

Sent By E-mail: allensm@live.ca and elias@greymetals.com

May 9, 2025

Allen SM Martin for Elias Martin
733081 Southgate Sideroad 73
Proton Station, ON
N0C 1L0

Subject: Proposed Farmstead with Zoning By-law Amendment to Allow Shop
752701 Southgate Sideroad 75
Part Lot 207 Concession 2 SWTSR
Roll No. 420709000804600
Geographic Township of Proton
Township of Southgate

Dear Allen SM Martin,

Saugeen Valley Conservation Authority (SVCA) thanks you for the opportunity to work with you on the plan for construction of a farmstead and re-zoning to allow a shop at the above referenced property. You first contacted the SVCA on March 26, 2025 regarding the above referenced proposal. SVCA staff met with you, your son, Elam, Elias Martin, and Joesph Martin on April 16, 2025. Some activities associated with the project will need a permit from SVCA. Work should not start until a permit from SVCA and all other agency and municipal approvals have been granted. Based on our review of the materials that you have submitted, including the most recent Site Plan, dated May 7, 2025 (attached for reference), SVCA staff find the project to be acceptable.

Site Description

The property is an existing agricultural parcel with agricultural fields and pasture lands. There is an existing dwelling and detached accessory building. A watercourse, an unnamed tributary flows through the property. There is a pond near the roadway, and wooded lands in the rear of the property.

About the project

The plan for development includes construction of a farmstead area, and re-zoning to allow a shop. The existing dwelling is to remain.

SVCA Regulation

A large area of the property is in a SVCA regulated area. This regulation (Ontario Regulation 41/24) means that you must get a permit before beginning any work or activities in that area.

Examples of work or activities that require a permit:

- Construction, reconstruction or placing a structure of any kind
- Change to a structure that increases size, units, or use
- Site grading
- Temporary or permanent placing, dumping or removal of any material, from the site or elsewhere

A permit is also needed for any work in or around rivers, creeks, streams, watercourses, shorelines, or wetlands.

Based on the site plan dated May 7, 2025, a SVCA permit will be required for the proposed shop, shed/barn, dwelling and sewage disposal system, and installation of laneway.

SVCA Policies

Based on the site plan dated May 7, 2025, the proposal is in accordance with SVCA policies as the proposed development will be beyond/outside of the SVCA revised hazard limit / Environmental Protection zone. However, the proposed development will encroach into the SVCA regulated lands adjacent to the flooding hazard limit. Therefore, a permit from the SVCA will be required prior to carrying out the work.

Application Requirements

The following items must be submitted to the SVCA for the permit application to be complete:

1. An Application (enclosed form), with details of the planned project;
2. A final site plan with grading details, dated and signed;
3. Design/construction drawings, dated and signed; and
4. Payment of SVCA review fee. Based on the site plan dated May 7, 2025, the review fee will be \$2,000 (less \$116 paid on April 4, 2025), therefore balance of \$1884.

Other Approvals

Sewage Disposal System

SVCA's role is limited to approving the filling and grading work required for the sewage disposal system, as its location is within a Regulated Area. Contact the Township of Southgate to learn about other required approvals.

Municipal Permits

Please note, work should not begin until you have received all required permits from the Township of Southgate.

Zoning and Official Plan

SVCA is mandated by the province to comment on planning applications that involve natural hazards. SVCA's comments do not consider whether natural heritage features are present. These comments go directly to the Township of Southgate. Please contact them to learn about the zoning on your property and if a planning application is required for your project. It is the understanding of SVCA staff that a zoning by-law amendment is required to allow for the proposal. Please note that if a planning application is required, obtaining this letter does not guarantee that your planning application will be approved.

It is the opinion of SVCA staff that the proposed development encroaches into the mapped EP-Environmental Protection zone for the property. SVCA staff note that the EP zone for the development area does not reflect the natural hazard mapping as revised by the SVCA. SVCA staff will recommend to the Township of Southgate that the EP zone be revised as shown on the attached SVCA hazard mapping.

Based on the site plan, submitted dated May 7, 2025, the proposed development including the area to be re-zoned, and location for driveway, dwelling, sewage disposal system, and barn, will be outside/beyond the SVCA recommended EP zone.

Drinking Water Source Protection

The project is not located within a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan.

Choice to Appeal

If the staff are unable to issue a permit, or a permit has conditions you disagree with, there is a process for you to have them reviewed. This includes a review by SVCA's Board of Directors, and an appeal to the Ontario Land Tribunal.

To learn more about the Regulation, and how to appeal a decision, please visit our website at:

www.saugeenconservation.ca/appeal

Limit of Comments

SVCA staff comments only relate to the project you have planned at this time. Should time pass, or your project change, SVCA may need to update these comments.

Conclusion

The project is in a SVCA regulated area and will need a permit before you can start work. Please contact me with any questions you may have, so that I can help you through the process.

Thank you for working with Saugeen Conservation,

Michael Oberle
Environmental Planning Technician
Saugeen Valley Conservation Authority
m.oberle@svca.on.ca
519-373-4175

Enclosures: site plan dated May 7, 2025, SVCA map, SVCA application form

cc: Phil Scram, building official, Township of Southgate (via email)
Cathy Maltais, building department, Township of Southgate (via email)
Elisha Milne, planning coordinator, Township of Southgate (via email)
Barbara Dobreen, Authority Member, SVCA (via email)

Should you require any of this information in an alternate format, please email your request to accessibility@svca.on.ca.

