

Sent By E-Mail Only

October 30, 2025

Kathleen Brodie
84457 Southgate Road 8
Mount Forest, ON
N0G 2L0

Email: tulamudita@gmail.com

Subject: Unauthorized Development Activity – Chicken Coop Construction
84457 Southgate Road 8
Pt. Lot 21, Con 8
Roll No. 420706000611201
Geographic Township of Egremont
Township of Southgate

Dear Kathleen Brodie,

The northern portion of your property is in a Saugeen Valley Conservation Authority (SVCA) regulated area associated with the Saugeen River ravine. This means that you must get a permit before beginning any work in that area.

On October 16, 2025, SVCA staff visited the property and met with you.

It was confirmed that unauthorized changes were made to the property in the form of construction of an approximately 1,290 sq. ft. chicken coop building. Failure to get a permit for the chicken coop building is a violation of the *Conservation Authorities Act* and Ontario Regulation 41/24.

Regulated Activities and Areas

The *Conservation Authorities Act* and Ontario Regulation 41/24 requires you to get a permit from SVCA before beginning any work in a regulated area. Examples of work or activities that require a permit are:

- Construction, reconstruction or placing a structure of any kind
- Change to a structure that increases size, units, or use
- Site grading
- 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 near rivers, creeks, streams, watercourses, shorelines, or wetlands.

The attached map shows the approximate regulated areas on your property.

Recommendation

SVCA staff are here to work with you to help fix this issue.

During the site visit, staff completed a profile of the ravine slope and the slope was found to be 2.39:1 which is considered unstable. Based on measurements and observations made, the slope erosion hazard limit was determined to be 13.89 metres from the top of slope of the ravine. The north end of the chicken coop was measured at 22 metres from the top of slope. Therefore, it was confirmed that the building is outside of the slope erosion hazard, but partially within the SVCA regulated area (15 metres from the slope erosion hazard limit) and would have required a permit from our office.

As the building is located outside of the erosion hazard, and would meet SVCA policy for development within the hazard allowance, our office would be in a position to issue a Compliance Approval for the chicken coop. To issue the Compliance Approval, we will require submission of the following:

- Construction plans for the chicken coop
- Detailed site plan showing the building with dimensions and distance to lots lines and including property address, date, and author information
- Payment of the violation fee of \$1,700 - standard \$850 application fee (x2 for works done without prior permission)

Conclusion

SVCA staff have confirmed that unauthorized changes were made to your property. Failure to obtain a permit for this work has resulted in a violation of the *Conservation Authorities Act* and Ontario Regulation 41/24.

Please contact me no later than November 15, 2025 to provide a timeline for the submission of the requirements noted above. I will work with you through the process. Reach out to me with any questions you may have.

Thank you for working with Saugeen Conservation,



Darren Kenny
Regulations Coordinator
Saugeen Conservation

Cell: [REDACTED]

DK/

Encl. SVCA approximate regulated area map

Cc: Phil Schram, CBO, Township of Southgate (via e-mail)

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