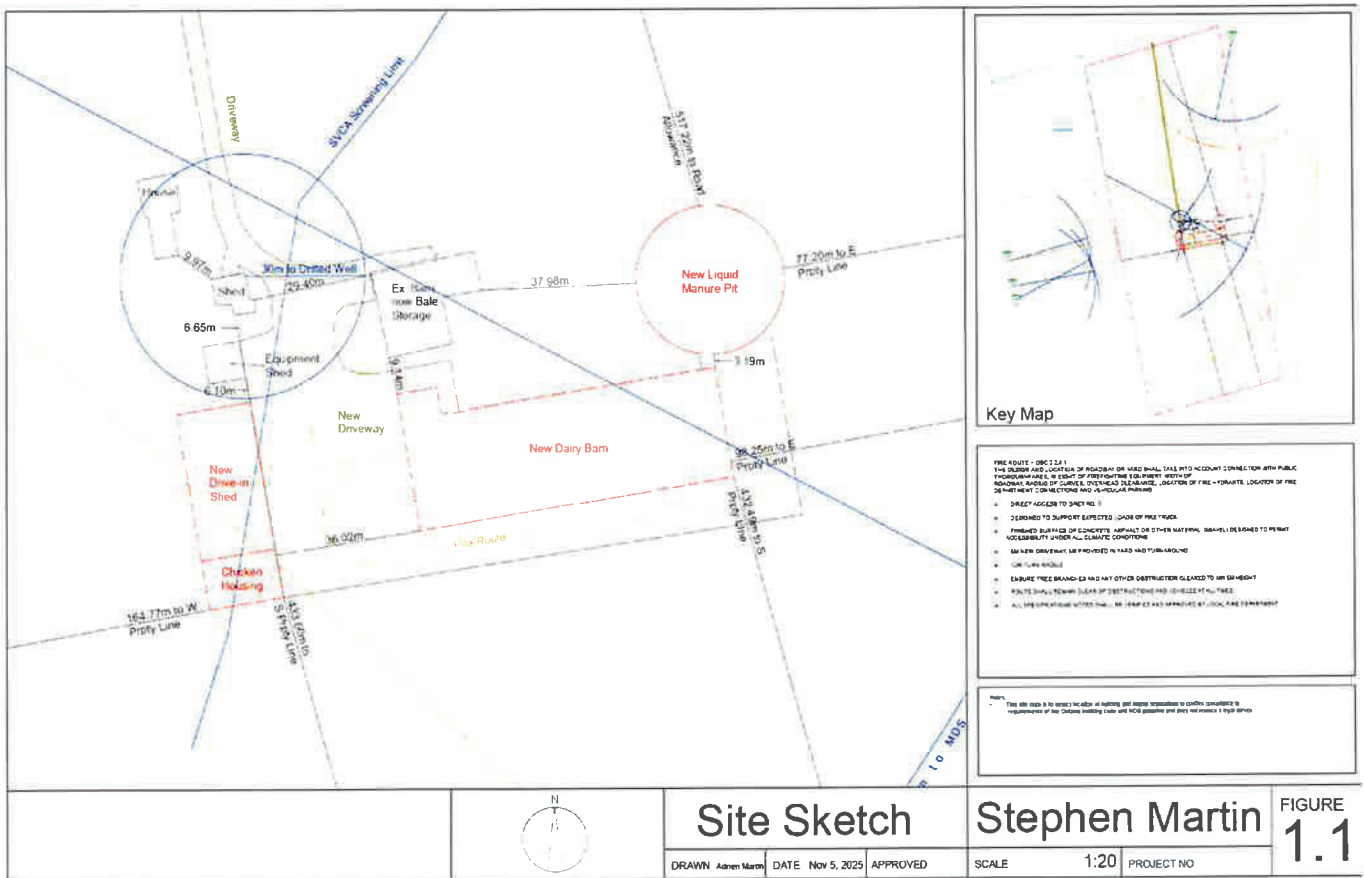
Layers | Legend | Search | Results

Layer Filter: Add Layer | Remove Layer

Layers by title

- Conservation Authorities
- CA Boundaries
- Sub-Watershed Boundary
- Properties - GSCA
- Properties - SVCA
- Meanders
- Wet Areas - GSCA
- Wet Areas - GBCA
- Water Features
- Watercourses
- Floodplain - NYCA
- Floodplain - GBCA
- Approximately Regulated and Screening Areas

