



September 3, 2025

via email

GRCA File: C17-24 - 271 Main Street East

Shavi Fernando  
Planning Assistant  
Township of Southgate  
185667 Grey County Road 9  
Dundalk, Ontario N0C 1B0

Dear Shavi Fernando,

**Re: Zoning By-law Amendment Application C17-24**  
271 Main Street East, Township of Southgate  
Owner/Applicant: 271 Main Street East Inc. c/o Cale & Reg Barnes  
Agent: MHBC Planning c/o Shayne Connors

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted Zoning By-law Amendment Application proposing to rezone the subject lands from Residential 3 Zone to a new Residential 3 Zone with a site-specific exemption to permit a condominium development of 24 stacked townhouses on the subject property.

### **Recommendation**

GRCA has no objection to the proposed zoning by-law amendment application. A GRCA permit is required for the proposed works within the allowance to the floodplain.

### **Documents Reviewed by Staff**

GRCA staff have reviewed the following documents submitted with this application:

- Cover Letter (MHBC, July 30, 2025).
- Planning Addendum Letter (MHBC, July 30, 2025).
- Civil Drawings (Crozier, June 25, 2025).
- Site Plan (Orchard Design Studio Inc., June 25, 2025).
- Elevation Conceptual Renderings
- Comment Response Matrix (July 29, 2025).

### **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 our office indicates the subject lands contain the regulated allowance to floodplain located northeast of the property. A copy of our resource mapping is attached for reference.

Due to the presence of the floodplain and its allowance, a portion of the subject lands are regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits Regulation). Any development or site alteration within the regulated area requires a GRCA permit pursuant to Ontario Regulation 41/24.

Based on our review of the submitted drawings, the proposed development will be partially located within the allowance of the floodplain located northeast of the subject property. Based on the existing elevations shown on the grading plan, the development will be outside of the floodplain, and GRCA has no concerns with the proposed development. GRCA has no objection to the proposed zoning by-law amendment. A GRCA permit will be required prior to construction.

**Plan Review Fees:**

Consistent with GRCA's 2023-2025 approved fee schedule, this application is considered a 'minor' zoning by-law amendment. The owner 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 [jconroy@grandriver.ca](mailto:jconroy@grandriver.ca) or 519-621-2763, extension 2230.

Sincerely,

[Redacted Signature]

PI.

Resource Planner  
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Property

Copy (via email): MHBC Planning c/o Shayne Connors (Agent)  
271 Main Street East Inc. [Redacted] (Owner/Applicant)





271 Main Street East, Southgate

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)



Subject property

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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.

