



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: ehewgill@southgate.ca

July 14, 2020

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

ATTENTION: Elisha Hewgill, Administrative & Legislative Assistant

Dear Ms. Hewgill,

RE: Consent to Sever Land B3-19 (Brenden McDonald)
185197 Grey Road 9
Roll No.: 420709000213100
Part Lot 6, Concession 13
Geographic Township of Proton
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the consent to sever land in accordance with the SVCA's mandate, the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the SVCA and the Township of Southgate relating to plan review. The purpose of the application is to create a surplus farm lot. SVCA staff provided comments to the Township of Southgate dated December 10, 2019 regarding the associated proposed zoning by-law amendment C17-19; and proposed Southgate Official Plan amendment OPA3-19. Please refer to that letter (copy attached for ease of reference) for more details on the property. The proposed consent to sever land is acceptable to SVCA staff. Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/
Enclosure

cc: Cuesta Planning Consultants Inc., agent (via email)
Brendan McDonald, holder of option to purchase subject lands (via email)
Barbara Dobreen, Authority Member, SVCA (via email)



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey



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SENT ELECTRONICALLY ONLY (jeckenswiller@southgate.ca)

December 10, 2019

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

ATTENTION: Jamie Eckenswiller, Legislative and Communications Coordinator

Dear Mr. Eckenswiller

RE: Proposed Zoning By-law Amendment C17-19; and
Proposed Southgate Official Plan Amendment OPA3-19
185197 Grey Road 9
Roll No.: 420709000213100
Part Lot 6, Concession 13
Geographic Township of Proton
Township of Southgate

(Brenden McDonald)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed zoning by-law amendment and proposed Southgate Official Plan (OP) amendment in accordance with the SVCA's mandate, the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the SVCA and the Township of Southgate relating to plan review. The purpose of the applications is to rezone the property and to allow for an additional lot to be created in the agricultural designation. The proposed zoning by-law amendment and proposed OP amendment are acceptable to SVCA staff and the following comments are offered.

Natural Hazard

In the opinion of SVCA staff, large areas of the property are designated Hazard Lands in the Grey County Official Plan (OP) and the Township of Southgate OP. This same area are also zoned Environmental Protection (EP) in the Township of Southgate Zoning By-law No. 19-2002, as amended. The Hazard Land designations and the EP zone generally coincide with the Hazardous Lands mapping as originally plotted by SVCA staff for the property. It is the opinion of SVCA staff that the parcel proposed to be severed will not be located within the Hazard Lands designations or the EP zone.



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Natural Heritage

SVCA staff is of the opinion that the natural heritage features and areas affecting the property include significant woodlands, the adjacent lands to fish habitat, and wetlands.

Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown in the northern portion of the property and on lands adjacent to the property. However, based on the plans submitted as part of the application, it is the opinion of SVCA staff the preparation of an Environmental Impact Study (EIS) to address potential impacts to significant woodlands is not recommended at this time.

Adjacent Lands to Fish Habitat

Unnamed tributaries of the South Saugeen River flows through the property. These watercourses are considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Based on the plans submitted as part of the application, it is the opinion of SVCA staff that the preparation of an EIS to address potential impacts to the adjacent lands to fish habitat is not recommended at this time.

Wetlands

Other wetlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown on portions of the property. The wetlands are located within the Hazardous Lands designation. Based on the plans submitted as part of the application, it is the opinion of SVCA staff that the preparation of an EIS is not recommended to address potential impacts to the wetlands and its adjacent lands at this time.

SVCA Regulation

Several areas of the parcel proposed to be retained are within the SVCA Approximate Screening Area associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O., 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

"Development" and Alteration

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind,*

- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure increasing the number of dwelling units in the building or structure,*
- c) *site grading, or*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

For the property, the Regulated Area associated with the SVCA Approximate Screening Area includes wetlands on and adjacent to the property, watercourses and their floodplains, and an offset distance from these features. SVCA staff conducted a site inspection to the property on August 8, 2019 regarding the installation of agricultural tile drainage, and other works. SVCA staff provided permission for that work to the landowner in correspondence dated August 15, 2019.

However, based on the plans submitted as part of the application, the parcel proposed to be severed will not be located within the SVCA Approximate Screening Area. Permission from the SVCA is not required for development on the parcel proposed to be severed.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to the applications. The proposed zoning by-law amendment and proposed OP amendment are acceptable to SVCA staff. We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

Township of Southgate
Proposed Zoning By-law Amendment C17-19; and
Southgate Official Plan Amendment OPA 3-19 (Brenden McDonald)
December 10, 2019
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cc: Cuesta Planning Consultants Inc., agent (via email)
Brendan McDonald owner (via email)
Barbara Dobreen, Authority Member, SVCA (via email)