Site Plan Submitted:



Google Image of Site:



## Zoning By-law:

### Section 7: Restricted Agricultural (A2)

#### 7.1 Regulations

The provisions of Section 6 - Agricultural Zone (A1) shall apply hereto, except that no new livestock operations or no expansion to the livestock operation shall be permitted if:

The number of nutrient units on the farm is 100 or more and the ratio of nutrient units to tillable acres on the farm unit is 2 or greater, where nutrient unit equivalency is defined on the attached Table "1" of Sub-section 32.

OR

The number of nutrient units on the farm unit is 150 or more and the ratio of units to tillable acres is greater than one.

"Agricultural Use" means:

(a) a use of land, building or structure for the purpose of animal husbandry, horticulture, bee-keeping, dairying, fallow, and/or forestry and shall include market gardening, fruit farming, field crops, pasturage, aquaculture and poultry keeping or any other farming use; and

(b) includes:

i) the growing, raising, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture,

ii) the erection and use of greenhouses

"Agricultural Processing Establishment" shall mean the use of land and/or buildings or structures for the processing of products derived from grain. These shall include such products as seed, grain, feed and forage processing storage and transport.

### Section 6: Agricultural Zone (A1)

#### 6.1 Permitted Uses

- (a) Agricultural uses and commercial greenhouses
- (b) One single detached dwelling on a lot
- (c) A Bed and Breakfast
- (d) A Home industry
- (e) A Home occupation
- (f) A Vacation Farm
- (g) Temporary Farm Help Accommodation
- (h) A Wayside pit or Quarry
- (i) Forestry or conservation
- (j) Uses, buildings or structures accessory to a permitted use
- (k) Maximum two Additional Residential Units where a single detached dwelling is permitted - see 6.1.3

#### 6.2 Regulations for Uses Permitted in Subsection 6.1

- (a) Minimum Lot Area 40 hectares
- (b) Minimum Lot Frontage 200 metres
- (c) Maximum Lot Coverage 7 per cent
- (d) Minimum Front Yard 20 metres except that the minimum front yard for an agricultural building and/or Temporary farm Help Accommodation shall be 40 metres
- (e) Minimum Side Yard 15 metres except that a minimum side yard abutting an improved public street shall be 20 metres.
- (f) Minimum Rear Yard 15 metres

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- (a) Minimum Distance from Main Building 2 metres provided that in no case shall any overhang, eaves or gutters project into this required minimum distance which shall be clear of any obstruction from the ground to the sky.
- (b) Minimum Yard Requirements:
  - (i) Except as provided in paragraph ii) of this clause, no accessory building or structure shall be located within 15 metres of the rear or side lot line
  - (ii) Notwithstanding the provisions of paragraph i) hereof, the minimum yard abutting an improved public street shall be 20 metres.
- (c) Maximum Lot Coverage 1 per cent
- (d) Maximum Height 7.5 metres notwithstanding the structures identified within Section 5.3

#### 6.9 Special Regulations for Yards and Setbacks (Minimum Separation Distances)

See Section 32.

#### 6.10 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16(d).

#### 6.11 Parking Regulations

See Subsection 5.7.

#### 6.12 Special Regulations for Existing Lots having Lot Areas of Less than Two (2) Hectares

Notwithstanding the provisions of Subsections 6.1 to 6.9 inclusive, on existing lots as described in Subsection 5.5 a) and b) herein, having lot areas of less than two (2) hectares, all the provisions of the Residential Type 6 (R6) Zone shall apply, save for and except the provisions for lot area and lot frontage.

#### 6.13 Regulations for Additional Residential Units

(a) The regulations for Additional Residential Units shall be as set out in Section 5.24.1 or 5.24.2 as applicable.

