



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

July 15, 2026

via email

GRCA File: C17-24 - 271 Main Street East

Shaneque Johnson
Planning Administrative Support
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario N0C 1B0
planning@southgate.ca

Dear Shaneque Johnson,

Re: Zoning By-law Amendment Application C17-24 (Third Submission)
271 Main Street East, Township of Southgate
Owner/Applicant: 271 Main Street East Inc. c/o Cale & Reg Barnes
Agent: MHBC Planning

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted Zoning By-law Amendment Application to rezone the subject lands from a Residential Type 3 Zone to a new Residential Type 3 Zone with a site-specific exception to permit development of townhouses.

Recommendation

GRCA has no objection to the proposed zoning by-law amendment application. A GRCA permit is required for the proposed works within the allowance to the floodplain.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application:

- Notice of Public Meeting (Township of Southgate, June 19, 2026).
- Civil Drawings (Crozier, Revised June 12, 2026).
- Comment Response Matrix (MHBC Planning, June 12, 2026).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at our office indicates the subject lands contain the regulated allowance to floodplain located northeast of the property. A copy of our resource mapping is attached for reference.

Due to the presence of the floodplain and its allowance, a portion of the subject lands are regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits Regulation). Any development or site alteration within the regulated area requires a GRCA permit pursuant to Ontario Regulation 41/24.

Based on our review of the submitted drawings, the proposed development will be partially located within the allowance of the floodplain located northeast of the subject property. Based on the existing elevations shown on the grading plan, the development will be outside of the floodplain, and GRCA has no concerns with the proposed development. GRCA has no objection to the proposed zoning by-law amendment. A GRCA permit will be required prior to construction.

GRCA Plan Review Fees:

Consistent with GRCA's 2023-2026 approved fee schedule, this application is considered a 'minor' zoning by-law amendment. We wish to acknowledge receipt of payment in the amount of \$465.00 for the GRCA's review of this application.

Should you have any questions, please contact me at [REDACTED]

Sincerely,
[REDACTED]

Jessica Conroy, MES Pl., RPP
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Property

Copy (via email): MHBC Planning c/o Kory Chisholm and Opani Mudalige (Agents)
271 Main Street East Inc. c/o Cale & Reg Barnes (Owners)
Victoria Mance, Township of Southgate



271 Main Street East, Southgate

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

