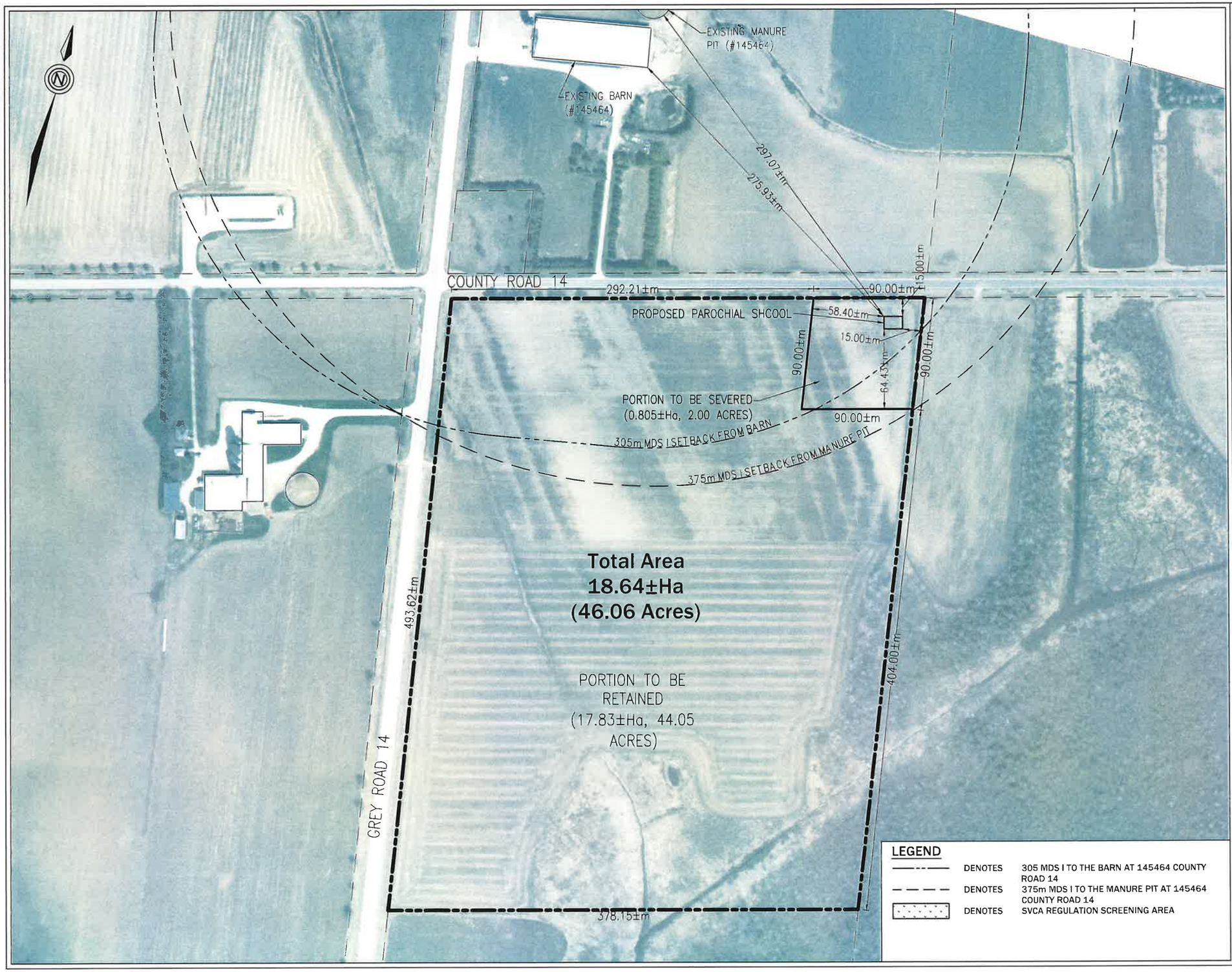
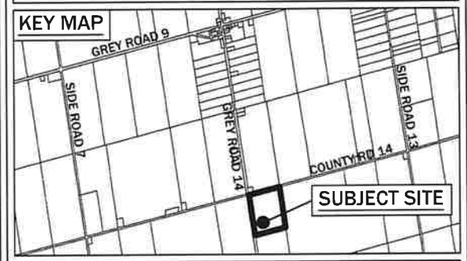


CONCEPT PLAN (MDS)

112191 County Rd. 14 CONCESSION 10 N, PART LOT 14,
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY
ROLL # **420709000205300**

KEY MAP



ZONING MATRIX: RETAINED PORTION (Zone A1 - AGRICULTURE)

	REQUIRED	PROVIDED	COMPLAINCE
LOT AREA	40 Ha	17.83±Ha	YES (LNC)
LOT WIDTH	200 m	292 ±m	YES
FRONT YARD SETBACK	20 m	N/A	YES
SIDE YARD SETBACK	15 m	N/A	YES
REAR YARD SETBACK	15 m	N/A	YES
LOT COVERAGE	7%	N/A	YES

ZONING MATRIX: SEVERED PORTION (Zone CF - COMMUNITY FACILTY)

	REQUIRED	PROVIDED	COMPLAINCE
LOT AREA	0.2 Ha	0.805±Ha	YES
LOT WIDTH	30 m	90 ±m	YES
FRONT YARD SETBACK	20 m	15 ±m	NO
SIDE YARD SETBACK	4.5 m	15 ±m	YES
REAR YARD SETBACK	12 m	65 ±m	YES
LOT COVERAGE	35%	1.8%	YES
MDS#145464 (BARN)	305 m	276 ±m	NO
MDS#145464 (MANURE)	375 m	297 ±m	NO

PROPOSED DEVELOPMENT/VARIANCES

- Proposing a severance and a new parochial school at 112191 County Road 14. To permit the development, the following Zoning by-law amendments and Minor Variances are requested:
  - **Zoning Amendment**
    - 1. To rezone the severed portion of the property from Agricultural (A1) to Community Facility (CF)
  - Minor Variance, MDS (I)
    - 1. A reduction of the MDS I requirements to the barn at 145464 County Road 14; 305m required, whereas 276±m is provided
    - 2. A reduction of the MDS I requirements to the manure storage pit at 145464 County Road 14; 375 m required, whereas 297±m is provided

LEGEND

—·—·—	DENOTES	305 MDS I TO THE BARN AT 145464 COUNTY ROAD 14
— — —	DENOTES	375m MDS I TO THE MANURE PIT AT 145464 COUNTY ROAD 14
▭	DENOTES	SVCA REGULATION SCREENING AREA

DRYDEN & SMITH HEAD Planning Consultants Ltd

DATE: FEBRUARY 10, 2026
PROJECT: 112191 County Rd. 14 - MDS
FILE #: 17410
REVISION #: XX
DRAWN BY: A.M.