

SENT ELECTRONICALLY ONLY: sfernando@southgate.ca

November 10, 2025

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

Dear Shavi Fernando,

RE: Application for Minor Variance A13-25
 573120 Southgate Sideroad 57
 Roll No. 420706000213320
 North Part Lot 20 Concession 22
 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 (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 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.

The purpose of the application is to permit a proposed Additional Residential Unit to be constructed ±290 metres east of the existing primary residence, closer to Southgate Sideroad 57 than the existing home. Section 5.24.1(i) and (ii) of the Zoning By-law requires an Additional Residential Unit be located within 50 metres maximum of the farm building cluster (includes primary dwelling) and not have a front yard abutting an improved street less than the front yard of the primary dwelling.

Recommendation

SVCA staff find the proposal acceptable.

Documents Reviewed by SVCA Staff

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

- 1) Notice;
- 2) Application;
- 3) Site plan drawings submitted with the application.

Background

In 2017 SVCA issued SVCA permit 17-031 for construction of the dwelling, and installation of sewage disposal system on the property. SVCA also recognized the existing agricultural building.

Site Characteristics

Current SVCA mapping shows areas of the property are within the SVCA's Screening Area. The natural hazard features affecting the property includes a tributary of the Beatty Saugeen River that flows along the very northeastern portion of the property and along the lands adjacent to the property, as well as wetlands-part of Topcliff Provincially Significant Wetlands/swamps, and the floodplain of the tributary and of the wetland/swamps.

Small areas of the property are mapped as Hazard Lands and Wetlands in the Grey County OP and Township of Southgate OP, and zoned EP and W in the Township of Southgate Zoning By-law, which generally coincides with SVCA hazard lands mapping for the property, which is appropriate to identify the natural hazard features on the property.

Based on the site plans submitted with the application the location of the existing dwelling and detached accessory building, and the proposed additional residential unit will not be in the EP zone.

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 site plans submitted with the application, it is the opinion of the SVCA that the proposal is consistent with sections 5.1 and 5.2 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 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 site plans submitted with the application, the proposal would 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.

As mentioned above, areas of the property are within the SVCA Approximate Screening Area. To determine the SVCA Approximate Screening Area/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=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

In accordance with SVCA's policies made under the CA Act and O. Regulation 41/24, based on the site plans submitted with the application, the proposal will not be located within the SVCA Approximate Screening Area, and so the proposal will not require an SVCA permit.

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.

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.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Township of Southgate regarding this 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.

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November 10, 2025

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Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: David Hanley, agent (via email)

Accessibility Notice:

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