



**RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.**

August 26, 2026

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

Attention: Victoria Mance, Junior Planner

Dear Victoria:

**Re: Planning Justification Report
Applications for Zoning By-law Amendment and Consent
Part Lot 13, Concession 12
Geographic Township of Proton, Township of Southgate
County of Grey
112403 Grey Road 14
Owner: Gene and Angie Matthews**

Further to recent pre-consultation discussions with your office regarding the above-noted property, enclosed please find applications for Consent and Zoning By-law Amendment.

This Planning Justification Report has been prepared to evaluate the merits of these Planning Act applications within the context of planning policies contained within the Grey County Official Plan, Township of Southgate Official Plan, and the Provincial Planning Statement. Please consider the following:

The Proposal:

Gene and Angie Matthews own a 2.97 hectare, vacant property located in the settlement area of Hopeville. Old Colony Mennonite Church wishes to purchase the site from Mr. and Mrs. Matthews in order to erect a parochial school and church on the subject lands. The school will be erected in the spring of 2027, with the addition for the church being constructed at a later time.

The intended purchaser also proposes to sever a residential lot comprising approximately 2117 square metres. The lot will be sold, with the proceeds helping to fund the new school and church. A detached dwelling would be permitted on this new parcel.

The layout of the new school and church, including parking and recreational areas, is illustrated on the Conceptual Drawing included in this Planning Justification Report.

The proposed residential lot creation is shown on Figure 1 of this Report.

Approvals Required:

In order to utilize the lands for institutional purposes, approval of a Zoning By-law Amendment by Township Council is required. The details of the Zoning By-law Amendment are provided later in this Report.

The approval of a Consent application by the Township's Committee of Adjustment is also required in order to sever the residential lot from the balance of the property.

Prior to the issuance of a Building Permit for the school and church, the new landowner will be required to enter into a Site Plan Agreement with the Township. The enclosed Conceptual Drawing will need to be upgraded to an engineered Site Plan that also shows lot grading and drainage. A Civil Engineer will be retained to undertake this work. The Site Plan will be reviewed by Township staff, the Saugeen Valley Conservation Authority (SVCA), and the County of Grey Transportation Department.

Given that a section of the parking lot and soccer pitch will be located within the SVCA's Regulated Area, a permit from the SVCA will also be required.

Subject Property:

The subject property is located along the east side of Grey Road 14, within the settlement area of Hopeville. This 2.97 hectare parcel is best described as a large, relatively flat, grassed lawn with a few trees scattered throughout. The elevation of the site drops very slightly in the corner of the property where the 'EP' (Environmental Protection) zone and the SVCA Regulated Area have been applied, as shown on the Conceptual Drawing.

Adjacent Land Uses:

Most of the properties situated in Hopeville are occupied by detached residential dwellings, including the lands to the north, west, and south. The properties located to the immediate east and southeast of the site are farmed. An automobile repair establishment fronting along Grey Road 9 is located near the northeast corner of the property.

Township of Southgate Zoning By-law:

The site is zoned primarily 'R5' (Residential Type 5) on Schedule A of the Township's Zoning By-law, as illustrated on Figure 2. A small area near the southwest corner is zoned 'EP' (Environmental Protection). The SVCA's Regulated Area is also shown on this drawing.

The 'R5' zone permits a detached dwelling, along with accessory buildings and structures. The area to be severed for residential purposes will remain zoned 'R5'. The 'R5' zone requires a minimum lot area and frontage of 2000 square metres and 30 metres, respectively. The proposed residential lot will exceed these minimum standards.

The balance of the area currently zoned 'R5' will be rezoned to 'CF' (Community Facility). Permitted uses in the 'CF' zone include a private school and church. The respective minimum lot area and frontage requirements are 2000 square metres and 30 metres. This institutional parcel will significantly exceed the lot area standard; however, relief from the lot frontage requirement is necessary as the lot will provide only 11.21 metres (approximately) of frontage along County Road 14. The reduced lot frontage is necessary in order for the severance to proceed. This area to be severed is surplus to the school/church development and would otherwise remain as a grassed lawn. Allowing for an infilling lot of this nature would have merit and, at the same time, having a reduced lot frontage for the institutional parcel would have no negative impact as the 11.21 metre frontage is of sufficient size to provide access to the school and church.

