



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: [REDACTED]

November 4, 2016

Ted and Victoria Runyon
263574 Southgate Road 26
RR 4
Durham, Ontario
N0G 1R0

Dear Mr. and Ms. Runyon,

RE: Proposed Construction of Detached Building
263574 Southgate Road 26
Roll No.: 420706000121430
Part Lot 3, Concession 22; Part 1 Plan 16R7113
Geographic Township of Egremont
Township of Southgate

You have asked Saugeen Valley Conservation Authority (SVCA) staff to review a plan for the proposed construction of a detached building on the above noted property. You forwarded a preliminary site plan to the SVCA on July 13, 2016, showing a proposed detached accessory building footprint of approximately 50 foot (north-south) by 30 foot (east-west) with a proposed southeast corner to be located approximately 20 feet west of the northwest corner of the existing garage on the property. SVCA staff conducted a site inspection of the property on October 3, 2016. The location of the proposed detached building is acceptable to SVCA staff and the following comments are offered.

Limitation of Comments

At the onset, please be advised that these SVCA staff's comments pertain only to matters relating to proposed development as described above. Furthermore, these comments represent the position of SVCA staff based on information currently available and policies and guidelines in affect at this time. Should development not proceed for some time on the property, SVCA staff cannot guarantee that our comments will remain unchanged indefinitely.

SVCA Regulation

Portions of the property are subject to the SVCA's Development, Interference with Wetlands and Alteration 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. Chap. C. 27. This Regulation requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration



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

to a wetland or watercourse. To determine where the SVCA's areas of interest 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.

"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.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed within the areas of interest associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

However, according to the preliminary site plan, provided by you to the SVCA on July 13, 2016, describing the above referenced proposed building, and as viewed on site by SVCA staff on October 3, 2016, the proposed construction is not subject to SVCA's Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). A permit from the SVCA will not be required for the proposed construction of the building provided no construction or site alteration occurs any farther south than the south wall of the existing garage. A copy of the preliminary plan is attached to this correspondence for ease of reference. Should this plan change significantly, or should any other works be proposed on the property in the future beyond that described above, including any shoreline alterations, the SVCA should be contacted as further review and permission may be required.

Finally, SVCA staff recommend that tree removal on the property be kept to a minimum, and that tree removal be limited to that required for construction and safety hazard purposes.

Zoning and Official Plan

Administration and final interpretation of the Zoning By-law and Official Plan are the responsibility of the Municipality and/or County. SVCA staff recommend you contact the Municipality and/or County to confirm the

Ted and Victoria Runyon
November 4, 2016
Page 3 of 3

zoning status and/or designation for the property, and for all other items relating to the Zoning By-law and Official Plan.

As the provincial commenting agency for matters relating to Natural Hazards (Environmental Protection, Hazard Lands, etc. zones and/or designations) in association with applications made under the Planning Act, the SVCA is required to provide comments and assistance to the Municipality and/or County and its residents for zoning and Official Plan matters in this regard. SVCA staff also provides recommendations pertaining to Natural Heritage in accordance with the Plan Review Agreements currently in effect with our member municipalities, and as a watershed agency associated with Planning Act applications. Therefore, if a planning application (proposed Zoning By-law amendment, application for minor variance, application for consent, site plan approval, Draft Plan of Subdivision, Draft Plan of Condominium, etc.) is required in association with your proposal, the SVCA will be involved in that process as a review agency and the SVCA staff's comments to that process will be forwarded to the Municipality and/or County at that time. However, SVCA staff's comments regarding Zoning and Official Plan matters are not included within this correspondence.

Please note, you should not start construction until you have applied for and received a building permit from the Chief Building Official (CBO) for the Township of Southgate.

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

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO\
Enclosure

cc: Bev Fisher, CBO, Municipality of Southgate (via email)
Barbara Dobreen, Authority Member, SVCA (via email)