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#### 6.3 Building Regulations for Single Detached Dwellings Permitted in Clause (b) of Subsection 6.1

- (a) Maximum Height 2 1/2 stories
- (b) Minimum Floor Area:
  - (i) 1 storey 90 square metres, except that where no full basement or cellar is provided, the minimum floor area shall be 105 square metres.
  - (ii) 1 1/2 storey or split level 105 square metres
  - (iii) 2 or 2 1/2 storey 130 square metres

#### 6.4 Regulations for a Bed and Breakfast Permitted in Clause (c) of Subsection 6.1

In addition to any other provisions of this By-law, the provisions of Section 3.16 shall apply to bed and breakfasts in Clause (c) of Subsection 6.1 hereof.

#### 6.5 Regulations for a Home Industry Permitted in Clause (d) of Subsection 6.1

In addition to any other provisions of this By-law, the provisions of Section 3.103 shall apply to home industries in Clause (d) of Subsection 6.1 hereof.

#### 6.6 Regulations for a Home Occupation Permitted in Clause (e) of Subsection 6.1

In addition to any other provisions of this By-law, the provisions of Section 3.104 shall apply to home occupations in Clause (e) of Subsection 6.1 hereof.

#### 6.7 Regulations for a Vacation Farm Permitted in Clause (f) of Subsection 6.1

In addition to any other provisions of this By-law, the provisions of Section 3.230 shall apply to vacation farms in Clause (f) of Subsection 6.1 hereof.

#### 6.8 Regulations for Accessory Uses Permitted in Clause (j) of Subsection 6.1

In addition to any other provisions of this By-law, the following provisions shall apply to accessory uses permitted in Clause (j) of Subsection 6.1 hereof.

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## Township Official Plan Policies:

### 5.4.1 Agricultural Designation

#### 5.4.1.1 Permitted Use

- 1) Permitted uses in the Agricultural designation are: all types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses, as per Table 1; agricultural-related uses as per Table 1; on-farm diversified uses as per Table 1; marijuana/cannabis production in accordance with any Federal laws as per subsection 5.4.1.2 (5); forestry; conservation uses; institutional uses on existing lots servicing those segments of the population whose primary means of transportation is via horse and buggy and active transportation, wayside pits and quarries; and, portable asphalt or concrete plants used for a specific public use contract.
- 2) Table 1 provides examples of agricultural, agricultural-related uses, or on-farm diversified uses. These lists are not considered exclusive. The Township will rely on the Province's Permitted Uses in Prime Agricultural Areas Guideline or any successor document for guidance when considering uses not stated on Table 1.

#### 5.4.1.2 Development Policies

- 1) The Township's Zoning By-law will generally permit, as-of-right, those agricultural uses and agricultural-related uses listed in Table 1 within the zone(s) that are applied to the countryside, except a marijuana/cannabis production facility.
- 2) Agricultural uses are not limited in size by this Official Plan.
- 3) Agricultural-related uses are not limited in size by this Official Plan; however, the Township's Zoning By-law may contain provisions that restrict the amount of land dedicated to the agricultural-related use and the size of

the building(s). Agricultural-related uses shall conform to the Ministry of the Environment, Conservation and Parks D-6 Guidelines.

- 4) On-farm diversified uses shall be limited in size, and shall be subject to the following policies:
  - a) On lots designated Agricultural comprising 20 hectares of land or more:
    - i. The on-farm diversified use shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square metres. This lesser of 2% of the lot area or a maximum of 8,000 square metres. This shall exclude buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified uses. Shares laneways/servicing, farm buildings or landscaped areas also used by the farm shall not be included in the calculation of total use size.
    - ii. The associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use, up to a maximum combined building footprint of 750 square metres.
    - iii. The owner of the lands on which the on-farm diversified use is proposed shall be a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership and other similar ownership forms. Notwithstanding the foregoing text, the requirement to be a bona fide farmer shall not apply to bed and breakfasts and/or home rural occupations within the dwelling, or for on-farm diversified uses in the rural land use type.