The school and church development will comply with all other relevant provisions of the Zoning By-law, including parking.

The 'EP' zoned portion of the institutional property will remain zoned 'EP'.

The proposed rezoning is shown on Figure 3 of this Planning Justification Report.

The recommended text of the Zoning By-law Amendment would read:

Notwithstanding the provisions of Section 26 or any other provisions to the contrary, the land zoned CF-x shall be subject to the regulations of the CF Zone, except for the following:

- a) *the minimum lot frontage shall be 11 metres.*

Official Plans:

County of Grey Official Plan:

Schedule A of the County of Grey Official Plan designates the subject property mostly as 'Secondary Settlement Area', as shown on Figure 4. A small area is designated 'Hazard Lands'.

The 'Secondary Settlement Area' designation generally applies to urban communities where full municipal water and sanitary sewage services are not available. Permitted uses in these settlement areas are residential dwellings, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community. The proposed school and church are clearly allowed in the 'Secondary Settlement Area' designation.

The servicing policies of the County Official Plan permit development to be serviced with private wells and septic systems where municipal or communal services are not feasible. All existing development within Hopeville is serviced privately, and therefore the proposed school/church and detached dwelling must be serviced in the same manner.

The Official Plan's transportation policies are designed to ensure that safe access along County roads can be provided for new development. In this regard, the proposal was discussed with the County Transportation Department during the pre-consultation exercise, and no issues pertaining to access were raised. The County advised that a Traffic Brief would not be required. A permit, however, for a new entrance will be needed, and a larger culvert will be necessary.

County Transportation also advised that the engineered Site Plan must ensure that no new surface water flows are directed to the County roads or the County stormwater management system. Staff advised that this drainage matter can be addressed at the Site Plan Agreement stage through the preparation of the engineered drawing and a Stormwater Management Brief.

The mapping provided in the appendix and schedules of the Official Plan do not identify any natural heritage features or other constraints on the subject property or adjacent lands.

Based on the foregoing, the proposed Zoning By-law Amendment – intended to permit an institutional use on the subject lands and facilitate the severance of a residential lot – conforms to the County of Grey Official Plan.

The Consent application also conforms with the lot creation and servicing policies of the Official Plan.

Township of Southgate Official Plan:

Schedule A of the Township's Official Plan designates the majority of the subject property as 'Village Community', as shown on Figure 5. A small area is designated 'Hazard Land'.

The 'Village Community' policies are essentially the same as the 'Secondary Settlement Area' policies of the Grey County Official Plan in terms of permitting a variety of urban types uses and allowing for development on private services.

In the same manner, the policies pertaining to transportation, stormwater management, natural heritage features, and other constraints are consistent with those stated in the County Official Plan, which have been addressed above.

Based on the foregoing, the proposed institutional development and residential lot creation is deemed to conform with the Southgate Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) generally directs urban type development – such as schools, churches, and residential lot creation – to the settlement areas, such as Hopeville.

The PPS permits development involving private wells and septic systems only where municipal or communal services cannot feasibly be provided. The only option for servicing the new school, church, and residential dwelling is private services.

Furthermore, the policies of the PPS ensure that transportation routes are not impacted by new development and that safe access can be provided. No traffic issues are anticipated resulting from the new institutional facilities or detached dwelling.

Based on the foregoing, approval of the submitted Zoning By-law Amendment and Consent applications will be consistent with the PPS.

Conclusion:

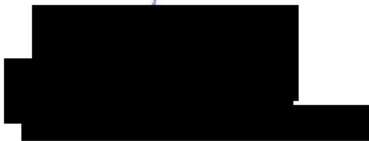
The proposed rezoning and severance conform to the Grey County Official Plan and Township of Southgate Official Plan, and are consistent with the Provincial Planning Statement. Therefore, favourable consideration can be given to the submitted Planning Act applications.

Closing Comments:

I trust this information is satisfactory. Should you require any additional information, please contact the undersigned.

