

SENT ELECTRONICALLY ONLY: sfernando@southgate.ca

November 19, 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: C24-25 (Township of Southgate)
Various Areas zoned C2 within the 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 proposed changes to parking and building regulations for dwelling units located above the first storey of a permitted non-residential use applies to all properties zoned C2 with municipal sewer and water located within the Downtown and other areas of Dundalk, as well as to properties in various rural Settlement Areas throughout the Township that are on private sewer. The proposed changes to C2 regulations include:

1. Amending section 16.2(w) to clarify the permitted use of Dwelling units with floor space being located above the first storey of a main building.
2. Change Section 16.4 to clarify current parking rules in Section 5.7 do not apply to Dwelling units located above or behind the first storey of a main building

3. Repeal Section 16.5 and replace it with new general regulations for Dwelling units located above the first storey of a main building or behind a main building summarized below:
 - a. Eliminate the maximum of one dwelling unit per lot zoned C2 and remove minimum floor area for dwelling units.
 - b. For buildings with Municipal Water and Sewer allow existing floor space above the main floor to be converted to dwelling units without requiring additional parking.
 - c. For buildings with Private Sewer and Water allow existing floor space above the main floor to be converted to dwelling units with a required parking of One (1) space per dwelling unit.
 - d. Allow additional floor space to contain dwelling units to be added above the first storey of a main building if the existing yard and lot coverage for the building is maintained with One (1) parking space per dwelling unit required for any residential unit in the new floor space.

Recommendation

The proposed application is generally acceptable to SVCA staff, provided the recommendation noted below has been addressed. Based on the Key Maps provided with the Notice, it is the opinion of SVCA staff that the Environmental Protection (EP) zone should be revised and/or included for multiple properties on the Varney, Holstein, and Conn Key Maps, as the current EP zone does not reflect the best natural hazard features information available by the SVCA. The recommended EP zone should follow the Hazard Lands land use designation as found on Schedule "A" Map 3-Holstein; Map 5-Varney; and Map 1-Township of Southgate, of the Township of Southgate OP. If requested, SVCA can provide recommended EP mapping for properties within the community of Conn.

Documents Reviewed by Staff

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

1. Notice of Meeting;
2. Key Maps associated with the proposal.

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. It is the opinion of SVCA staff that this would include additional dwelling units.

Provided the above recommendation is addressed, it is the opinion of the SVCA that the proposal will 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.

Section 5.5.2 of the Southgate OP states:

It that it is the goal of this Plan to protect the public health and safety of area residents by reducing the potential for public cost or risk to residents by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or property damage.

Floodplains within the Township are managed according to the One-Zone Concept for floodplain management, whereby the entire flooding hazard limit is treated as floodway.

The Grand River Conservation Authority and the Saugeen Valley Conservation Authority have provided hazard land mapping to the Township which applies to floodplains, steep or erosion prone slopes, organic or unstable soils, and poorly drained areas. These lands are designated Hazard Lands on Schedule A.

New development shall generally be directed away from Hazard Lands. The policies of this section of the Official Plan are intended to complement and be read in conjunction with the Natural Hazards Technical Guidelines of the Ministry of Northern Development, Mines, Natural Resources and Forestry, and the regulations and policies of the Conservation Authorities.

It is the opinion of SVCA staff that this would include additional dwelling units.

Furthermore, section 7.2.3 of the Grey County OP states in part that new development shall generally be directed away from Hazard lands. It is the opinion of SVCA staff that this would include additional dwelling units.

Provided the above recommendation is addressed, it is the opinion of the SVCA that the proposal will 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, 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

Development activities, including additional dwelling units, located within SVCA's Approximate Screening Area/SVCA Approximate Regulated Area will review SVCA review and permit.

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, provided the above recommendation is addressed, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 would be demonstrated.
- 2) Consistency with local planning policies for natural hazards would be 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.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Ken Melanson, Director of Development Services, Township of Southgate (via email)
Jessica Conroy, Resource Planner, GRCA (via email)