### 3.2 SETTLEMENT AREAS

- 1) It is the intent of the Official Plan to generally direct development to the designated settlement areas of the Township, which are Dundalk, Holstein, Varney, Dromore, Swinton Park, Cedarville, Hopeville and Wilder Lake. The boundaries of these settlement areas are identified in the series of Schedule A maps of this Official Plan. Expression of these designated settlement areas will not be permitted without an approved Comprehensive Review as per the definition provided in this Official Plan.
- 2) Notwithstanding the Official Plan's intent to direct new development to the designated settlement areas of Southgate, the scale of new development occurring within all settlement areas, except Dundalk, will be limited given the absence of municipal water and sanitary sewer services.
- 3) Dundalk, on the other hand, offers full municipal services and has been experiencing significant growth over the last few years, and this is expected to continue as explained in Section 3.1. The demand for new homes will occur predominantly within this particular urban centre.

- 4) Of the 1,000 new jobs to be created within the Township in the next 25 years, the Growth Management Study anticipates that a good balance of jobs will be established in the employment land sector (e.g., manufacturing, wholesale, transport, construction, etc.) and within the populated-related sector (retail, accommodation, food, education, health care, local government, work-at-home jobs, etc.). A large percentage of these new jobs are expected to be created within Dundalk.
- 5) The Township supports the anticipated residential and employment population growth within Dundalk but also encourages new institutional and recreational opportunities in order to create a more complete community.

### 3.3 THE COUNTRYSIDE

- 1) The areas of the Township located outside of the designated settlement areas will remain an important component of Southgate. Agriculture will continue to be a vital element of the Township's economic base and a dominant feature of this rural landscape.
- 2) This Official Plan will protect the countryside from incompatible development and lot fragmentation while allowing for limited residential development and well-defined agricultural commercial and industrial opportunities, as controlled through the Agricultural and Rural policies of this Official Plan. The lands shall provide a balance between quality of life and future sustainable development.

severance of a farmhouse together with an additional residential unit may be considered where the severance qualified under the surplus farmhouse consent policy

- 11) Non-agricultural uses are not permitted in the Agricultural designation. Non-agricultural uses are commercial, industrial, open space, institutional, recreational and similar uses that do not constitute agriculture-related uses or on-farm diversified uses. Notwithstanding this restriction, an institutional use required by the horse and buggy communities including schools, churches, and cemeteries may be permitted in the Agricultural designation by way of an amendment to the Zoning By-law. Other non-agricultural use may be considered by way of an amendment to this Official Plan provided all of the following are demonstrated:
  - a) There is an identified need within the planning horizon for additional land to be designated to accommodate the proposed use;
  - b) Alternative locations have been evaluated and it has been determined:
    - i) There are no reasonable alternative locations which avoid prime agricultural areas; and,
    - ii) There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.
  - c) The proposed use complies with the MDS formulae;
- 12) Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. The preparation of an Agricultural Impact Assessment may be required to assess these impacts and identify mitigation measures
- 13) The MDS Document shall be incorporated in the Township's Zoning By-law
- 14) New land uses outside of the designated settlement areas, including the creation of lots, and new or expanding livestock facilities shall comply with the MDS formulae. MDS I does not apply to new uses within the designated settlement areas
- 15) MDS I shall not apply to lot additions.

- 16) MDS I shall be applied to a surplus farm dwelling severance when the dwelling is presently located on the same lot as a livestock facility only if the livestock facility is not to be included in the severed lands. MDS I does not apply to neighbouring livestock facilities that are located on lots that are currently separate from the existing dwelling to be severed.
- 17) MDS I is not required for agricultural or agricultural-related uses.
- 18) MDS I will generally not be required for on-farm diversified uses.
- 19) For lots created before March 1, 2017, MDS I shall be applied to new houses unless it would otherwise render the lot undevelopable. If there is no building area available which meets MDS I setbacks, then the house or non-agricultural use shall be constructed as far from the neighbouring livestock barn or manure storage facility as possible. On lots created after March 1, 2017, a new house shall meet the full MDS I requirement. This policy shall be reflected in the Township's Zoning By-law
- 20) A cemetery will be considered a Type B land use when performing MDS calculations. However, cemeteries may be treated as a Type A land use when the cemetery is closed or receives low levels of visitation or where no place of worship is present. Cemeteries meeting the definition of a Type A land use will be identified as such in the Township's Zoning By-law
- 21) Institutional uses, including schools, churches, and cemeteries, required by the horse and buggy community, shall be considered a Type A land use for the purposes of calculating MDS.
- 22) MDS is applied to anaerobic digesters, except where otherwise exempted by the Province's MDS Document.
- 23) A small reduction to the MDS requirement may be considered through a Minor Variance application only where sufficient reasoning has been provided, and the intent of the MDS Guidelines has been maintained. MDS shall generally not be modified for the purposes of permitting new non-farm sized lot creation.
- 24) On lands shown as Aggregate Resource area (ARA) on Schedule B, new non-farm sized lot creation (i.e. lots having less than 20ha in area) is

