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May 21, 2026

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

ATTENTION: Shaneque Johnson, Planning Administrative Support

Dear Shaneque Johnson,

RE: Minor Variance A3-26 (Martin)  
185526 Grey Road 9  
Roll No. 420709000211500  
Lot 14 Concession 12  
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 (PPS, 2024), CA Act, O. Regulation 41/24, and associated provincial guidelines.

### **Purpose**

The purpose of the application is to reduce the Minimum Distance Separation II requirement to allow an existing livestock operation to expand with a new drive-in shed, chicken barn, dairy barn, and liquid manure pit south and east of the existing farmhouse and buildings on-site. The submitted MDS calculation proposes a setback from the Hopeville settlement boundary of 290 metres for new buildings (460 metres required) and 379 metres for liquid manure storage (500 metres required).

## **Recommendation**

The application is acceptable to SVCA staff. The application is consistent with the Natural Hazard policies of the PPS, Chapter 5.

## **Documents Reviewed by Staff**

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

- 1) Notice;
- 2) Site Plan Figure 1.1 dated November 5, 2025;
- 3) Application form.

## **Pre-submission Consultation**

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

## **Natural Hazard Features and Mapping**

The property features SVCA Approximate Screening Area. The natural hazard features affecting the property include any watercourses and their floodplain, and any flood prone lands and organic soils associated with wetlands/swamps.

Based on the site plan submitted with the application, the proposed shed and chicken barn will encroach into the SVCA Approximate Screening Area. However, the proposed shed and chicken barn will be more than 30 metres from any wetland/swamp, and more than 15 metres from any floodplain, therefore an SVCA permit is not required.

### **Hazard Mapping**

The current EP zone and Hazard Lands designation appear to generally coincide with SVCA hazard lands mapping for the property. Based on the site plan submitted with the application, the proposed shed and chicken barn will not be located within the EP zone.

## **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 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.

Based on the site plan submitted with the application, it is the opinion of the SVCA that the proposal 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 Screening Area/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**

As noted above, based on the site plan submitted with the application, the proposed shed and chicken barn will encroach into the SVCA Approximate Screening Area however, the proposed shed and chicken barn will be more than 30 metres from any wetland/swamp, and more than 15 metres from any floodplain, therefore an SVCA permit is not 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 Township of Southgate regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,

  
Environmental Planning Technician  
Saugeen Conservation  
MO/

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