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SENT BY E-MAIL ONLY (lgreen@southgate.ca)

October 13, 2020

Township of Southgate  
185667 Grey Rd. 9, RR 1  
Dundalk, ON N0C 1B0

ATTENTION: Lindsey Green, Clerk

Dear Ms. Green;

RE: Community Improvement Plan and implementing Official Plan Amendment  
Township of Southgate

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the draft "Township of Southgate Community Improvement Plan" dated Sept. 18, 2019 as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards and natural heritage; and the proposed has also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the Community Improvement Plan (CIP) and implementing Official Plan amendment is to establish a set of policies and financial incentive programs aimed at encouraging private investment to undertake various revitalization and redevelopment projects, particularly within the Township's downtown locations, brownfield, vacant, and grey field properties; and to increase affordable and attainable housing.

SVCA staff find the draft CIP acceptable. The proposed plan is general in nature and applies to the entire Township of Southgate. As such, the proposed is not directly affected by floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA as per our MOA with the Township of Southgate. However, future development/redevelopment projects may be located within or adjacent to a natural heritage feature, natural hazard feature and/or a SVCA Regulated Area and may require review by the SVCA. SVCA staff understands that all existing policies for natural heritage and natural hazard features outlined in the Township of Southgate's Official Plan will apply to each development proposal and we trust these proposals will continue to be forwarded to the SVCA for comment.



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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Thank you for the opportunity to comment. Please inform this office of any decision made by the Township regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

We trust this information is satisfactory. Should questions arise, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Brandi Walter". The signature is written in black ink on a light-colored background.

Brandi Walter  
Environmental Planning Coordinator  
Saugeen Conservation

BW/

cc: Barbara Dobreen, SVCA Member (via email)