

**From:** [Michael Oberle](#)  
**To:** [Elisha Milne](#); [Holly Malnyk](#); [Lindsey Green](#)  
**Cc:** [Barbara Dobreen](#)  
**Subject:** RE: C32-21 - SVCA comments  
**Date:** January 5, 2022 1:41:13 AM  
**Attachments:** [SVCA comment B11-21 Harper Homes.pdf](#)

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Good evening,

Regarding the above referenced file, please find attached SVCA comments for the related file B11-21 for the property. The SVCA does not have any new or additional comments at this time.

I trust that this is helpful.

As per practice I am copying on this email, Barbara Dobreen, the SVCA member who represents the Township of Southgate.

Any questions, please do not hesitate to contact this office.

Kind regards,

Mike

Michael Oberle

Environmental Planning Technician

Saugeen Conservation

Cell: 519-373-4175

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**From:** Holly Malnyk <[hmalnyk@southgate.ca](mailto:hmalnyk@southgate.ca)>  
**Sent:** December 20, 2021 10:57 AM  
**To:** Bell Canada ROWCC <[rowcentre@bell.ca](mailto:rowcentre@bell.ca)>; Bev Fisher <[bfisher@southgate.ca](mailto:bfisher@southgate.ca)>; Bluewater District School Board <[shelley\\_crummer@bwdsb.on.ca](mailto:shelley_crummer@bwdsb.on.ca)>; Bluewater District School Board <[jayme\\_bastarache@bwdsb.on.ca](mailto:jayme_bastarache@bwdsb.on.ca)>; Bruce Grey Catholic School Board <[al\\_hastie@bgcdsb.org](mailto:al_hastie@bgcdsb.org)>; Clinton Stredwick <[cstredwick@southgate.ca](mailto:cstredwick@southgate.ca)>; Dave Milliner - Southgate CAO <[dmilliner@southgate.ca](mailto:dmilliner@southgate.ca)>; Derek Malnyk <[firechief@southgate.ca](mailto:firechief@southgate.ca)>; Enbridge Gas <[ONTLands@enbridge.com](mailto:ONTLands@enbridge.com)>; Group\_PlanningDeptEmails <[Group\\_PlanningDeptEmails@grey.ca](mailto:Group_PlanningDeptEmails@grey.ca)>; Haudenosaunee Development Institute <[hdi2@bellnet.ca](mailto:hdi2@bellnet.ca)>; Historic Saugeen Metis <[hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)>; Jim Ellis <[jellis@southgate.ca](mailto:jellis@southgate.ca)>; Juanita Meekins <[juanita.meekins@saugeenojibwaynation.ca](mailto:juanita.meekins@saugeenojibwaynation.ca)>; Kevin Green <[kgreen@southgate.ca](mailto:kgreen@southgate.ca)>; Lacy Russell <[russell@southgate.ca](mailto:russell@southgate.ca)>; Lindsey Green SouthgateClerk <[lgreen@southgate.ca](mailto:lgreen@southgate.ca)>; Meagan Bruce <[M.Bruce@publichealthgreybruce.on.ca](mailto:M.Bruce@publichealthgreybruce.on.ca)>; Metis Nation of Ontario <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; MMAH <[Tyler.Shantz@ontario.ca](mailto:Tyler.Shantz@ontario.ca)>; [Newdevelopment@rci.rogers.com](mailto:Newdevelopment@rci.rogers.com); Ontario Power Generation <[Executivevp.lawanddevelopment@opg.com](mailto:Executivevp.lawanddevelopment@opg.com)>; Pegelo, Jessica - MTO <[jessica.pegelo@ontario.ca](mailto:jessica.pegelo@ontario.ca)>; Saugeen Ojibway Nation <[emily.martin@saugeenojibwaynation.ca](mailto:emily.martin@saugeenojibwaynation.ca)>; Southgate Mailbox <[southgate@SVCA.ON.CA](mailto:southgate@SVCA.ON.CA)>; Union Gas <[ontugllandsinq@uniongas.com](mailto:ontugllandsinq@uniongas.com)>; William Gott <[wgott@southgate.ca](mailto:wgott@southgate.ca)>; WSP on behalf of Bell <[circulations@wsp.com](mailto:circulations@wsp.com)>  
**Subject:** C32-21 Notice of Public Meeting

**\*\*[CAUTION]:** This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please find the below link for the Notice of Public Meeting for Zoning By-law Amendment Application C32-21.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C32-21-Harper-Homes-Inc-Associated-with-B11-21>

The meeting is scheduled for **January 19, 2022 at 6PM**. Please supply all comments on the above notification by **January 12, 2022** so they may be included in the public agenda.

Comments can be received by:

Email: [hmalynyk@southgate.ca](mailto:hmalynyk@southgate.ca)

Fax: 519-923-9262 Attn: Holly Malynyk

Mail: Holly Malynyk, Customer Service and Support  
185667 Grey County Road 9  
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

**Holly Malynyk**  
**Customer Service and Support**  
**Township of Southgate**

📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 233 | Fax 519-923-9262

✉ [hmalynyk@southgate.ca](mailto:hmalynyk@southgate.ca) | [www.southgate.ca](http://www.southgate.ca)



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: [emilne@southgate.ca](mailto:emilne@southgate.ca)

November 14, 2021

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

ATTENTION: Elisha Milne, Administrative & Legislative Coordinator

Dear Ms. Milne,

RE: Consent to Sever Land B11-21 (Harper Homes)  
224231 Southgate Road 22  
South Part Lot 16 Concession 18  
Roll No.: 420706000204000  
Geographic Township of Egremont  
Township of Southgate

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application 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. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

### **Purpose**

The purpose of the application is to sever a portion of the subject lands to create a new residential lot. The retained lot which already has a house will remain as is. The proposed severed and retained lots will have 40m of frontage and an area of 1618m<sup>2</sup>. The lots will have frontage on Southgate Road 22.

### **Recommendation**

SVCA staff find the application acceptable. The subject property does not contain any natural hazard features or other environmental features of interest to SVCA or as per our MOA with the Township of Southgate. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2020 and the Township of Southgate Official Plan.



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

Township of Southgate  
B11-21 (Harper Homes)  
November 14, 2021  
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Additionally, the property is not within the SVCA Approximate Regulated Area/ SVCA Approximate Screening Area, and is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority with regards to the application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

cc: Harper Homes, owner/applicant (via email)  
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)