

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

April 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 C7-25
260145 Southgate Road 26
Roll No.: 420709000804250
Part Lots 198-200 Concession 2SWTSR
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 (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) 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 is to permit expansion of an existing on farm diversified use (dry manufacturing – metal works) on the subject lands. The proposed addition would add office and lunchroom space increasing the total size of the on farm diversified use to about 685 square metres, including the shop, power room, and expanded office. Current zoning allows total floor area of 647 square metres.

Recommendation

The proposed application is 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 Meeting, dated March 31, 2025;
- 2) Application with received date of February 21, 2025;
- 3) Site Plan, dated February 20, 2025.

Background

Regarding this property, SVCA staff had previously conducted a site inspection to the property in 2022 related to cleanout and grading for an existing pond, and issued SVCA permit 22-249 for that work. Also SVCA had reviewed and provided comments to a 2023 addition to an existing building on the property, where a SVCA permit was not required for that proposal.

Site Characteristics

Current SVCA mapping shows that areas of the property are within the SVCA's Screening Area. The natural hazard features affecting the southwestern portion of the property include wetland/swamps and any floodplain of the wetland/swamps.

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, which appears to be appropriate to represent the natural hazard features.

Based on the plan submitted with the application, the existing and proposed areas to be rezoned for OFDU (on-farm diversified use) will not be within the EP zone or Hazard Land Area designation.

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 to ...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 would be 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

Based on the plan submitted with the application, the area to be rezoned appears to slightly encroach into the SVCA Approximate Screening Area. However, the area to be rezoned will be more than 30 metres from any wetland/swamp, and more than 15 metres from any floodplain, therefore a permit from the SVCA is not required for the buildings or structures as proposed as part of this C7-25 application.

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 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.

C7-25

April 15, 2025

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Sincerely,

Michael Oberle

Environmental Planning Technician

Sageen Conservation

MO/

cc: Allen SM Martin, agent (via email)
Barbara Dobreen, Authority Member, SVCA (via email)