



April 14, 2026

Via email

GRCA File: C4-26 - Southgate Road 10

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

**Re: Zoning By-law Amendment Application C4-26  
Con 6 Lot 36, Geographic Township of Proton, Township of Southgate**  
Owner: Noah S Martin (Southgate 10 Inc.)  
Applicant: Solomon Martin

Dear Lindsey Green,

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted zoning by-law amendment application to rezone ±7,980 square metres of the subject lands to permit an On-Farm Diversified Use (custom metal works) with a power room and outdoor storage. We understand that a farmhouse, sow barn, and other farm buildings are proposed.

We further understand that the effect of the amendment is to allow development of the agricultural site with an On-Farm Diversified Use (custom metal works) and future farm cluster including a sow barn with less than a 120 metre setback from the Wetland Zone on-site.

### **Recommendation**

The GRCA has no objection to the above-noted zoning by-law amendment application.

### **Documents Reviewed by Staff**

GRCA staff have reviewed the following documents submitted with this application:

- Notice of Public Meeting and Complete application (Township of Southgate, March 13, 2026).
- Application Form (signed January 30, 2026).
- Site Plan and Drawings (Drawn by Solomon Martin, dated January 22, 2026).

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property has split jurisdiction between the GRCA and Saugeen Valley Conservation Authority (SVCA). The majority of the subject property is within the GRCA's jurisdiction. In addition, the majority of the proposed area to be rezoned and the proposed development area are within the GRCA's watershed.

Information currently available at our office indicates that the subject property contains a wetland and the associated regulated allowance to the wetland. A copy of GRCA's resource mapping is attached for reference.

Due to the presence of these features, a portion of the subject property is regulated by GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any development or site alteration within the regulated area will require a permit from the GRCA pursuant to Ontario Regulation 41/24.

Based on our review of the submission materials, the proposed development is located outside of the GRCA's regulated area. As such, GRCA staff have no objection to the proposed zoning by-law amendment and a GRCA permit is not required for the proposed works.

**Plan Review Fee:**

Consistent with the GRCA's approved 2023-2026 plan review fee schedule, this is considered a 'minor' zoning by-law amendment application. The owner will be invoiced in the amount of \$465.00 GRCA's review of this application.

Should you have any questions, please contact me at [REDACTED] or 519-621-2763 extension 2230.

Sincerely,

[REDACTED]

\_\_\_\_\_  
Jessica Conroy, MES Pl., RPP  
Resource Planner  
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Property

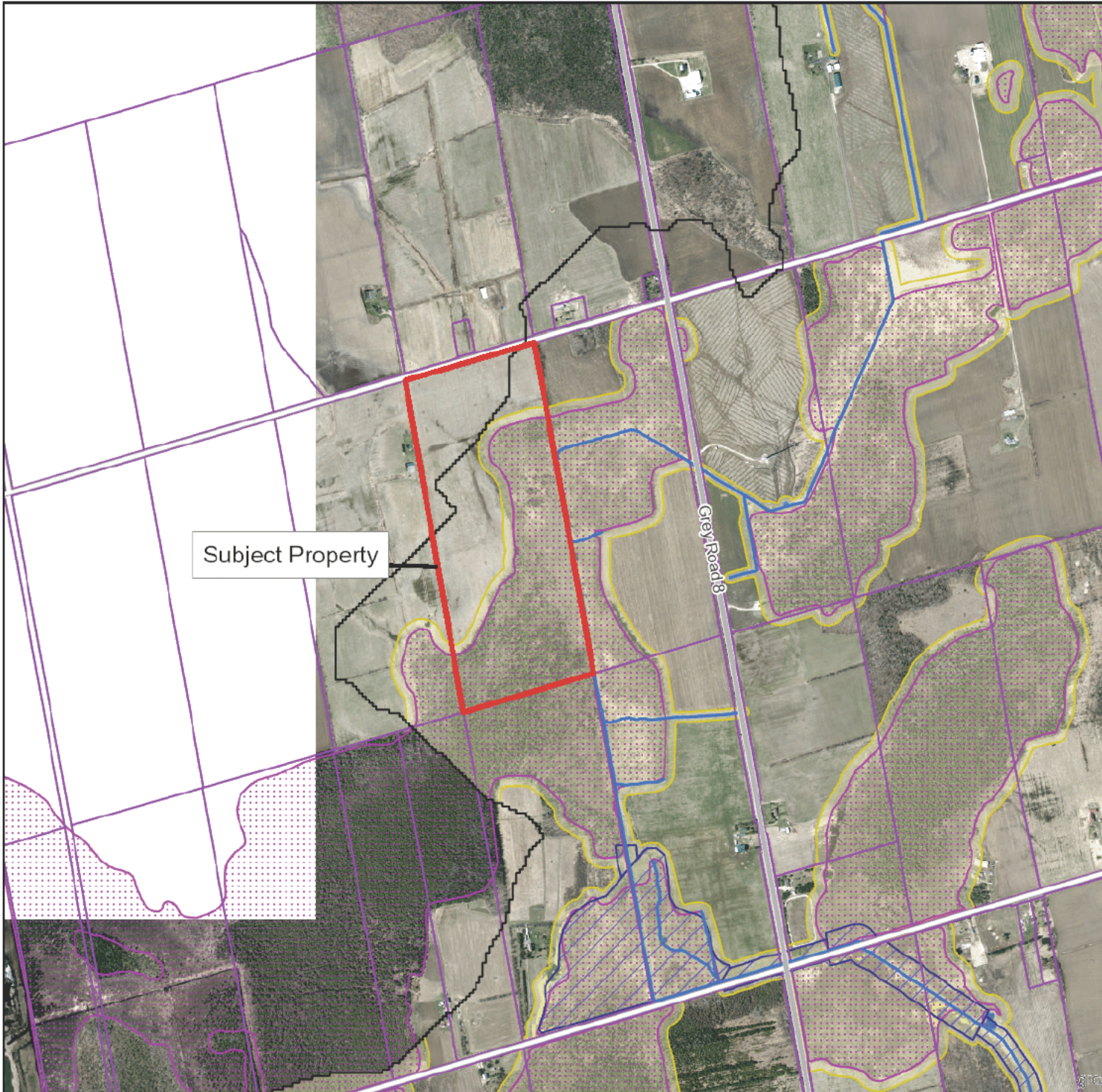
Copy: \*Owner: Noah S Martin (Southgate 10 Inc.) (via email)  
Applicant: Solomon Martin (via email)  
Victoria Mance, Township of Southgate (via email)  
Mike Oberle, Saugeen Valley Conservation Authority (via email)



Con 6 Lot 36, Geographic Township of Proton, Southgate

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)**
  - Steep
  - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)



Subject Property

Grey Road 8

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

