

SENT ELECTRONICALLY ONLY: [planning@southgate.ca](mailto:planning@southgate.ca)

May 19, 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 A4-26 (Martin)  
045456 Southgate Road 04  
Roll No. 420709000102800  
Part Lot 14 Concession 2  
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 for a proposed new shed, barn, and liquid tank east of the existing farmhouse. The required MDS setback for the new barn is 202 metres from the nearest residence, while the actual setback proposed is 183 metres. The new liquid storage tank will meet the required MDS setback.

### **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 version 2 dated April 10, 2026;
- 3) Application form.

## **Pre-submission Consultation**

As part of this development, SVCA was contacted by the owner in May 2023. SVCA conducted a site inspection, and provided comments (dated August 4, 2023) and mapping (dated July 31, 2023), both attached for reference. More recently in March 2026, SVCA was contacted by the agent regarding this proposal.

## **Natural Hazard Features and Mapping**

The property features SVCA Approximate Screening Area. The natural hazard features affecting the property include the open channel watercourse, known as Proton Municipal Drain #26, and its associated flood, erosion and valley slope hazards, and an offset distance of the larger of 15 meters outwards from the stable top of valley slope and/or 15 meters beyond the floodplain edge.

Based on the site plan submitted with the application, the proposed development will be beyond/outside the SVCA Approximate Screening Area.

### **Hazard Mapping**

The current EP zone and Hazard Lands designation should be updated at the next available opportunity to coincide with the attached SVCA mapping dated July 31, 2023. Based on the site plan submitted with the application, the proposed development will be located beyond/outside of the SVCA recommended 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 5.1 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 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 5.1 and 5.2 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, alternatively, please see the attached SVCA map.

<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 site plan submitted with the application, the proposed development will be beyond/outside the SVCA Approximate Screening Area, 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,

  
Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

Enclosure: SVCA comments dated August 4, 2023 and mapping dated July 31, 2023

cc: ADS-Ag Development Services Inc., agent (via email)

### **Accessibility Notice:**

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). If you use assistive technology and the format of this document interferes with your ability to access the information, please contact us at [www.saugeenconservation.ca/access](http://www.saugeenconservation.ca/access), email [accessibility@svca.on.ca](mailto:accessibility@svca.on.ca), or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.