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SENT ELECTRONICALLY ONLY: planning@southgate.ca

May 20, 2026

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

ATTENTION: Shaneque Johnson, Planning Administrative Support

Dear Shaneque Johnson,

RE: Consent B3-26 (Sherk)
552839 Grey Road 23
Roll No. 420706000209100
Part Lot 16 Concession 20
Geographic Township of Egremont
Township of Southgate

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (O. Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with the Provincial Planning Statement (PPS, 2024), CA Act, O. Regulation 41/24, and associated provincial guidelines.

Purpose

The purpose of the application is to create a lot ± 315 metres frontage on Southgate Road 26, $\pm 1,000$ metres depth along Grey Road 23, and ± 40 hectares lot area. The retained lot would have ± 400 metres frontage on Southgate Road 24, $\pm 1,000$ metres depth along Grey Road 23, and ± 40.24 hectares lot area.

Recommendation

Based on the site plan dated April 27, 2026, the application is acceptable to SVCA staff.

The application is consistent with the Natural Hazard policies of the PPS, Chapter 5.



Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- 1) Notice;
- 2) Site Plan dated April 27, 2026;
- 3) Application form.

Pre-submission Consultation

As part of this development, SVCA was contacted by the applicant on April 13, 2026. However, SVCA staff was not able to provide pre-submission application comments prior to the notice and request for comments (dated April 27, 2026) from the Township of Southgate.

Natural Hazard Features and Mapping

The property features SVCA Approximate Screening Area. The natural hazard features affecting the property include the Beatty Saugeen River that flows through the very norther portion of the property and any other unnamed tributaries, and their associated flood, erosion and valley slope hazards, and wetlands/swamp lands including part of Topcliff Swamp Wetland Complex Provincially Significant Wetlands, and an offset distance outwards from the natural hazards.

Based on the site plan page 2 of 2, dated April 27, 2026 that was submitted with the application, the proposed development will be beyond/outside the SVCA Approximate Screening Area.

Hazard Mapping

The current Grey County OP Hazard Lands and Wetlands designations generally coincide with the SVCA hazard lands mapping for the property. To better represent the natural hazard features of watercourse, floodplains and wetlands/swamp lands on the property, at the next opportunity, the EP (environmental protection) and W (wetlands) zones should be revised to coincide with Grey County OP Hazard Lands and Wetlands designations. Based on the site plan dated April 27, 2026, submitted with the application, the proposed development will be located beyond/outside of the EP and W zones.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Chapter 5.1 and 5.2 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk and not create new or aggravate existing hazards.

Based on the site plan dated April 27, 2026 submitted with the application, it is the opinion of the SVCA that the proposal is consistent with Chapter 5.1 and 5.2 of the PPS, 2024.

Conservation Authorities Act and O. Regulation 41/24

In accordance with legislation, a permit from the SVCA is required for development and interference activities in or near hazardous lands, watercourses, wetlands, unstable soils and bedrock, river or stream valleys, and shorelines. SVCA reviews the proposal to make sure it won't increase risks like

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flooding, erosion, or land instability, and that it won't put people or property in danger. If the project meets SVCA's policies, designed to mitigate these risks, a permit can be approved.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website.

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

Based on the site plan dated April 27, 2026, submitted with the application, the proposed development of farmstead area will be beyond/outside the SVCA Approximate Screening Area, therefore an SVCA permit is not required.

However, if updates are proposed within the SVCA Approximate Screening Area for the entranceway/driveway with frontage on Grey Road 23, then further review/permit from the SVCA may be required.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

Summary

SVCA staff have reviewed the proposal for consistency with the PPS 2024 and SVCA's environmental planning and regulation policies made in conformance with governing legislation and technical guidance.

Given the above comments, it is the opinion of the SVCA staff that:

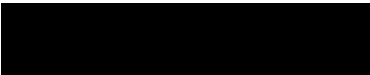
- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.

Please inform this office of any decision made by Township of Southgate regarding this application.

We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Eli Sherk, applicant (via email)

Accessibility Notice:

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). If you

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