Grey County

Planning and Development

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November 17th, 2026

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

RE: Zoning By-law Amendment C11-26
Concession 3 SWTSR, Lot 217 (752500 Southgate Sideroad 75)
Township of Southgate (Geographic Township of Proton)
Roll: 420709000506500
Owner: 1000124408 Ontario Inc. (Enoch 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 an on-farm diversified use (metal works) with a 750 square metre shop and 500 square metres outside storage on a ±24.2-hectare parcel. On a lot that size Section 5.29 (a)(v) of the Zoning By-law limits shop floor area to maximum 540 square metres and outdoor storage to 350 square metres. This would allow for a 750 square metre metal works shop with 500 square metres storage as an On Farm Diversified Use on a ±24.2 hectare lot.

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 24.2 hectares in size which would permit a total area of 4,840 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 968 square meters. The applicant's proposed use will have a total area of 4,000 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 development is located outside of the Hazard Lands; however, the driveway to the proposed development is located within the Hazard Lands. Therefore, County Planning staff recommend receiving comments from the Conservation Authority ensuring that the proposed development can be safely accessed.

Appendix B of the County OP indicates that the subject lands contain ‘Streams’. The proposed development is located outside of the Streams. County Planning Ecology staff have reviewed the subject application and have no concerns.

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 Forests and Trails staff have reviewed the subject application and have no concerns.

Provided D-6 Guidelines are addressed and positive comments are received from the Conservation Authority regarding that the proposed development can be safely accessed; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



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