

SENT ELECTRONICALLY ONLY: sfernando@southgate.ca

November 18, 2025

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

ATTENTION: Shavi Fernando, Legislative and Planning Assistant

Dear Shavi Fernando,

RE: C23-25 (Shantz)
123812 Southgate Road 12
Roll No. 420706000400300
Lot 8 Concession 11
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 proposed rezoning is to permit an On-Farm Diversified Use (dry manufacturing) on the subject lands within a $\pm 2,600$ square metre zoned area. The proposed workshop would have a maximum area of ± 508 square metres with ± 500 square metres of outdoor storage. The On-Farm Diversified Use would be operated secondary to the existing farmhouse, barn, and accessory buildings.

Recommendation

The proposed application is acceptable to SVCA staff.

Background

The applicant for the owner contacted the SVCA on September 17, 2025 regarding the proposal. On October 21, 2025, SVCA provided written comments that based on the revised proposal, an SVCA permit would not be required.

Documents Reviewed by Staff

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

- 1) Notice of Hearing;
- 2) Application form;
- 3) Planning Justification letter, dated October 17, 2025; and
- 4) Drawings: 00, SP1, SP2, SP3, all dated October 21, 2025.

Site Characteristics

Current SVCA mapping shows large areas of the property within the SVCA's Screening Area. The natural hazard features affecting the properties include the unstable soils associated with any low lying areas including wetland/swamps and any floodplain of the wetland/swamps, and the watercourse (known as Groat Award Drain municipal drain) and its 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, which appears to be appropriate to represent the natural hazard features. Based on the plans submitted with the application, the proposed development 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.

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 and not create new or aggravate existing hazards.

Based on the plans submitted with the applications, it is the opinion of the SVCA that the proposal is consistent with Chapter 5 of the PPS, 2024.

Township of Southgate and County of Grey Official Plan Policies

The following comments are made in accordance with MOU with the Township of Southgate. As mentioned above, large 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.

Section 5.5.2 of the Southgate OP and Section 7.2.3 of the Grey County OP state in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plans submitted with the proposal, the proposal would be consistent with the Southgate OP and Grey County OP.

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 Screening 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=f0ec744c8d6d4e499895aaaab3d83761.1>.) Should you require assistance, please contact our office directly.

SVCA Permit

As noted above, the applicant for the owner contacted the SVCA on September 17, 2025 regarding the proposal. On October 21, 2025, SVCA provided written comments that based on the revised proposal, an SVCA permit would not be required, therefore a permit from the SVCA is not required as part of the application C23-25.

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. 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.

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.
- 2) Consistency with local planning policies for natural hazards 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.

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November 18, 2025
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Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: H. Bye Construction, applicant (via email)