



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY ONLY: vmance@southgate.ca

April 13, 2026

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

ATTENTION: Victoria Mance, Junior Planner

Dear Victoria Mance,

RE: Zoning By-law Amendment C5-26 (Eli M Bauman 1001115943 Ontario Inc.)
552978 Grey Road 23
Roll No. 420706000211000
Part Lot 15 Concession 21
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, CA Act, O. Regulation 41/24, and associated provincial guidelines.

Purpose

The purpose of the application is to rezone the subject lands to permit a 750 square metre On-Farm Diversified Use (dry manufacturing) with 460 square metres of storage area. The proposed zoned area for the On-Farm Diversified Use would be less than 120 metres from a Wetland Zone boundary. The applicant proposes to reduce this setback under Section 5.25 of the Zoning By-law.

Recommendation

The application is acceptable to SVCA staff.

Documents Reviewed by Staff

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



- 1) Notice of Public Meeting dated March 13, 2026;
- 2) Application;
- 3) Site Plans dated December 17, 2025.

SVCA was not contacted for pre-submission consultation for this proposal.

Natural Hazard Features and Mapping

The majority of the property features land within the SVCA Approximate Screening Area. The natural hazard features and areas affecting the property include a watercourse (an unnamed tributary of the Beatty Saugeen River), and its related floodplain, and the hazardous soils related to wetlands/swamps. The wetlands are part of Topcliff Wetland Complex Provincially Significant Wetlands.

Based on the plans (dated December 17, 2025), submitted with the application, the existing buildings and proposed buildings will be located beyond/outside the natural hazard features and areas.

Hazard Mapping

The natural hazard features and areas appear to be appropriately zoned EP (Environmental Protection) and W (Wetlands) in the Township of Southgate Zoning By-law, which generally coincide with SVCA hazard lands mapping for the property.

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.

Section 5.1 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. Furthermore, section 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

Based on the plans (dated December 17, 2025), submitted with the application, the application is consistent with 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

Should future development be proposed in the SVCA Approximate Screening Area, the SVCA should be contacted as review and permission (permit) may be required from the SVCA.

However, based on the plans (dated December 17, 2025), submitted with the applications, proposed development will be located beyond/outside the SVCA Approximate Screening Area, and so a permit from the SVCA will not 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 the Township of Southgate regarding the application. We respectfully request to receive a copy of the decision and notices of any appeals filed.

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

Sincerely,


Environmental Planning Technician

Saugeen Conservation

MO/

cc: Solomon Martin, agent (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 use assistive technology and the format of this document interferes with your ability to access the information, please contact us at www.saugeenconservation.ca/access, email accessibility@svca.on.ca, or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.