

SENT ELECTRONICALLY ONLY: [sfernando@southgate.ca](mailto:sfernando@southgate.ca)

January 20, 2026

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

ATTENTION: Shavindra Fernando, Planning Assistant

Dear Shavindra Fernando,

RE: Zoning By-law Amendment C25-25 (Martin)  
491227 Southgate Sideroad 49 and 491233 Southgate Sideroad 49  
Roll No. 420706000604801  
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 (Ontario 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, CA Act, O. Regulation 41/24, and associated provincial guidelines.

The purpose of the application is to rezone ±940 square metres of the subject lands for a small scale ±172 square metre On-Farm Diversified Use. The proposed dry goods store would occupy the entire floor area of the existing residence.

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

## Summary

SVCA staff find the application acceptable. The subject properties do not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other natural hazard features of interest to SVCA or as per our MOA with the Township of Southgate. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard policies of the Provincial Policy Statement (PPS,

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2024). Additionally, the properties are not in a SVCA regulated area, and therefore, a permit from the SVCA is not required for development activities related to this application.

Please inform this office of any decision made by the 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,

A black rectangular box redacting the signature of the undersigned.

Environmental Planning Technician

Saugeen Conservation

MO/