

Sent By Regular Mail

August 4, 2023

Stewart Martin

9468 Concession 6 N, RR 6

Mount Forest, ON N0G 2L0

Subject: Updated Comments - Proposed Demolition of Existing Dwelling and Construction of New Dwelling and Replacement Sewage Disposal System Installation
045474 Southgate Road 04
Part Lot 14, Concession 2
Roll No. 420709000102800
Geographic Township of Proton
Township of Southgate

Dear Mr. Martin,

Saugeen Valley Conservation Authority (SVCA) thanks you for the opportunity to work with you on your plan to demolish and reconstruct a residential dwelling and replace the existing septic system. SVCA staff (Cassandra Malo and Michael Oberle) visited your property on June 12th, 2023, and the proposed works will not require a permit from SVCA, subject to conditions noted below. Work should not start until you have all other agency and municipal approvals. We elaborate in the following paragraphs.

Site Description

The subject property is an irregular shaped lot located on Southgate Road 04 in the geographic township of Proton. An existing dwelling and other structures as well as a gravel driveway is currently present on the property. The northeastern portions of the property are vegetated with mature trees and gradually sloped, and at the bottom of the slope is an open channel watercourse.

SVCA Regulation

Areas of your property are in the SVCA Approximate Screening Area, where the SVCA's Regulation is applicable. This regulation (Ontario Regulation 169/06, as amended) means that you must get a permit before beginning any work in that area. Examples of work that require a permit:

- Construction, reconstruction or placing a structure of any kind;
- Change to a structure that increases size, units, or use;
- Site grading; and

- Temporary or permanent placing, dumping or removal of any material, from the site or elsewhere.

A permit is also needed for any work in or around rivers, creeks, streams, watercourses, shorelines, or wetlands.

For the property, the SVCA Regulated Area includes an open channel watercourse, known as the 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.

Please find enclosed SVCA maps (at scales 1:500 scale and 1:2000) dated July 31, 2023, which show the hazardous lands (red hatched area) as plotted by SVCA staff. After conducting a site visit, SVCA staff have adjusted (to be made smaller) the hazard land area on the property to better reflect the site conditions and natural hazard concerns. This being said, portions of the subject property remain to be located within the SVCA hazards lands and within the SVCA Approximate Regulated Area. The SVCA Approximate Regulated Area limit is shown on the attached SVCA mapping as a yellow line.

Proposed Demolition of Existing Dwelling and Construction of New Dwelling

The proposal, as shown on the site plan (enclosed), includes the demolition and construction of a 76-foot by 36-foot dwelling in approximately the same location as what currently exists. The development is proposed on the lands adjacent to a valley slope associated with Proton Municipal Drain #26 and its floodplain.

It is the opinion of SVCA staff that the floodplain and erosion hazards associated with Proton Municipal Drain #26 will be confined to the valley, and the slope is not greater than 3 (horizontal) to 1 (vertical). Should any development and/or site alteration be proposed any closer and/or to the slope, the SVCA should be contacted as additional review may be necessary.

Based on the staff observation during the site visit, it is the opinion of SVCA staff that the proposed development in relation to the demolition and construction of the residential dwelling would be located entirely outside the SVCA Approximate Regulated Area and therefore would not require permission from the SVCA.

If, however, the development location or size is altered from what has been provided to SVCA staff and/or if any further development or site alteration is proposed within the SVCA Approximate Screening/Regulated Area, the SVCA should be contacted for further review. At this time, SVCA staff are unaware of any further projects proposed on the property.

Proposed Sewage Disposal System Replacement

The proposal also includes a proposed sewage disposal system located west of the proposed dwelling. The site plan provided indicates the approximate location of the sewage disposal system, however the approximate dimensions were not included. The proposed sewage disposal system appears to SVCA staff to be located within the SVCA Approximate Regulated Area. Please

be advised that SVCA staff have an interest in reviewing the ground alterations (filling, grading, etc.) necessary for the installation of the sewage disposal system as well as the location in relation to the floodplain and slope.

SVCA staff have been informed that the proposed sewage disposal system will be a replacement for the existing system that is currently on the property. In accordance with Policy 4.4.1-1 of the *SVCA Environmental Planning and Regulated Policies Manual (2018)*, the replacement of a sewage disposal system will not require a SVCA permit provided:

- a. The disposal bed is no closer to a natural hazard than that which is being replaced (the replacement system will remain in the same location as the current system);
- b. The bed is the same size or smaller than the existing being replacements; and/or
- c. There will be no negative impacts on the local drainage (no change in grade).

It is the understanding of SVCA staff that the proposed sewage disposal system replacement would meet the above criteria and therefore not require an SVCA permit to be obtained even though it is within the SVCA Regulated Area.

Please note that the SVCA is not responsible for the approval of the design of the sewage disposal system. It is the recommendation of SVCA staff to consult with the Township of Southgate building department, if you have not already, to determine the requirements for the sewage disposal system.

Other Approvals

SVCA has an agreement with the Municipality where we comment on planning applications that involve natural hazards. These comments go directly to the Township of Southgate. Please contact them to learn about the zoning status/designation of the property and if a planning application is required for your project. If the Municipality requires a planning application for your project, we recommend that your planning application be approved by them before applying for your SVCA permit.

Your property does not fall inside a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan. Please contact Jim Ellis (519-378-3777) at the Township of Southgate to make sure no other action is needed on your part.

Limit of Comments

SVCA staff comments only relate to the project you have planned at this time. Should time pass, or your project change, SVCA may need to update these comments.

Choice to Appeal

If SVCA is unable to give you a permit for your project, or if the permit has terms you disagree with, there are ways you can have the decision reviewed through an appeal process. This includes a review of your proposal by SVCA's Executive Committee, and an appeal to the Ontario Lands Tribunal.

