

Pre-Consultation Comments

Project: BAU-70224-243

Site Address: 112754 Grey Road 14

Tax Roll #: 420709000305506

Municipality: Township of Southgate

Department: Planning Department

Date: January 19 2026

Applications: ZBA

File No: C20-25

Comments from the following Internal Departments/External Agencies are listed below:

- Saugeen Valley Conservation Authority (Michael Oberle, Environmental Planning Technician) – November 21st, 2025
- County of Grey, Planning Ecology (Derek McMurdie) – November 19th, 2025
- County of Grey, Transportation Services (Derek McMurdie) – November 19th, 2025
- Historic Saugeen Metis (Neala Macleod Farley, Coordinate – Lands, Waters, and Consultation) – November 17th, 2025
- Township of Southgate, Public Works Department (John Watson, Manager of Roads and Waste) – October 20th, 2025

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COMMENTS	Submission and Comments	Responsibility	Response
Agency: Saugeen Conservation Representative: Michael Oberle (Environmental Planning Technician) November 21st, 2025	<p>1. SVCA recommend deferral of the proposed application until the below SVCA concern is addressed with regard to the Floodplain Hazard Assessment and Safe Access/Egress Analysis-Revision 2 prepared by GEI, dated June 19, 2025. SVCA review of the report shows very low CN values for Areas 200, 201, 202. There may be an error in the spreadsheet that was used to compute the composite CN values used. It is the understanding of SVCA staff that this would cause lower flows to be determined from the model, and these flows would have been transferred to the hydraulic model. The flood elevations may change once the CN values are corrected. GEI engineering should contact the SVCA for any further clarification regarding SVCA staff's concern.</p>	GEI	A formal response by GEI is provided.
	<p>Provincial Planning Statement (PPS, 2024)</p> <p>2. 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.</p> <p>Sections 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.</p> <p>Based on the plans and technical reports submitted with the applications, it is the opinion of the SVCA that at this time, the proposal cannot be confirmed to be consistent with Chapter 5 of the PPS, 2024.</p>	GEI	A formal response by GEI is provided.
	<p>Township of Southgate and County of Grey Official Plan Policies</p> <p>3. The following comments are made in accordance with MOU with the Township of Southgate. As mentioned above, large areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law.</p> <p>Section 5.5.2 of the Southgate OP and Section 7.2.3 of the Grey County OP state in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plans and technical reports submitted with the applications, it is the opinion of the SVCA that at this time, the proposal cannot be confirmed to be consistent the Southgate OP and Grey County OP.</p>	GEI	A formal response by GEI is provided.
	<p>Conservation Authorities Act and O. Regulation 41/24</p> <p>4. Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or</p>	GEI	A formal response by GEI is provided.

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	<p>wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.</p>		
	<p>SVCA Permit</p> <p>5. Based on the plans and technical reports submitted with the application, an SVCA permit will be required for development as proposed. The owner/applicant/agent should contact the SVCA at their convenience to continue with the SVCA regulatory/permit process.</p>	Loff	We will submit for Permit once the ZB is approved.
	<p>Drinking Water Source Protection</p> <p>6. 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.</p>	Loff	Acknowledged.
	<p>Summary</p> <p>7. SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.</p> <p>At this time, SVCA recommend deferral of the proposed application until the above referenced SVCA concern is addressed with regard to the Floodplain Hazard Assessment and Safe Access/Egress Analysis-Revision 2 prepared by GEI, dated June 19, 2025</p> <p>Given the above comments, it is the opinion of the SVCA staff that:</p> <p>1) At this time, consistency with the Natural Hazard policies of the PPS, Chapter 5 has not been demonstrated.</p> <p>2) At this time, consistency with local planning policies for natural hazards has been demonstrated.</p> <p>Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed.</p>	GEI/Birk	Comments have been reviewed. GEI has provided response comments in the form of a response letter to SVCA comment and an Updated Floodplain Hazard Analysis.

