

SENT ELECTRONICALLY ONLY: sjohnson@southgate.ca

July 15, 2026

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

ATTENTION: Shaneque Johnson, Planning Administrative Support

Dear Shaneque Johnson,

RE: Minor Variance A6-26 (Claudia Pereira-Silva)
225701 Southgate Road 22
Roll No. 420709000303508
Part Lot 18 Concession 15, Part 9 Plan 17R160
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 (O. 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.

Purpose

The purpose of the application is to permit a single detached dwelling to be built with a ± 3 metre west side yard on an existing parcel with ± 26 metres frontage on Southgate Road 22 and ± 0.3 hectares lot area. The Township Zoning By-law requires a minimum side yard for a dwelling with an attached garage of 5.0 metres both sides, minimum lot frontage of 100 metres, and minimum lot area of 0.8 hectares.

Recommendation

The application is acceptable to SVCA staff.

Documents Reviewed by SVCA Staff

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

- 1) Notice of Public Meeting;
- 2) Application;
- 3) Site Plan.

On behalf of a past owner, SVCA was contacted in 2023 regarding the proposed sale of the property and to determine a development envelope for the property. SVCA conducted a site inspection to the property on November 30, 2023, and provided comments and mapping dated December 8, 2023, that identified a building envelope on the property.

Natural Hazard Features and Mapping

The majority of the property features lands within the SVCA Approximate Screening Area. The natural hazard features and areas affecting the property include a flooding hazard associated with an adjacent watercourse, and the hazardous soils related to any wetlands/swamp lands.

Based on the plan submitted with the application, the proposed dwelling will be outside/beyond the natural hazard features identified by SVCA.

Hazard Mapping

The Town of Southgate's mapped Environmental Protection (EP) zone for the property should be revised (to be made larger) at the next available opportunity to better coincide with SVCA hazard lands mapping.

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.

Section 5.1 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. Furthermore, section 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

Based on the plan submitted with the application, the application is consistent with the natural hazard policies of the PPS, 2024.

Conservation Authorities Act and O. Regulation 41/24

In accordance with legislation, a permit from the SVCA is required for development and interference activities in or near hazardous lands, watercourses, wetlands, unstable soils and bedrock, river or stream valleys, and shorelines. SVCA reviews the proposal to make sure it won't increase risks like flooding, erosion, or land instability, and that it won't put people or property in danger. If the project meets SVCA's policies, designed to mitigate these risks, a permit can be approved.

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 dwelling is located within the SVCA Approximate Screening Area, and so future review and permit from the SVCA is required. The owner should contact the SVCA at their convenience to continue the regulatory (SVCA permit review) process.

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 the PPS 2024 and SVCA's environmental planning and regulation policies made in conformance with governing legislation and technical guidance.

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.

Please inform this office of any decision made by the Township of Southgate regarding the application. We respectfully request to receive a copy of the decision and notices of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,



Environmental Planning Technician
Saugeen Conservation
MO/

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