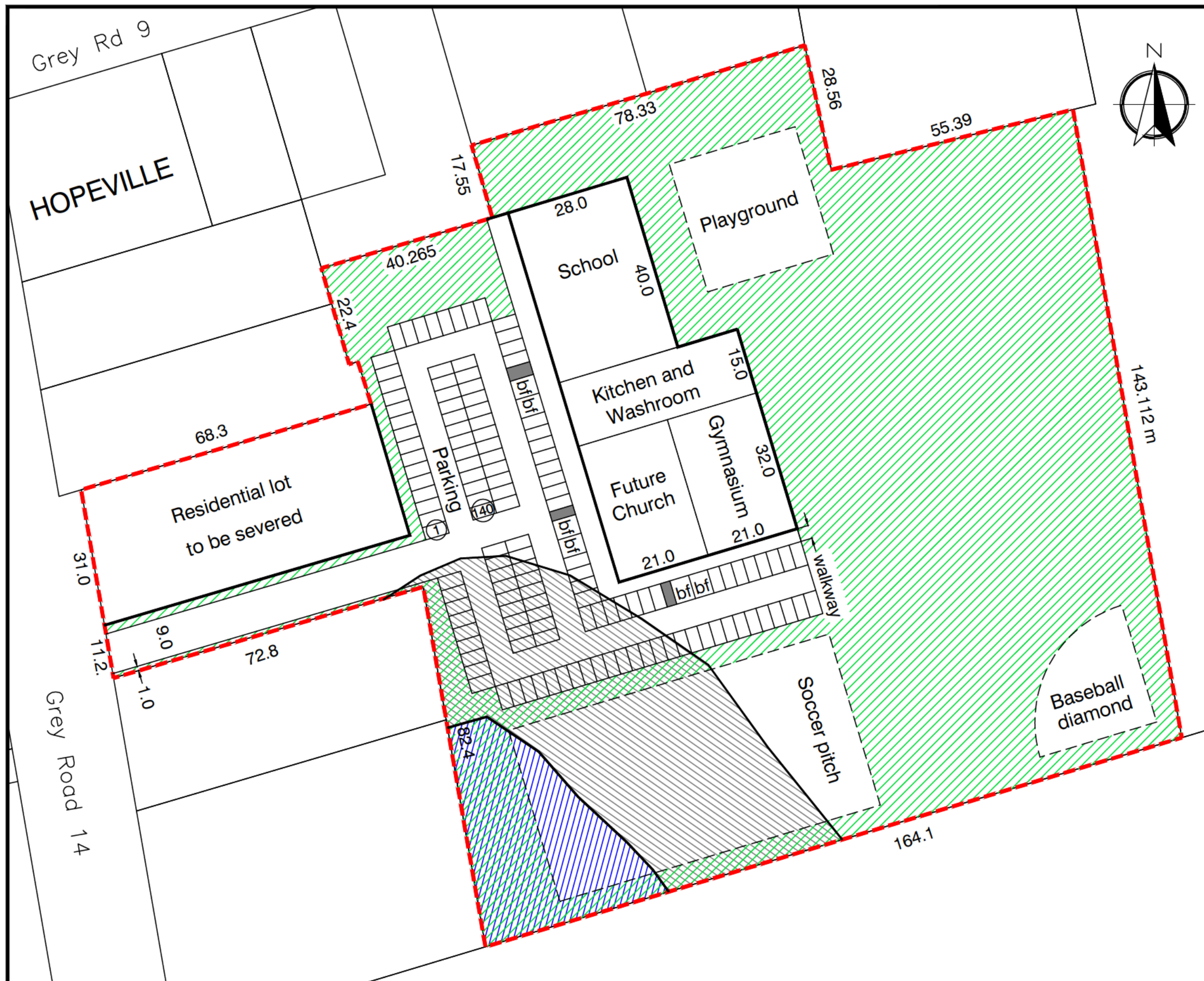
On a final note, please contact me to discuss a possible public meeting date before actually scheduling the meeting in order to ensure my availability.

Sincerely,

A black rectangular redaction box covering the signature of Ron Davidson.

