

SENT ELECTRONICALLY ONLY: [REDACTED]

April 14, 2026

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

ATTENTION: Victoria Mance, Junior Planner

Dear Victoria Mance,

RE: Minor Variance A1-26 (Martin)  
045663 Southgate Road 04  
Roll No.: 420709000602900  
Lot 19 Concession 3  
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, CA Act, O. Regulation 41/24, and associated provincial guidelines.

### **Purpose**

The purpose of the application is to permit 223 square metres of indoor storage associated with the workshop approved as an On-Farm Diversified Use under Zoning By-law 2025-086. The By-law currently allows 350 square metres maximum of outdoor storage associated with the On-Farm Diversified Use.

### **Recommendation**

The application is acceptable to SVCA staff.

## **Documents Reviewed by Staff**

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

- 1) Notice;
- 2) Application;
- 3) Plans.

## **Background**

As part of this proposal, SVCA provided comments dated June 7, 2025 for the related C11-25 application.

## **Natural Hazard Features and Mapping**

Large areas of the property are within the SVCA Approximate Screening Area. The natural hazard features and areas affecting the property include a watercourse (Arnott Drainage Works Municipal Drain), and its related floodplain, and the hazardous soils related to wetlands/swamps located on the property.

Based on the plans (dated February 4, 2026), submitted with the application, the existing buildings and proposed addition will be located beyond/outside the natural hazard features and areas.

### **Hazard Mapping**

The natural hazard features and areas appear to be appropriately zoned EP (Environmental Protection) in the Township of Southgate Zoning By-law, which generally coincide with SVCA hazard lands mapping for the property.

## **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.

Section 5.1 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. Furthermore, section 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

Based on the plans (dated February 4, 2026), submitted with the application, the application is consistent with 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 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**

Should future development be proposed in the SVCA Approximate Screening Area, the SVCA should be contacted as review and permission (permit) may be required from the SVCA.

However, based on the plans (dated February 4, 2026), submitted with the application, the area of proposed development and the location of buildings will not be located within the SVCA Approximate Screening Area, therefore a permit from the SVCA is not required for the buildings or structures as proposed.

### **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 the Township of Southgate regarding the application. We respectfully request to receive a copy of the decision and notices of any appeals filed.

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

Sincerely,

  
Environmental Planning Technician  
Saugeen Conservation  
MO/

cc: Solomon Martin, agent (via email)

### **Accessibility Notice:**

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