**Laverne Weber(School) MDS I 25**

**General information**

**Application date**  
Jul 14, 2025

**Municipal file number**

**Proposed application**

New or expanding church, school or cemetery used primarily by a community reliant on horse-drawn transportation

**Applicant contact information**  
Laverne Weber



**Location of subject lands**

County of Grey  
Township of Southgate  
PROTON  
Concession 10 , Lot 13  
Roll number: 4207090002053000000

## Calculations

### Farm 1

<b>Farm contact information</b> Elvin Martin 145436 SOUTHGATE RD 14 DUNDALK, ON NOC 1B0 519-923-2449	<b>Location of existing livestock facility or anaerobic digester</b> County of Grey Township of Southgate PROTON Concession 10 , Lot 12 Roll number: 4207090002051000000	<b>Total lot size</b> 98 <u>ac</u>
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### Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	37	6.2 <u>NU</u>	1295 <u>ft<sup>2</sup></u>
Solid	Beef, Feeders (7 - 16 months), Confinement Bedded Pack	39	13 <u>NU</u>	1950 <u>ft<sup>2</sup></u>
Solid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Deep Bedded	28	14 <u>NU</u>	1960 <u>ft<sup>2</sup></u>
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Tie Stall	50	71.4 <u>NU</u>	5500 <u>ft<sup>2</sup></u>
Solid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Bedded Pack	6	8.6 <u>NU</u>	900 <u>ft<sup>2</sup></u>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	4	4 <u>NU</u>	1000 <u>ft<sup>2</sup></u>

### Setback summary

Existing manure storage	<b>M1. Liquid, outside, no cover, straight-walled storage</b>		
Design capacity	<b>117.2 <u>NU</u></b>		
Potential design capacity	<b>351.5 <u>NU</u></b>		
Factor A (odour potential)	<b>0.71</b>	Factor B (design capacity)	<b>490.25</b>
Factor D (manure type)	<b>0.76</b>	Factor E (encroaching land use)	<b>1.1</b>

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn) **291 m (955 ft)**

Actual distance from livestock barn **NA**

Storage base distance 'S'  
(minimum distance from manure storage) **362 m (1188 ft)**

Actual distance from manure storage **NA**

Farm 2

**Farm contact information**  
 Elvin Martin  
 145435 SOUTHGATE RD 14  
 DUNDALK, ON  
 NOC 1B0  
 519-923-2449

**Location of existing livestock facility or anaerobic digester**  
 County of Grey  
 Township of Southgate  
 PROTON  
 Concession 11 , Lot 12  
 Roll number: 4207090002072000000

**Total lot size**  
 95.4 ac

**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Floor Run	100	0.7 <u>NU</u>	100 <u>ft</u> <sup>2</sup>
Solid	Veal, Grain-fed	67	11.2 <u>NU</u>	4219 <u>ft</u> <sup>2</sup>

**Setback summary**

Existing manure storage	<b>V3. Solid, outside, no cover, &gt;= 30% DM</b>		
Design capacity	<b>11.8 <u>NU</u></b>		
Potential design capacity	<b>23.7 <u>NU</u></b>		
Factor A (odour potential)	<b>0.81</b>	Factor B (design capacity)	<b>207.32</b>
Factor D (manure type)	<b>0.7</b>	Factor E (encroaching land use)	<b>1.1</b>

