



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: sfernando@southgate.ca

March 16, 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 Application C7-26 (Dennis Frey and Nancy Frey)
106438 Southgate Road 10
Lot 33 Concession 6
Roll No.: 420709000707100
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, CA Act, O. Regulation 41/24, and associated provincial guidelines.

Purpose

The purpose of the application is to expand a grain elevator handling/drying facility on the subject lands to include custom drying and handling of product from other farmers in the area. Expanding the operation to process product from other farms becomes an agricultural related use requiring the proposed rezoning.

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) Application dated February 4, 2026;
- 2) Site Plan (updated);
- 3) Planning Justification Report dated February 10, 2026 (updated);
- 4) Notice, dated February 13, 2026.

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

Natural Hazard Features and Mapping

A large area of the property features lands within the SVCA Approximate Screening Area. The natural hazard features affecting the property are a watercourse (Kielau Drainage Works), and its floodplain.

Based on the plan submitted with the application, the existing and proposed development is located beyond/outside the natural hazard features and areas.

Hazard Mapping

The natural hazard features and areas appear to be appropriately zoned EP in the Township of Southgate Zoning by-law, which generally coincides 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 plan submitted with the application, the application is consistent with Chapter 5 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

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 submitted with the application, it appears that development as proposed will be beyond/outside of the SVCA Approximate Screening Area, therefore a SVCA permit will not be required for development as proposed.

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 these applications. 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: Ron Davidson Land Use Planning Consultant, agent (via email)

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