



July 10, 2026

via email

GRCA File: B4-26 – 026453 Highway 89

Elisha Milne
Township of Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

Dear Elisha Milne,

Re: Application for Consent B4-26
026453 Highway 89, Township of Southgate
Joseph & Salome Bowman, Emerson & Rachel Bowman

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted consent application to create an agricultural parcel.

Recommendation

The GRCA has no objection to the proposed consent application.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Severance Drawing (prepared by Solomon Martin, dated June 2, 2026)
- Plan of Survey (prepared by Van Harten Surveying Inc., dated April 26, 2024)

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.

Information currently available at this office indicates that the subject lands contain a watercourse, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, portions of the lands to be severed and lands to be retained are regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The consent application proposes to create a parcel for continued agricultural use. Although the severed parcel contains a wetland across the entire width of the proposed

lot, the rear field can be accessed from the municipal road allowance. As such, the GRCA has no objection to the proposed consent application.

The applicant is advised that current GRCA policies do not allow any development within the wetland on the subject lands. Development activity includes but is not limited to site grading, placement or removal of fill, and placement of buildings or structures of any kind.

Consistent with GRCA's approved fee schedule, this application is considered a minor consent and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review of this application.

Should you have any questions, please contact me at [REDACTED]
[REDACTED].

Sincerely,
[REDACTED]

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

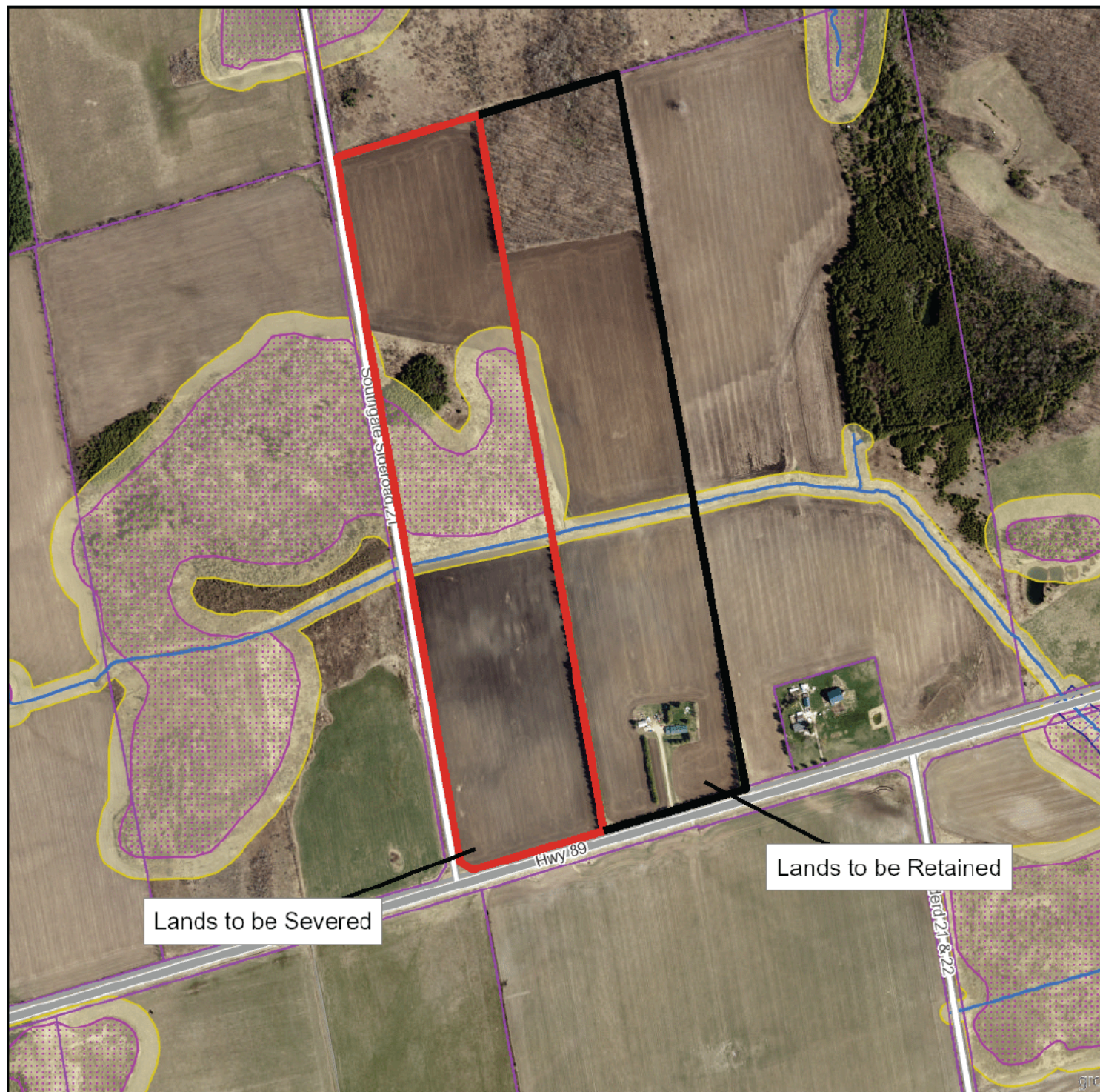
Enclosed: GRCA Mapping

Copy: *Joseph & Salome Bowman, Emerson & Rachel Bowman (via email)
Solomon Martin (via email)



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)



Lands to be Severed

Lands to be Retained

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