Building base distance 'F' (A x B x D x E)  
 (minimum distance from livestock barn) **130 m (427 ft)**

Actual distance from livestock barn **NA**

Storage base distance 'S'  
 (minimum distance from manure storage) **130 m (427 ft)**

Actual distance from manure storage **NA**

Farm 3

**Farm contact information**  
 Paul Martin  
 145469 SOUTHGATE RD 14  
 DUNDALK, ON  
 N0C 1B0  
 519-923-0443

**Location of existing livestock facility or anaerobic digester**  
 County of Grey  
 Township of Southgate  
 PROTON  
 Concession 11, Lot 13  
 Roll number: 4207090002073000000

**Total lot size**  
 92.5 ac

**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Pack Scrape 1 Side	56	28 <u>NU</u>	5600 <u>ft<sup>2</sup></u>
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Bedded Pack	62	88.6 <u>NU</u>	9300 <u>ft<sup>2</sup></u>
Liquid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	20	3.3 <u>NU</u>	700 <u>ft<sup>2</sup></u>

**Setback summary**

Existing manure storage	<b>M1. Liquid, outside, no cover, straight-walled storage</b>		
Design capacity	<b>119.9 <u>NU</u></b>		
Potential design capacity	<b>359.7 <u>NU</u></b>		
Factor A (odour potential)	<b>0.7</b>	Factor B (design capacity)	<b>494.22</b>
Factor D (manure type)	<b>0.8</b>	Factor E (encroaching land use)	<b>1.1</b>
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			<b>305 <u>m</u> (1001 <u>ft</u>)</b>
Actual distance from livestock barn			<u>NA</u>
Storage base distance 'S' (minimum distance from manure storage)			<b>375 <u>m</u> (1230 <u>ft</u>)</b>
Actual distance from manure storage			<u>NA</u>

Farm 4

**Farm contact information**  
 Floyd Martin  
 145546 SOUTHGATE RD 14  
 DUNDALK, ON  
 NOC 1B0  
 519-923-6404

**Location of existing livestock facility or anaerobic digester**  
 County of Grey  
 Township of Southgate  
 PROTON  
 Concession 11, Lot 15  
 Roll number: 4207090002054000000

**Total lot size**  
 267 ac

**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Pack Scrape 1 Side	49	24.5 <u>NU</u>	4900 <u>ft</u> <sup>2</sup>
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Tie Stall	40	57.1 <u>NU</u>	4400 <u>ft</u> <sup>2</sup>
Liquid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	30	5 <u>NU</u>	1050 <u>ft</u> <sup>2</sup>
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Bedded Pack	10	14.3 <u>NU</u>	1500 <u>ft</u> <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	4	4 <u>NU</u>	1000 <u>ft</u> <sup>2</sup>

**Setback summary**

Existing manure storage	<b>M1. Liquid, outside, no cover, straight-walled storage</b>		
Design capacity	<b>104.9 <u>NU</u></b>		
Potential design capacity	<b>314.8 <u>NU</u></b>		
Factor A (odour potential)	<b>0.7</b>	Factor B (design capacity)	<b>471.68</b>
Factor D (manure type)	<b>0.8</b>	Factor E (encroaching land use)	<b>1.1</b>

Building base distance 'F' (A x B x D x E)  
 (minimum distance from livestock barn) 291 m (955 ft)

Actual distance from livestock barn NA

Storage base distance 'S'  
 (minimum distance from manure storage) 362 m (1188 ft)

Actual distance from manure storage NA

Farm 5

**Farm contact information**  
 James Martin  
 145561 SOUTHGATE RD 14  
 DUNDALK, ON  
 NOC 1B0  
 519-923-2291

**Location of existing livestock facility or anaerobic digester**  
 County of Grey  
 Township of Southgate  
 PROTON  
 Concession 11 , Lot 15  
 Roll number: 4207

**Total lot size**  
 150 ac

**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Pack Scrape 1 Side	55	27.5 <u>NU</u>	5500 <u>ft</u> <sup>2</sup>
Liquid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	20	3.3 <u>NU</u>	700 <u>ft</u> <sup>2</sup>
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), 3 Row Free Stall	60	85.7 <u>NU</u>	6300 <u>ft</u> <sup>2</sup>
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Bedded Pack	8	11.4 <u>NU</u>	1200 <u>ft</u> <sup>2</sup>


