



September 17, 2025

via email

GRCA File: OPA4-25 - Conditional Zoning

Shavi Fernando
Planning Assistant
Township of Southgate
185667 Grey County Rd. 9
Dundalk, ON N0C 1B0

Dear Shavi Fernando,

**Re: Application for Official Plan Amendment (OPA4-25)
Conditional Zoning
Township of Southgate**

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted official plan amendment application. We understand that the amendment would allow Council, when considering a Zoning By-law Amendment, to apply conditions if an amendment is approved.

Recommendation

GRCA has no objection to the proposed official plan amendment.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application:

- Cover Letter (Township of Southgate, September 2, 2025).
- Draft Amendment No. 9 to the Township of Southgate Official Plan (September 2025).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Portions of the lands within the Township of Southgate are regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits Regulation) due to the presence of watercourses, wetlands, floodplain, slope erosion hazards, slope valley, and the associated regulated allowances to these features. Any development or site alteration within the regulated areas requires a GRCA permit pursuant to Ontario Regulation 41/24.

We understand that the proposed amendment does not change the circulation of applications to required agencies or any public engagement requirements pursuant to the *Planning Act*. GRCA has no objection to the proposed official plan amendment. We request to be consulted if a condition relating to GRCA comments is proposed.

Should you have any questions, please contact me at jconroy@grandriver.ca or 519-621-2763, extension 2230.

Sincerely,



Resource Planner
Grand River Conservation Authority