



Township of Southgate
Minutes of Public Planning Meeting

March 26, 2025
10:30 AM
Holstein Council Chambers

Members Present: Mayor Brian Milne
Deputy Mayor Barbara Dobreen
Councillor Jim Ferguson
Councillor Martin Shipston

Members Absent: Councillor Jason Rice
Councillor Joan John
Councillor Monica Singh Soares

Staff Present: Elisha Milne, Planning Coordinator
Holly Malynyk, Legislative & Records Management
Coordinator
Victoria Mance, Junior Planner
Kenneth Melanson, Senior Manager, Development &
Community Services

Others Present: Cassandra Dillman, Grey County Intermediate Planner

1. Call to Order

Mayor Milne called the meeting to order at 10:30 AM.

2. Public Meeting

**2.1 Grey County OPA 26, Township OPA2-25 and ZBA C6-25 -
Ridgeview Lumber, Con 13, Lot 18, Geographic Township
of Proton, Township of Southgate**

2.1.1 Background

The Proposal includes three applications under the Planning Act: an amendment to Grey County's Official Plan, the Township of Southgate Official Plan, and the Township's Zoning By-Law.

The Purpose of the proposed applications are to permit the expansion of an existing On-farm Diversified Use (lumber yard), including an outdoor storage area (total of 1805 m²) and proposed covered storage building (373 m²).

2.1.2 Application and Notice of Public Meeting

Click [here](#) for the link to the application documents on the Township website.

Grey County Intermediate Planner Cassandra Dillman confirmed that proper notice was given in accordance with the Planning Act.

2.1.3 Comments Received from Agencies and the Public

Grey County Intermediate Planner Cassandra Dillman reviewed comments received from Enbridge Gas, the Historic Saugeen Metis, Southgate Public Works Department, Southgate Risk Management Official, the Saugeen Valley Conservation Authority, County Transportation Department and the County Ecology Department. There were no comments received from members of the public.

2.1.4 Grey County Presentation for Proposed County Official Plan Amendment OPA 26, Cassandra Dillman, Intermediate Planner

Grey County Intermediate Planner, Cassandra Dillman and Township of Southgate's Senior Planning Consultant, Bill White presented the proposals.

2.1.5 Questions from Council

There were no questions from Members of Council.

2.1.6 Applicant or Agent

The Agent, Gillian Smith from MHBC, was in attendance and available for any comments.

2.1.7 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

2.1.8 Further Questions from Council

Deputy Mayor Dobreen questioned the maximum size allowable and presented concerns with the significance of the proposed expansion and Grey County Intermediate Planner Cassondra Dillman and Senior Planning Consultant Bill White provided a response.

Councillor Shipston inquired about the On Farm Diversified Use being supplemental to the farming income on the subject lands.

2.2 C1-25 - Norman & Salome Martin (Dunside Inc.), Con 2 SWTSR Pt Lot 221, Pt Lot 222, Geographic Township of Proton, Township of Southgate

2.2.1 Background

The Purpose of the application is to relocate the area zoned Agriculture 1 Exception 446 (A1-446) on the subject lands permitting an On Farm Diversified Use and to change the requirements of the A1-446 zone as follows:

- Increase the floor area of the proposed shop from 250 square metres to 400 square metres (including the existing home industry on-site), and
- Decrease the outdoor storage from 670 square metres to 270 square metres

The Effect is to allow a 400 square metres metal works shop as an On Farm Diversified Use with 270 square metres maximum outdoor storage accessory to the existing agricultural use which includes a farm house and barn.

2.2.2 Application and Notice of Public Meeting

Click [here](#) for the link to the application documents on the Township website.

Planning Coordinator Elisha Milne confirmed that proper notice was given in accordance with the Planning Act.

2.2.3 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, Enbridge Gas, the Historic Saugeen Metis, Southgate Risk Management Official, Southgate Public Works and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

2.2.4 Questions from Council

Deputy Mayor Dobreen inquired about the proposal and the movement of the rezoned area closer to surrounding residential properties and Junior Planner Victoria Mance provided clarification.

2.2.5 Applicant or Agent

The Agent, Solomon Martin, was in attendance and available for any questions.

2.2.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

2.2.7 Further Questions from Council

There were no further questions from Members of Council.

2.3 C2-25 - Israel Martin, Con 4 SWTSR Lot 239 to 240, Geographic Township of Proton, Township of Southgate

2.3.1 Background

The Purpose of the application is to change the requirements of the Agriculture 1 Exception 408 (A1-408) on the subject lands permitting an On Farm Diversified Use as follows:

- Change the use of the existing shop from metal works,

welding, small equipment and parts manufacture and repair to woodworking.

- Increase the floor area of the proposed shop to +-717.75 square metres including lumber drying kilns, power room and shop.
- Remove the limit of a maximum 5 employees plus owner, and
- Increase outdoor storage from 395 square metres to +-563.5 square metres.

The Effect is to allow a +-717.75 square metres woodworking shop as an On Farm Diversified Use with +-563.5 square metres maximum outdoor storage accessory to the existing agricultural use which includes a farm house, barn, shed and skid steer room. The number of employees in the On Farm Diversified Use would not be limited in the zoning by-law.

2.3.2 Application and Notice of Public Meeting

Click [here](#) for the link to the application documents on the Township website.

Planning Coordinator Elisha Milne confirmed that proper notice was given in accordance with the Planning Act.

2.3.3 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, Enbridge Gas, the Historic Saugeen Metis, the Grand River Conservation Authority, Southgate Public Works Department and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

2.3.4 Questions from Council

There were no questions from Members of Council.

2.3.5 Applicant or Agent

The Agent was in attendance and available for any questions.

2.3.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

2.3.7 Further Questions from Council

Deputy Mayor Dobreen inquired about the need for a fire reservoir on the subject lands and Junior Planner Victoria Mance provided a response.

2.4 C5-25 - Ian S Martin, Con 4 SWTSR Lot 217 Pt Lot 216 RP 16R11841 Part 1, Geographic Township of Proton, Township of Southgate

2.4.1 Background

The Purpose of the proposed rezoning is to permit an on farm diversified use (dry manufacturing – woodworking) on the subject lands within a proposed +-4252 square metre zoned area. The proposed workshop and skid steer power room would have a maximum combined area of +-625 square meters with +-300 square meters of outdoor storage. The on farm diversified use would be operated secondary to proposed farmhouse, shed and barn.

The Effect of proposed rezoning would be to permit an on farm diversified use (dry manufacturing – woodworking) shop and skid steer and outdoor storage associated with a proposed farm house, shed and barn.

2.4.2 Application and Notice of Public Meeting

Click [here](#) for the link to the application documents on the Township website.

Planning Coordinator Elisha Milne confirmed that proper notice was given in accordance with the Planning Act.

2.4.3 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, Enbridge Gas, the Historic Saugeen Metis, Southgate Public Works Department, Southgate Risk Management Official, and the Saugeen

Valley Conservation Authority. There were no comments received from members of the public.

2.4.4 Questions from Council

There were no questions from Members of Council.

2.4.5 Applicant or Agent

The Agent, Solomon Martin, was in attendance and available for any questions.

2.4.6 Members or the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

2.4.7 Further Questions from Council

Deputy Mayor Dobreen inquired about the number of On Farm Diversified Uses proposed along the corridor of Southgate Road 71, if fire reservoirs are to be provided and the cumulative effect and impact for the road use and maintenance and Junior Planner Victoria Mance provided a response.

3. Adjournment

The meeting adjourned at 11:06 PM.

Mayor Brian Milne

Planning Coordinator Elisha Milne