**Setback summary**

Existing manure storage	<b>M1. Liquid, outside, no cover, straight-walled storage</b>		
Design capacity	<b>128 <u>NU</u></b>		
Potential design capacity	<b>383.9 <u>NU</u></b>		
Factor A (odour potential)	<b>0.7</b>	Factor B (design capacity)	<b>505.63</b>
Factor D (manure type)	<b>0.8</b>	Factor E (encroaching land use)	<b>1.1</b>
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			<b>312 <u>m</u> (1024 <u>ft</u>)</b>
Actual distance from livestock barn			<b><u>NA</u></b>
Storage base distance 'S' (minimum distance from manure storage)			<b>381 <u>m</u> (1250 <u>ft</u>)</b>
Actual distance from manure storage			<b><u>NA</u></b>

**Preparer signoff & disclaimer**

**Preparer contact information**  
 Adrien Martin



  
Signature of preparer

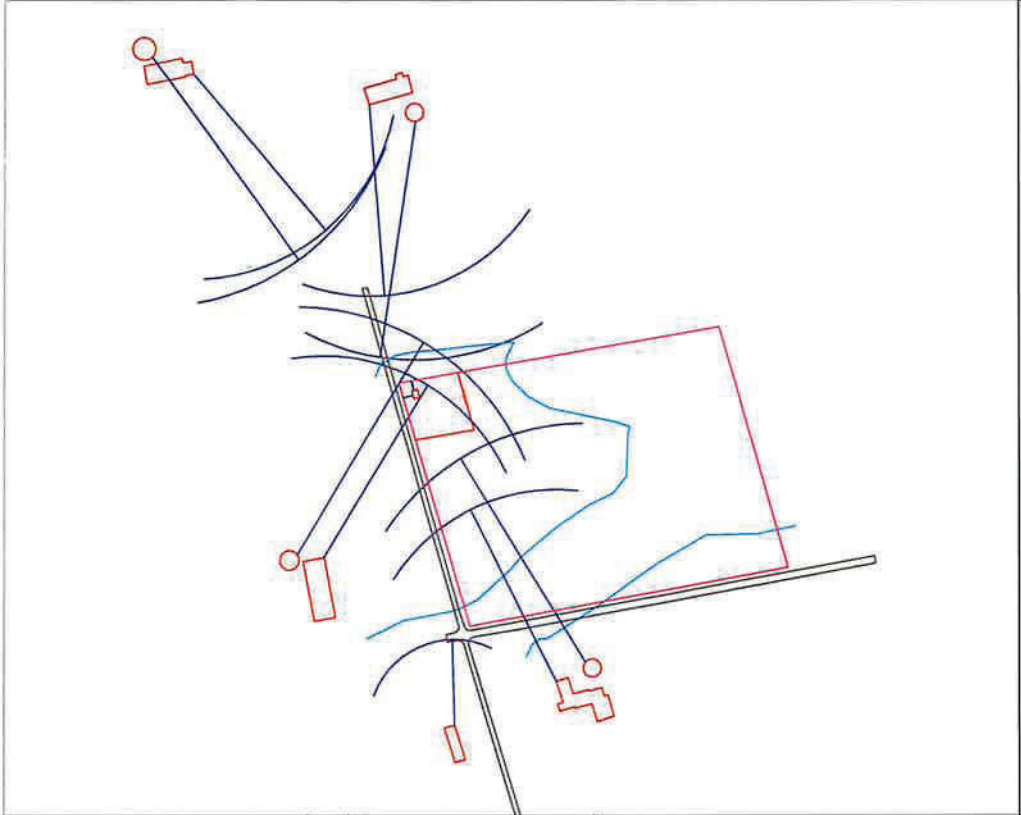
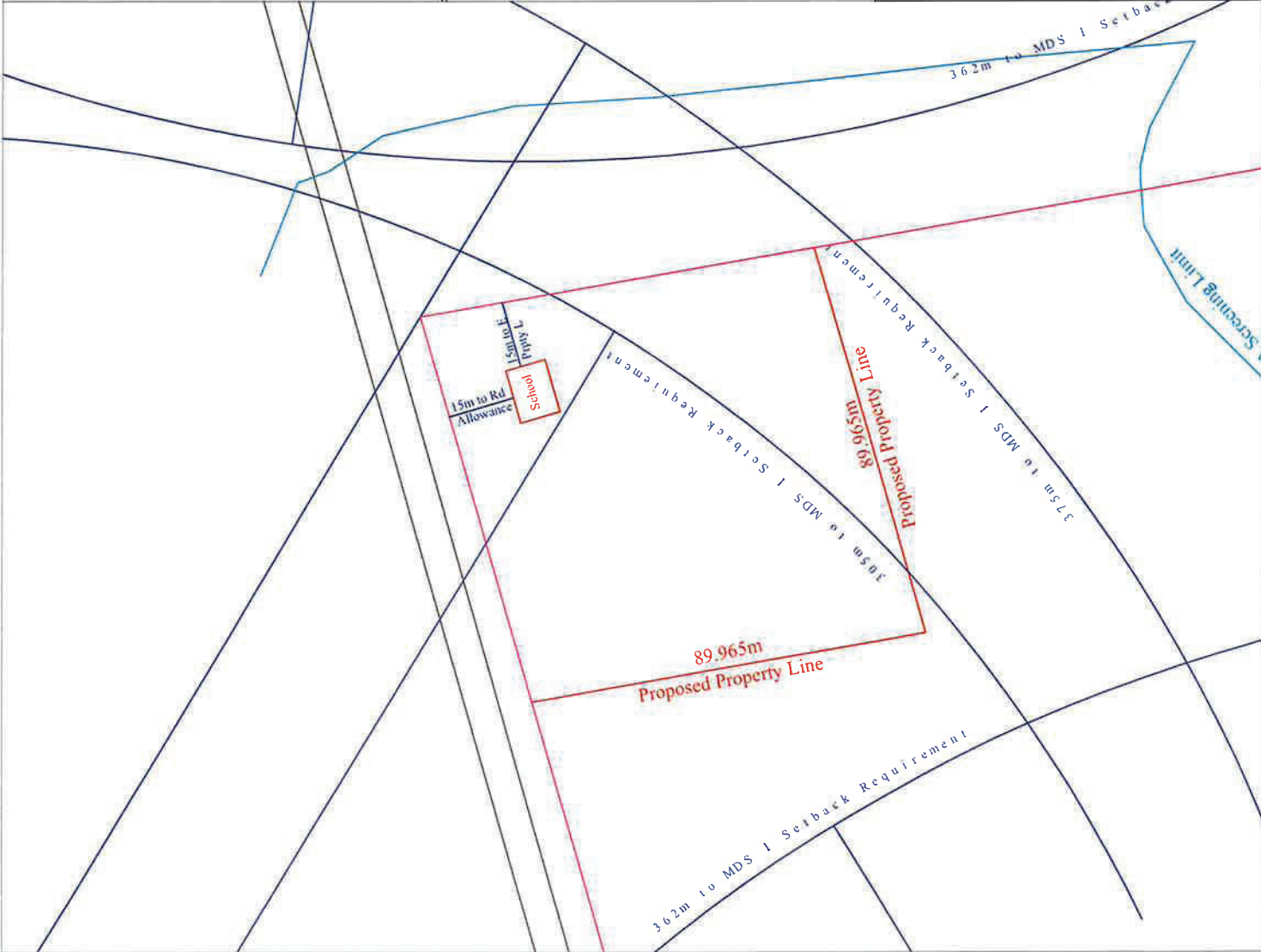
  
Adrien Martin

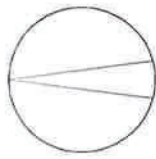
July 22/ 2025

Date (mmm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA & Adrien Martin are not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



<b>Laverne Weber</b>				PROJECT NO.
APPROVED		SCALE <b>1:35</b>		

