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SENT ELECTRONICALLY ONLY: sfernando@southgate.ca

November 21, 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: C20-25 (1000330592 Ontario Inc.)
112754 Grey Road 14
Roll No. 420709000305506
Part Lot 11 Part Lot 12 Concession 16
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 (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 verify the location of the Environmental Protection (EP) Zone on-site under Section 2.10 of the Zoning By-law based on an Environmental Impact Study. Also proposed is an interior side yard of 5 metres to a future farmhouse where a 15 metre minimum side yard is required, and a front yard for a future agricultural building of 7 metres where a 40 metre minimum front yard is required.



Recommendation

SVCA recommend deferral of the proposed application until the below SVCA concern is addressed with regard to the Floodplain Hazard Assessment and Safe Access/Egress Analysis-Revision 2 prepared by GEI, dated June 19, 2025. SVCA review of the report shows very low CN values for Areas 200, 201, 202. There may be an error in the spreadsheet that was used to compute the composite CN values used. It is the understanding of SVCA staff that this would cause lower flows to be determined from the model and these flows would have been transferred to the hydraulic model. The flood elevations may change once the CN values are corrected. GEI engineering should contact the SVCA for any further clarification regarding SVCA staff's concern.

Background

On behalf of the owner, the EIS consultant contacted the SVCA on June 26, 2024 regarding the proposal. On July 31, 2024, SVCA staff met at the property with the EIS consultant.

On September 12, 2025, SVCA provided written comments that the proposal was not acceptable to the SVCA, as the proposal was located within mapped wetlands-swamp, valley slope, and floodplain. SVCA requested that for the proposal to be found acceptable to the SVCA, the following reports would be required: a floodplain assessment, a geotechnical-slope report, and an EIS. The reports would need to be prepared by qualified firms, support the development, and be acceptable to the SVCA.

On September 20, 2025, SVCA received from GEI Consultants a TOR (terms of reference) for the proposed floodplain assessment. On September 23, 2025, SVCA found the TOR acceptable.

SVCA does not have record of further communication regarding this proposal file until receiving the Notice of Hearing from the Township of Southgate on October 9, 2025.

Documents Reviewed by Staff

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

- 1) Notice of Hearing dated October 6, 2025;
- 2) Application form;
- 3) Floodplain Hazard Assessment and Safe Access/Egress Analysis-Revision 2 prepared by GEI, dated June 19, 2025;
- 4) Slope Review, prepared by GEI, dated December 9, 2024;
- 5) Environmental Impact Study prepared by Birks Natural Heritage Consultants, dated August 2025;
- 6) Planning Justification Report, dated August, 2025;
- 7) Drawing: Site Plan, dated August 25, 2025; and
- 8) Drawing: Site Plan, dated September 17, 2025.

Site Characteristics

Current SVCA mapping shows large areas of the property within the SVCA's Screening Area. The property is located on the west side of Grey Road 14, south of Southgate Road 24. The property consists almost entirely of natural area. The natural hazard features located on the property include

unstable soils associated with wetlands-swamps, watercourse tributaries with their related floodplain, and their valley slope. The natural hazard features have been identified as hazard lands on SVCA mapping and designated Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law. It is the understanding that based on the above-referenced technical reports, the Hazard Lands designation and EP zone should be revised to better reflect the recommendations and conclusions in the technical reports and site conditions.

The Slope Review, prepared by GEI, dated December 9, 2024; and the Environmental Impact Study prepared by Birks Natural Heritage Consultants, dated August 2025, are generally acceptable to SVCA staff.

However, as noted above, SVCA staff's concern regarding the Floodplain Hazard Assessment and Safe Access/Egress Analysis-Revision 2 prepared by GEI, dated June 19, 2025, should be addressed prior to the application being acceptable to the SVCA, and prior to the SVCA recommending any revisions to the Hazard Lands designation and EP zone.

Provided the above-referenced concern is addressed, and a revised report is also satisfactory, SVCA staff would revise our comments accordingly.

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 and technical reports submitted with the applications, it is the opinion of the SVCA that at this time, the proposal cannot be confirmed to be 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 and technical reports submitted with the applications, it is the opinion of the SVCA that at this time, the proposal cannot be confirmed to be consistent 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>.) Should you require assistance, please contact our office directly.

SVCA Permit

Based on the plans and technical reports submitted with the application, an SVCA permit will be required for development as proposed. The owner/applicant/agent should contact the SVCA at their convenience to continue with the SVCA regulatory/permit process.

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.

At this time, SVCA recommend deferral of the proposed application until the above referenced SVCA concern is addressed with regard to the Floodplain Hazard Assessment and Safe Access/Egress Analysis-Revision 2 prepared by GEI, dated June 19, 2025

Given the above comments, it is the opinion of the SVCA staff that:

- 1) At this time, consistency with the Natural Hazard policies of the PPS, Chapter 5 has not been demonstrated.
- 2) At this time, 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, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
m.oberle@svca.on.ca
MO/

cc: Loft Planning, agent (via email)

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