

SENT ELECTRONICALLY ONLY: [sfernando@southgate.ca](mailto:sfernando@southgate.ca)

August 20, 2025

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

ATTENTION: Shavindra Fernando, Planning Assistant

Dear Shavindra Fernando,

RE: Minor Variance A9-25 (Jesse F. Martin)  
246124 Southgate Road 24  
Lot 25 Concession 16  
Roll No. 420709000306600  
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 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 application is to permit an addition to the front of the existing farmhouse located on the subject property. Part of the farmhouse will be demolished and the addition built with a +-17 metre front yard. The required front yard is 20 metres minimum requiring a +-3 metre variance on front yard for the addition.

### **Recommendation**

The proposed application is acceptable to SVCA staff.

## **Documents Reviewed by Staff**

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

- 1) Application form, with received date of June 26, 2025;
- 2) Updated drawing dated July 3, 2025;
- 3) Notice.

## **Site Characteristics**

Current SVCA mapping shows large areas of the property within the SVCA's Screening Area. The natural hazard features affecting the property include any floodplain of an unnamed tributary/watercourse and any floodplain of any wetlands/swamp lands, as well as the unstable soils associated with wetlands/swamps on the property, including part of Proton Station Provincially Significant Wetlands (PSW) that is located on the property.

Large 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 Wetland in the Township of Southgate Zoning By-law, which appears appropriate to identify the natural hazard features on the property.

It is the opinion of SVCA staff that the proposed development as part of this application will be located outside 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 plan 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 plan 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.

To determine the 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**

Based on the plan submitted with the application, the proposed development will be located outside/beyond the SVCA Approximate Screening Area. Therefore, further review or permit from the SVCA is not required.

#### **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 planning approval authority regarding the application. We respectfully request to receive a copy of the decisions 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: Solomon Martin, agent (via email)  
Barbara Dobreen, Authority Member, SVCA (via email)