Ron Davidson, BES, RPP, MCIP

c.c. Gene and Angie Matthews
Old Colony Mennonite Church c/o Jake Giesbrecht



Conceptual Drawing

Proposed School and Church

112403 Grey Road 14
Hopeville, Ontario

Legend

- Subject Lands
- Landscaped Area
- Environmental Protection
- SVCA Regulated Area

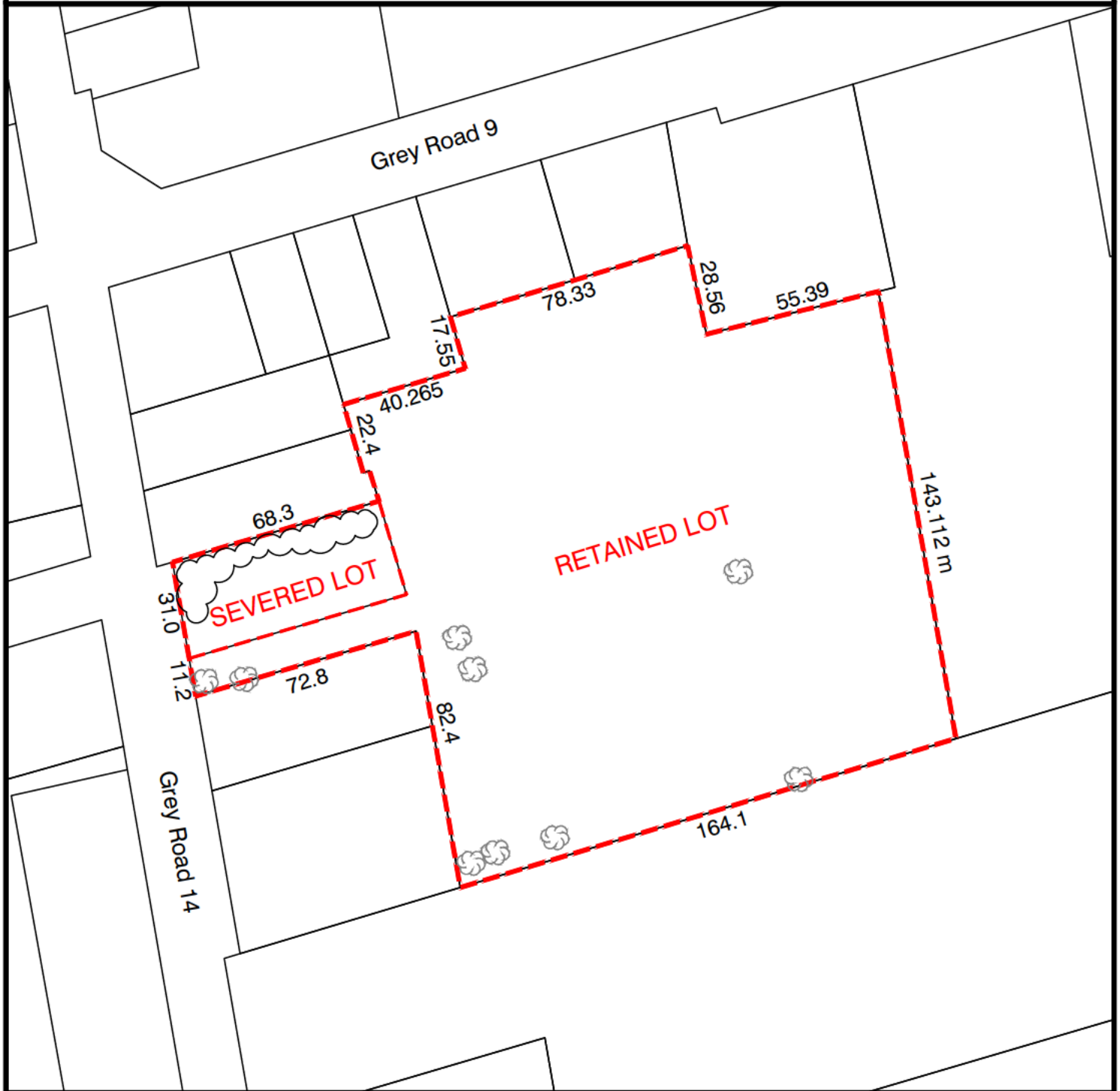
This drawing is conceptual only and has been prepared to illustrate the approximate size and location of the various buildings and amenities proposed for the site. A more detailed Site Plan will be prepared by a Civil Engineer following the approval of the Zoning By-law Amendment. The Site Plan will include recommended lot grading and drainage measures, and may propose a slightly different layout than shown on this drawing. The Site Plan will be subject to the review of the Township and County, and will form the basis for a Site Plan Agreement that will be registered on title.