To learn more about the Regulation, and how to appeal a decision, please visit our website at:


www.saugeenconservation.ca/appeal

Conclusion

Areas of the property are subject to Ontario Regulation 169/06, as amended. However, based on your site plan, a permit from SVCA will not be required for development proposed at this time. SVCA staff has provided comments based on the information that is currently available, and there is no guarantee that these comments will remain unchanged indefinitely.

Should you have any questions, please do not hesitate to contact the SVCA.

Thank you for working with Saugeen Conservation,



Cassandra Malo
Environmental Planning Technician
Saugeen Conservation

CM/

Encl. SVCA mapping and site plan

cc: Barbara Dobreen, Authority Member, SVCA (via email)
Bev Fisher, Chief Building Official, Township of Southgate (via email)
Stephanie Johnson, Building Administrative Assistant, Township of Southgate (via email)



Legend

- Grey County Boundary
- Large Scale Roads
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
- Parcels - Current
- Parcels - Base

Demol X
Build □ 76 x 36

Notes

0 0 0 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of Grey



The map is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Printed July 24, 2023 THIS MAP IS NOT TO BE USED FOR NAVIGATION



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2023.


July 31, 2023



UTM Zone 17N, NAD 83

1:500

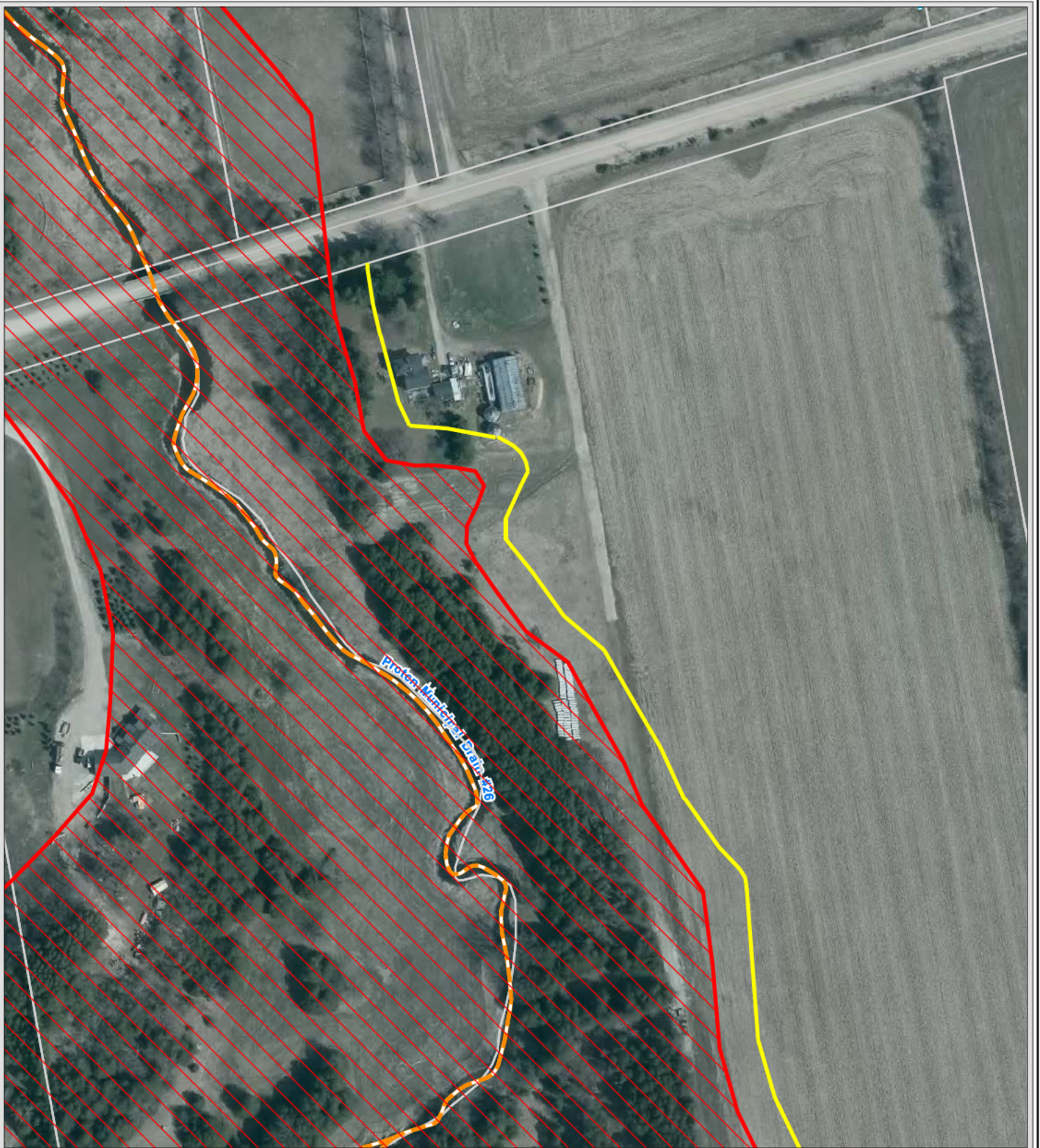
Legend

 15m Approximate Regulated Area

 SVCA Hazard Lands

Stewart Martin
 045474 Southgate Road 04
 Part Lot 14, Con 2
 Roll No. 420709000102800
 Proton Township





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July 31, 2023



UTM Zone 17N, NAD 83

1:2000

Legend

-  Constructed Drain
-  15m Approximate Regulated Area
-  SVCA Hazard Lands

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