



INNOVATIVE PLANNING SOLUTIONS

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March 31st, 2026

County of Grey
595 9th Avenue East
Owen Sound, ON
N4K 3E3

Township of Southgate
185667 Grey Cty Rd 9
Dundalk, ON
N0C 1B0

Attention: Scott Taylor, Director of Planning and Development, County of Grey
Kenneth Melanson, Senior Manager, Township of Southgate

Re: Official Plan Amendment Application
1st Submission
772082 Highway 10, Dundalk
Settlement Area Expansion

On behalf of the property owners at 772082 Highway 10 in Dundalk, Innovative Planning Solutions (IPS) is pleased to submit applications for Official Plan Amendments (OPAs) to both the County of Grey Official Plan and the Township of Southgate Official Plan Amendment for the property municipally known as 772082 Highway 10 in the community of Dundalk, within the Township of Southgate ("subject lands").

The intent of the proposed OPAs is to include the subject lands within the Settlement Area of Dundalk. The application is being submitted with conceptual plans for discussion purposes only – the exact type and number of units will be determined with subsequent applications for Zoning By-law Amendment, Draft Plan of Subdivision, and/or Site Plan Control which will be submitted at a later date should the subject OPA requests be successful.

The lands are currently designated 'Rural', 'Hazard Lands', and 'Provincially Significant Wetlands' by the County of Grey Official Plan and 'Special Policy Area 5.6.6', 'Hazard Land', and 'Provincially Significant Wetland' by the Township of Southgate Official Plan. The 'Special Policy Area 5.6.6' land use designation prohibits any use other than agricultural uses on the subject lands in order to ensure the lands remain undeveloped

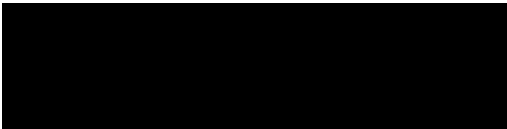
for future inclusion in the Settlement Area of Dundalk. The lands are therefore earmarked for the Settlement Area but have not yet been included.

The attached Requirements Table outlines the supporting documents included with the application.

We look forward to the circulation and review of this application. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions



Dafne Gokcen, MPL, RPP, MCIP
Senior Planner

Official Plan Amendment Application

1st Submission Requirements Table

#	Item	Date	By
1.	Cover Letter and Requirements Table	March 31, 2026	IPS
2.	Conceptual Site Plan	January 2026	IPS
3.	Planning Justification Report, including: <ul style="list-style-type: none"> • Draft County OPA • Draft Township OPA 	March 2026	IPS
4.	Residential Land Needs Assessment (RLNA)	March 18, 2026	Parcel Economics Inc.
5.	Natural Hazards Assessment	Feb 2026	Tatham Engineering Ltd.
6.	Functional Servicing & Stormwater Management Report	Feb 2026	Tatham Engineering Ltd.
7.	Traffic Impact Study (TIS)	Feb 2026	Tatham Engineering Ltd.
8.	Stage 1 Archaeological Assessment	Feb 2026	Irvin Heritage
9.	Ecological Impact Study (EIS)	March 2026	Roots
10.	D-2 & D-6 Study	July 2025	Sonair
11.	Minimum Distance Separation (MDS) Calculations	March 2026	IPS
Application			
12.	County OPA Application Form	March 2026	IPS
13.	County OPA Fees – Major OPA Application Fee: \$5,150 Peer Review Fee: \$5,000	Will pay after application is deemed complete	Applicant
14.	Township OPA Application Form	March 2026	IPS
15.	Township Fees: OPA Application Fee - \$12,630 (incl. \$6,000 contingency fee) Public Notice Sign Fee - \$148 Conservation Authority Fee - \$260 County of Grey Municipal Review Fee - \$400	Per application form, payment is due after the application is deemed complete	Applicant