August 26, 2026

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OWEN SOUND, ONTARIO
SCALE 1:900

Figure 1: Proposed Severance

 Subject Lands

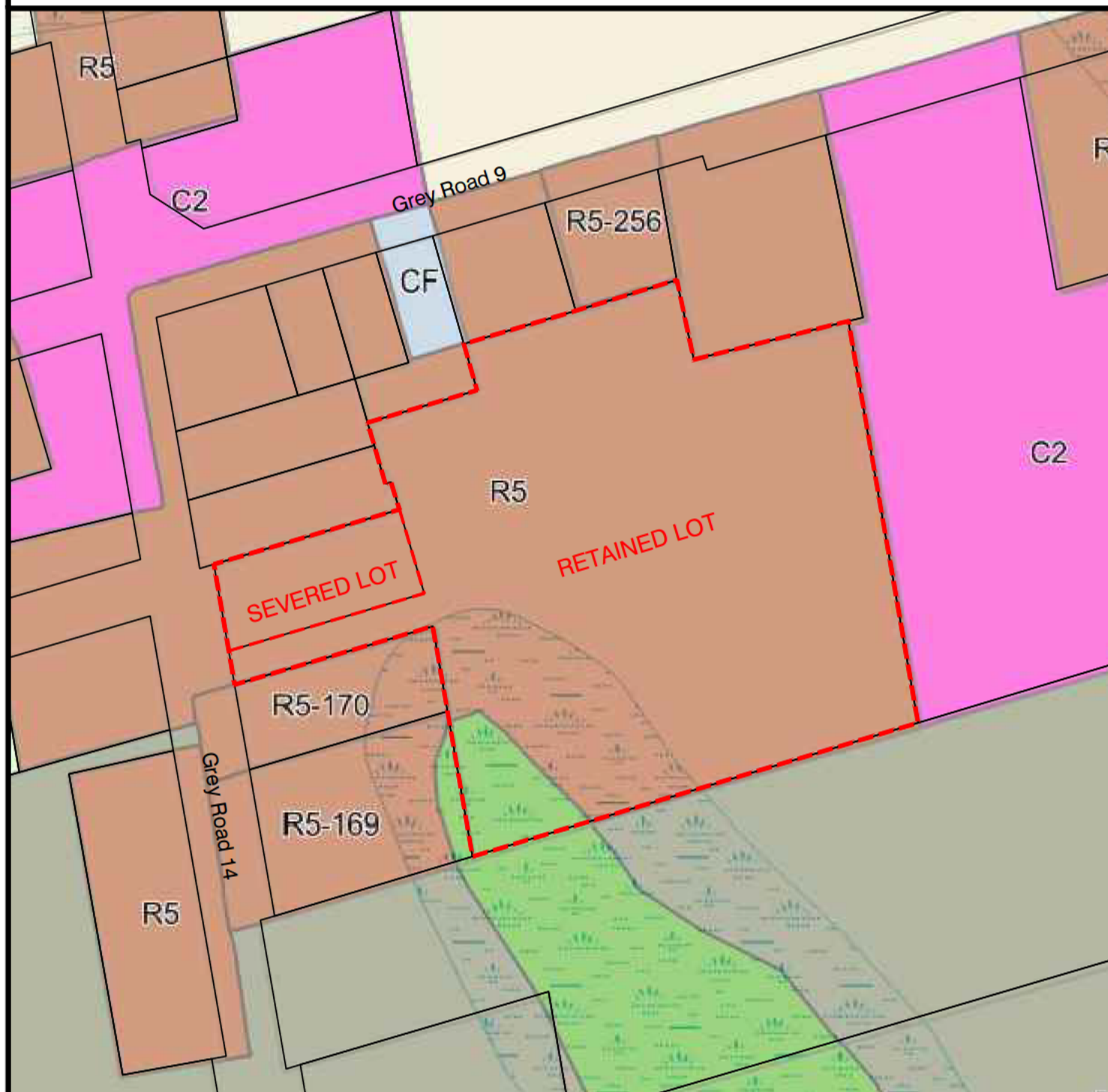


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SCALE 1:1800

Figure 2: Township of Southgate Zoning By-law Schedule A

 Subject Lands



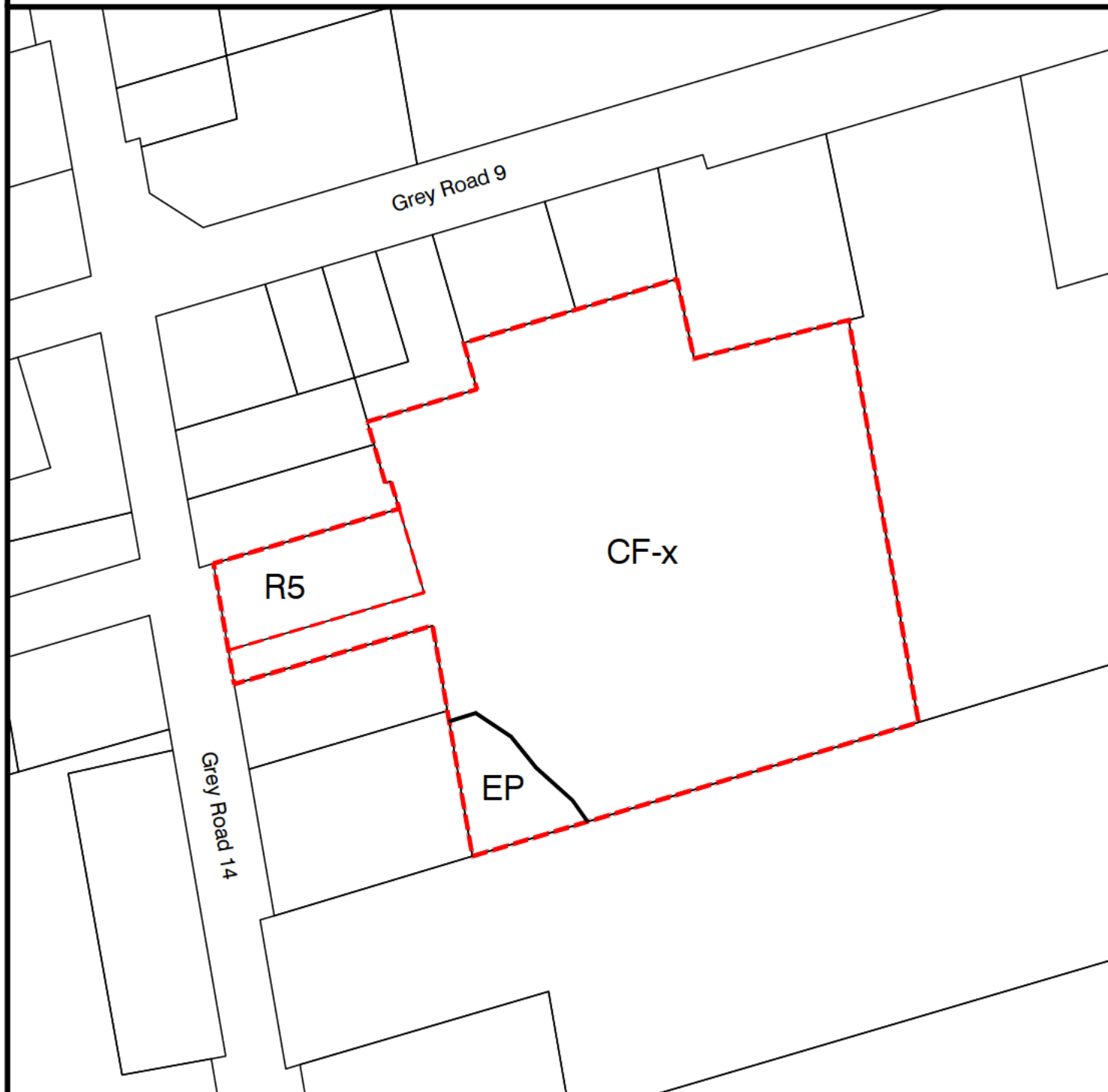
112403 Grey Road 14
Hopeville, Ontario



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SCALE 1:2000

Figure 3: Proposed Zoning

 Subject Lands



112403 Grey Road 14
Hopeville, Ontario

Figure 4: County of Grey Official Plan Schedule A

 Subject Lands

 Rural

 Secondary Settlement Area

 Hazard Lands



112403 Grey Road 14
Hopeville, Ontario



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Figure 5: Township of Southgate Official Plan Schedule A (Map 7)



