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May 15, 2025

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

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Elisha Milne,

RE: Zoning By-law Amendment C9-25 & Consent to Sever B2-25  
392015 Grey Road 109  
Roll No.: 420706000316100  
Part Lot 42 Concession 3  
Geographic Township of Egremont  
Township of Southgate

The above-noted applications have 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 ([https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual\\_Interim.pdf](https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual_Interim.pdf)) 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.

### **Purpose**

The purpose of the application C9-25 is to rezone a proposed 0.977 lot containing an existing school to be severed from the subject lands (File B2-25) to Community Facility. Rezoning would also prevent future residential development on the proposed retained farmland and woodlot. Any other zoning requirements would be met.



## **Recommendation**

The proposed applications are generally acceptable to SVCA staff.

## **Documents Reviewed by Staff**

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

- 1) Notice of Public Meetings, dated May 6, 2025;
- 2) Applications with received date of March 21, 2025;
- 3) Sketch for Severance Application, dated April 29, 2025.

## **Background**

Regarding this property, SVCA staff had been contacted in February 2017 regarding the proposed school. SVCA staff conducted a site inspection to the property, and issued SVCA permit 17-086 for construction of a detached shed in the SVCA regulated area lands adjacent lands to wetlands/swamp. Both the shed and the school building are beyond/outside the hazard lands limit. -.

## **Site Characteristics**

Current SVCA mapping shows that areas of the property are within the SVCA's Screening Area and SVCA Approximate Regulated Area. The natural hazard features affecting the property include wetland/swamps and any floodplain of the wetland/swamps, and a tributary of Norman Reeves Creek, and its related floodplain. Engineered floodplain mapping exists for the community of Holstein. The floodplain is considered a one-zone floodplain, where the entire floodplain is considered floodway. The tributary and its floodplain in the western portion of the property is within the mapped floodplain.

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. The EP zone more accurately matches the SVCA hazards than the Hazard Lands in the OP mapping. The EP zone appears to be appropriate to represent the natural hazard features as mapped by the SVCA.

## **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.

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.

It is the opinion of the SVCA that the proposal is consistent with Chapter 5 of the PPS, 2024.

## **Township of Southgate and County of Grey Official Plan Policies**

The following comments are made in accordance with MOU with the Township of Southgate. As mentioned above, a large area of the property is 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.

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 plan submitted with the proposal, the proposal is consistent with the Southgate OP and Grey County OP.

### **Conservation Authorities Act and O. Regulation 41/24**

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 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.

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**

Should any development be proposed in the SVCA Approximate Screening Area/SVCA Approximate Regulated Area, the SVCA should be contacted for review.

### **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 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.

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.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the planning approval authority regarding the applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

C9-25 and B2-25

May 15, 2025

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Sincerely,

Michael Oberle  
Environmental Planning Technician  
Sageen Conservation  
MO/

cc: Barbara Dobreen, Authority Member, SVCA (via email)