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Agency: County of Grey, Planning Ecology Representative: Derek McMurdie November 19th, 2025	<p>County ecology staff have reviewed the EIS (Birks, 2025) and support the mitigation measures provided within the EIS:</p>	Birks	As indicated in the EIS, Section 7.1.1. Acknowledged, thank you.
	<p>1. Tree removals should occur outside of the active breeding/day roosting/nesting season from November 1 to March 31.</p>	Birks	As indicated in the EIS, Section 7.2. Acknowledged, thank you.
	<p>2. Construction activities involving the removal of vegetation should be restricted from occurring during the bird breeding season from April 1 to August of any given year to protect breeding birds. If vegetation clearing is required between these dates, screening by an ecologist with knowledge of bird species present in the area should be undertaken to ensure that the vegetation has been confirmed to be free of nests prior to clearing.</p>	Birks	As indicated in the EIS, Section 7.3. Acknowledged, thank you.
	<p>3. Development activities should be contained within the proposed development envelope. This area should be appropriately delineated prior to beginning of any construction or site alteration to ensure that no accidental deviation occurs from the area of disturbance and intended tree removals. Sediment and erosion control fencing would be sufficient to demark the limit of development area/area of disturbance and act as natural feature protection. Protection fencing is to be in place until all site works have been completed, and the risk of tree damage/sediment and erosion is no longer a concern. No site alterations, storage of materials or equipment are permitted outside of the development envelope.</p>	Birks	As indicated in the EIS, Section 7.3. Acknowledged, thank you.
	<p>4. Equipment maintenance during and post construction should be undertaken in an appropriate area. Tool and vehicle maintenance and cleaning should be completed away from the retained natural areas in a manner that does not encourage the movement of cleaning or maintenance products including cleaners, oils or fuel into the neighbouring forested and wetland areas. Fuel and chemical storage should follow appropriate legislation to ensure that it is maintained and stored in a way that will not result in accidental release or spills to the neighboring natural areas.</p>	Birks	As indicated in the EIS, Section 7.3. Acknowledged, thank you.
	<p>5. Potentially contaminated materials (i.e., fill, soil, gravel, excavated materials) shall be controlled and moved by equipment during construction to prevent the spread of invasive plants. Vehicles and equipment shall be inspected and cleaned prior to allowing access to the property to prevent the spread of invasive plant species into the site.</p>	Birks	As indicated in the EIS, Section 7.3. Acknowledged, thank you.
<p>6. Water quality controls such as limiting lot coverage with hard surfaces, avoiding inappropriate disposal of deleterious substances (oil, gas, paint, etc.) and ensuring successful operation any future septic system can limit the potential for contaminated water to enter adjacent retained natural features.</p>	Birks	As indicated in the EIS, Section 7.3. Acknowledged, thank you.	

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		7. Existing drainage patterns should be considered during future site plan development so that water will continue to permeate and contribute to subsurface water resources, and contributions to the wetlands be unaltered as a result of the development.	Birks	As indicated in the EIS, Section 7.3. Acknowledged, thank you.
		8. It is noted that retaining walls may be required along the western boundary of the proposed development area to achieve overall grading of the site. Retaining walls would also serve to avoid infill within the wetland area setbacks.	Birks	As indicated in the EIS, Section 7.3. Acknowledged, thank you.
		9. Compensation plantings for removals of trees within the development envelope as per Figure 4 within the EIS. Planting stock is to be of native species and complement the surrounding natural community. Eastern White Cedar, Tamarack, and Balsam Fir tree species are recommended.	Birks	As indicated in the EIS, Section 7.3. Acknowledged, thank you.
		10. Provided the development is constrained to the proposed development envelope 19 to 30 metres from the wetland as provided within the EIS and the 0.25 ha of sig. woodland removal is compensated for on the property, County ecology staff have no concerns regarding the proposal.	Birks	Acknowledged, thank you.
Agency: County of Grey, Transportation Services Representative: Derek McMurdie November 19th, 2025		<p>County Transportation Services have reviewed the subject application and have a comment stating:</p> <p>1. All infrastructure must be at least 75ft/23m from the centreline of the County Road. The proposed buildings meet this criteria. However, the proposed septic systems do not. Therefore, County Transportation staff recommend that the proposed septic systems be moved to a location that can meet this setback requirement.</p>	Loft/Applicant	Updated Site Plan provided which shifts septic system.
		2. County Planning staff have reviewed the subject application. Schedule A of the County OP indicates that the subject lands contain Hazard Lands. The proposed development is partially located within the Hazard Lands. A Slope Stability Review and a Flood Hazard Assessment and Safe Access Analysis were submitted with the application. Provided the Conservation Authority is satisfied with the findings of these studies; County Planning staff have no concerns.	Loft	Acknowledged. Floodplain Hazard Analysis and Update have been provided.
		3. Provided the comments from County Ecology staff and County Transportation Services are addressed and the Conservation Authority is satisfied with the finds on the Slope Stability Review and the Flood Hazard Assessment and Safe Access Analysis; County Planning staff have no concerns.	Loft	Acknowledged. Floodplain Hazard Analysis and Update have been provided.
Agency: Historic Saugeen Metis Representative:		1. The Historic Saugeen Metis (HSM) Lands, Waters and Consultation Departments have reviewed the relevant documents and has no objections to the proposed Zoning By-law Amendment as presented.	Loft	Acknowledged.

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Neala MacLeod Farley (Coordinator, Lands, Waters & Consultation) November 17 th , 2025				
Agency: Township of Southgate (Public Works Department) Representative: John Watson (Public Works, Manager – Roads and Waste) October 20 th , 2025		1. Road Drainage Concern = None 2. Entrance Requirements: Grey County Jurisdiction	Loff Loff	Acknowledged. Acknowledged.