Subject Lands



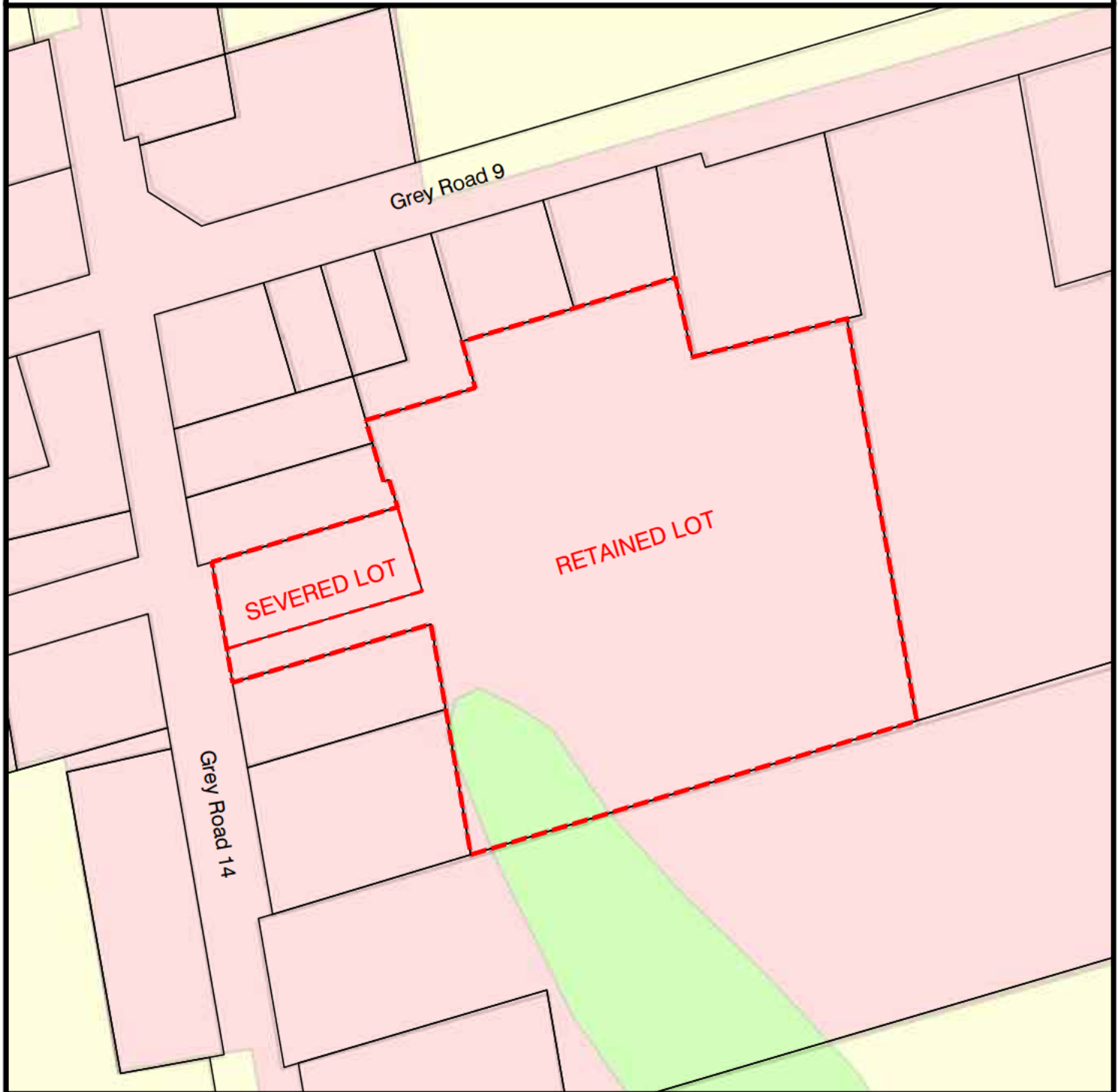
Rural



Village Community



Hazard Land



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