

SENT ELECTRONICALLY ONLY: sfernando@southgate.ca

January 20, 2026

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

ATTENTION: Shavindra Fernando, Planning Assistant

Dear Shavindra Fernando,

RE: A15-25 (Martin's Farm Service)
311303 Highway 6
Roll No.: 420706000501000
Part Division 3 of Lot 28 Concession EGR
Geographic Township of Egremont
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 (Ontario 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 (https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual_Interim.pdf) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Purpose

The purpose of the application is to permit an existing retaining wall with a ± 23 metre setback from the west end of the wall to the centre line of Provincial Highway 6. The east end of the wall is setback ± 26 metre from the centre line. Section 5.16(d) of the Zoning By-law requires a 32 metre minimum setback.

Background

An agent for the owner of the subject property contacted the SVCA on March 11, 2024, regarding importing fill and grading on the property. SVCA regulations staff conducted a site inspection of the property on May 21, 2024 and determined the fill and grading had occurred in SVCA's regulated area without a SVCA permit. SVCA regulations staff are currently working with the landowner to bring the outstanding work into compliance with SVCA's policies made under the *Conservation Authorities Act*. SVCA regulations staff have compliance review is ongoing.

SVCA provided comments dated April, 15, 2025 related for the related A4-25 application.

Recommendation

The proposed application is generally acceptable to SVCA staff.

Documents Reviewed by Staff

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

- 1) Notice of Meeting;
- 2) Application form; and
- 3) Site Plan.

Site Characteristics

Current SVCA mapping shows large areas of the property are within the SVCA's Screening Area. The natural hazard features affecting the property include wetland/swamps and any floodplain of the wetland/swamps, as well as Fairbanks Creek, and any tributaries of Fairbanks Creek, and their related floodplain.

Areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law. The County and Township hazard mapping appears to represent the natural hazard features on the property.

Based on the plan submitted with the application, development is not proposed in any Hazard Land designation or EP zone and, as noted above, development appears to not be proposed in any SVCA Approximate Screening Area.

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.

Sections 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 to ...and not create new or aggravate existing hazards.

Based on the plan submitted with the proposal, it is the opinion of SVCA staff that the proposal would be is consistent with Chapter 5 of the PPS, 2024.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development

activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the 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 A15-25 application, it appears that all work will be beyond/outside of the SVCA Approximate Screening Area. Therefore, a permit from the SVCA is not required as part of the A15-25 application.

Furthermore, as noted above, SVCA regulations staff is currently working with the landowner to bring the outstanding fill and grading work into compliance with SVCA's policies.

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 SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines..

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 the planning approval authority regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

[Redacted Signature]

Environmental Planning Technician

Saugeen Conservation

MO/

cc: Wilson-Ford Surveying & Engineering, agent (via email)