STREAM

We are proposing a new house with the building cluster as we have to stay back with the shop because of a neighbour's house so we would like a house close to the building cluster

proposed shed/barn

proposed weeping system

existing trees

existing house
proposed to stay

existing lane

proposed lane

proposed house
approximately 158 m²

pond

proposed enclosed storage

proposed loading

proposed power room
for OFDU use

4000 m² area
to be rezoned
from rural to
A-1 with exception

proposed weeping system

proposed shop

proposed trees

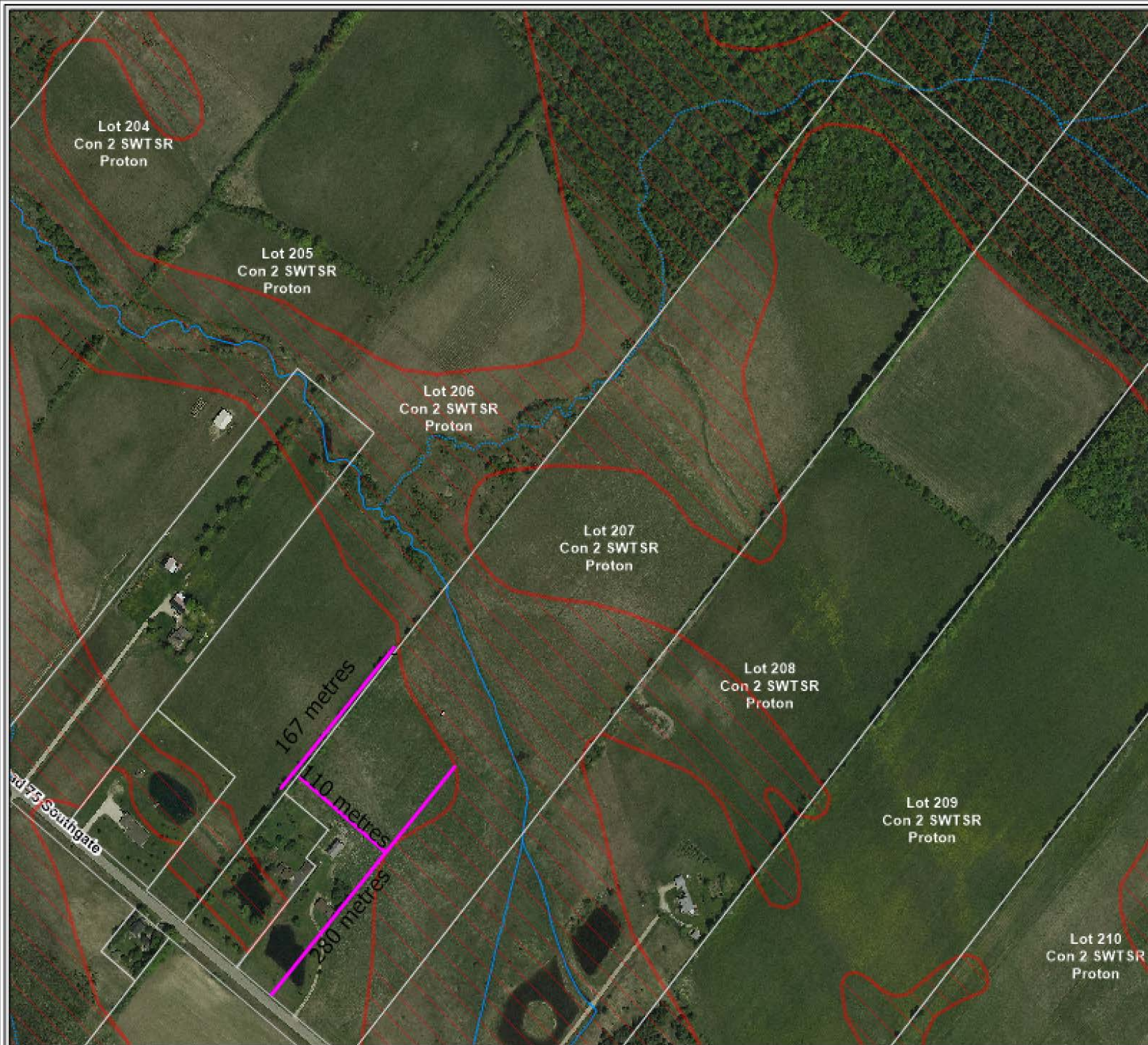
proposed parking

existing barn

house on lot

Drawn by Allen	May 7, 2025
For an OFDU for metal or woodworking	
752701 Southgate Road 75	
owner: 1000126695 Ont. Inc	
812.846 m ² combined shop/power room	
482.968 m ² covered storage	

Southgate Road 75



SVCA recommended
EP zone

Allen SM Martin
for Elias Martin
752701 SG SDR 75
Township of Southgate

Legend

-  Watercourse
-  Hazard Land
-  Parcel Fabric



UTM Zone 17N, NAD 83

1:5000

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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May 7, 2025