



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY ONLY: [REDACTED]

June 16, 2026

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

ATTENTION: Shaneque Johnson, Planning Admin Support

Dear Shaneque Johnson,

RE: Consent B2-26 (Holst)
244341 Southgate Road 24
Roll No. 420706000209400
Lots 18 & 19 Concession 20
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 (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 applications is to sever the subject lands to create one agricultural lot with ± 402 metres frontage on Southgate Road 24, $\pm 1,005$ metres depth, and ± 40 hectares lot area. The retained agricultural lot contains a barn, and has ± 402 metres frontage on Southgate Road 24, ± 1005 metres depth, and ± 40 hectares lot area.

Recommendation

The application is acceptable to SVCA staff. The application is consistent with the natural hazard policies of the PPS, 2024.



Documents Reviewed by Staff

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

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

SVCA was not contacted for pre-submission consultation for this proposal.

Natural Hazard Features and Mapping

Large areas of the property feature lands within the SVCA Approximate Screening Area. The natural hazard features and areas affecting the property include watercourses that are unnamed tributaries of the Beatty Saugeen River, their related floodplain, and the hazardous soils related to wetlands/swamps. SVCA note that part of Yoevil Swamp Wetland Complex Provincially Significant Wetland (PSW) is located on the property.

Based on the plan submitted with the application, there is suitable area for development on both the parcel to be severed and the parcel to be retained, that is 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) and W (Wetland Protection) in the Township of Southgate Zoning by-law, which generally coincides 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.

Given the above comments, based on the plan submitted with the applications, 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=f0ec744c8d6d4e499895aaaab3d83761j>.) Should you require assistance, please contact our office directly.

SVCA Permit

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

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/

Accessibility Notice:

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). If you use assistive technology and the format of this document interferes with your ability to access the information, please contact us at www.saugeenconservation.ca/access, email accessibility@svca.on.ca, or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.