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SENT ELECTRONICALLY ONLY: sfernando@southgate.ca

February 17, 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 A14-25 (Joshua Chasse)
115 Christie Street
Roll No. 420709000211935
Part Lot 19 Concession 12
Geographic Township of Proton
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.

The purpose of the application is to permit construction of a future Additional Residential Unit that will have more floor area than a new home to be constructed first on the property. Section 5.24.2 was approved in Zoning By-law Amendment 2025-009 to allow Additional Residential Units with a floor area less than the primary or main dwelling.

Recommendation

SVCA find the application acceptable.

Documents Reviewed by Staff

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



- 1) Notice;
- 2) Application;
- 3) Site Plan with Drawings.

SVCA was not contacted by the owner/agent for pre-submission consultation for the current proposal.

Natural Hazard Features and Mapping

The majority of the property is within the SVCA's area of interest known as the SVCA Approximate Screening Area. The natural hazards affecting the property associated with SVCA's areas of interest include a watercourse, its floodplain and wetlands/swamps. The watercourse is located along the eastern property boundary. The watercourse is known as Scott Drainage Works, an open channel watercourse. Wetlands/swamps were identified on the property by the SVCA.

Based on the site plan provided with the minor variance application, the location of the proposed dwelling will be in the EP zone, but will be beyond/outside the SVCA recommended EP zone.

Hazard Mapping

SVCA staff note that the EP zone in the Township of Southgate Zoning By-law does not exactly match the SVCA Hazard Land mapping, and the SVCA recommends that the EP zone be revised for the property at the next available opportunity to coincide with the attached SVCA map dated March 16, 2022.

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 provided with the minor variance 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 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 provided with the minor variance application, the location of the proposed dwelling and related development will be within the SVCA Approximate Screening Area, and so a permit from the SVCA will be required. The owner/agent should contact the SVCA directly to obtain the SVCA regulatory (permit) review process requirements.

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 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, or require this information in an accessible format, please contact the undersigned.

Sincerely,

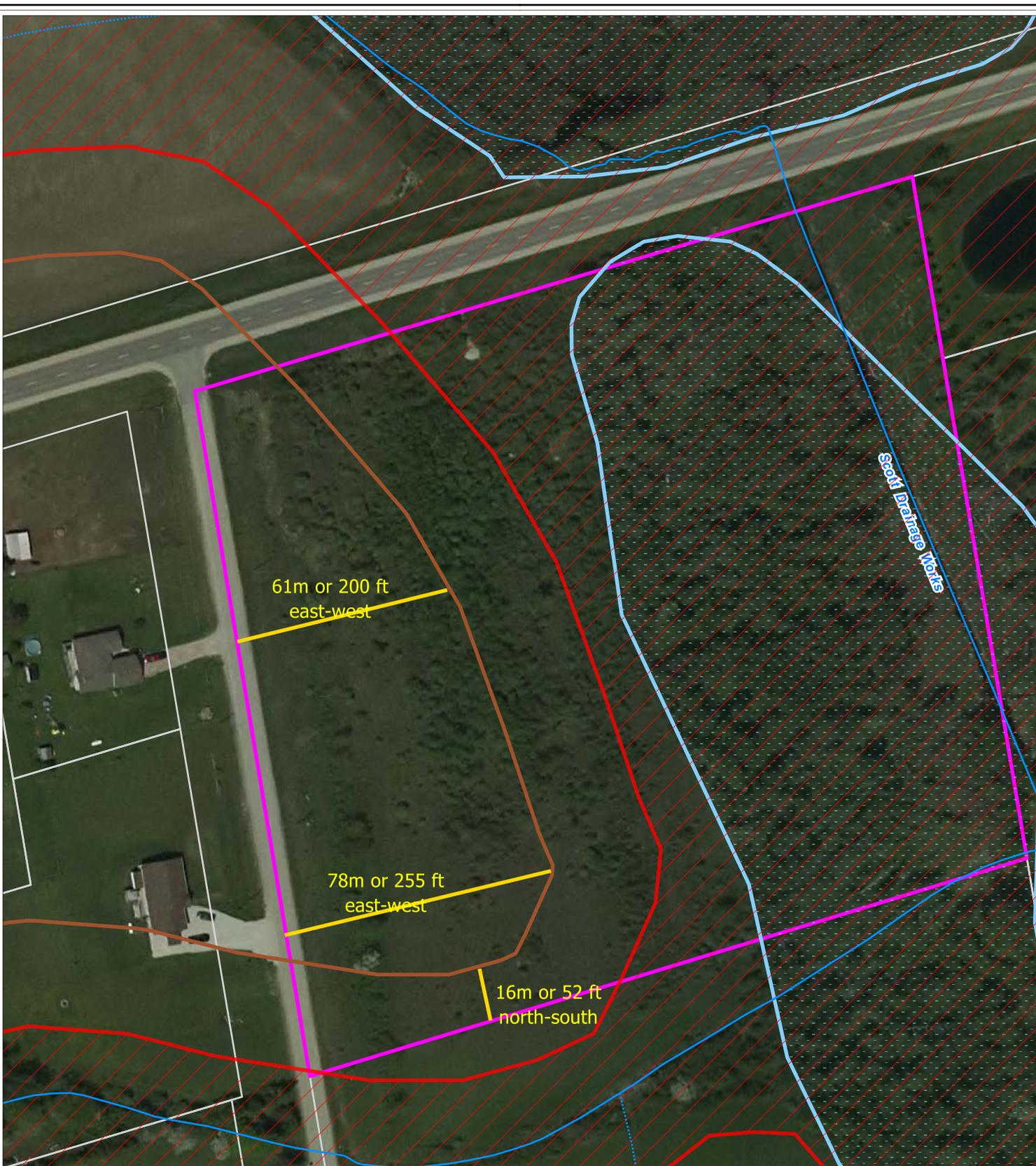
Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

Enclosure: SVCA map dated March 16, 2022

cc: Amy Kozak, Balan Engineering Corp., agent (via email: info@balanengineering.com)

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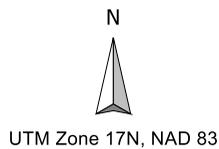


The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.



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1:1500

Legend

-  Hazard Land
-  Unevaluated Wetlands
-  SVCA Approximate Screening Area Limit
-  Watercourse
-  subject property
-  Parcel Fabric

vacant land w/ frontage on
Christie St. and Grey Rd 9
Pt Lt 19 Con 12 Proton
Township of Southgate
Roll No.: 420709000211935
March 16, 2022