

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

October 28, 2024

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

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Ms. Milne,

RE: C25-24 (Sagheer Ahmad)
Unassigned civic address, Grey Road 14
Roll No.: 420709000108180
Part Lot 12 Concession 5
Geographic Township of Proton
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted proposal as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards. The application 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. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of the application for rezoning is to allow a Recreation Community Care Centre for individuals with disabilities along with a proposed residence as a Group Home on the subject lands.

Background

As part of the pre-consultation process, SVCA provided comments and mapping (attached for reference) dated December 8, 2023.

Recommendation

The application is generally acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments -Natural Hazards

The natural hazard features of concern on the property appear to include a tributary of the South Saugeen River, wetlands/swamps, and any floodplain associated with the watercourse and swamps.

The Hazard Lands and Wetlands designations as shown in Schedule A of the Grey County OP and Schedule A of the Southgate OP, and the Environmental Protection (EP) zone and Wetland (W) zone as shown in the Township of Southgate Zoning By-Law, generally matched SVCA Hazardous Land mapping for the property.

Provincial Planning Statement – Section 5.2

Section 5.2 of the PPS, 2024 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, it is the opinion of SVCA staff that the application appears to be consistent with Section 5.2 of the PPS, 2024.

Township of Southgate Official Plan and Grey County Official Plan

Section 5.5.2 of the Southgate OP and Section 7.2.3 of the Grey County OP state in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plan submitted with the application it is the opinion of SVCA staff that the application appears to be consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Drinking Water Source Protection

The property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

SVCA Regulation 41/24

SVCA staff has reviewed the proposal as per our responsibilities as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The western area of the property is within the SVCA Approximate Screening Area associated with the SVCA's Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24). 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.

For this property, the SVCA Approximate Screening Area includes the watercourse, and wetlands/swamp, and any floodplain associated with the watercourse and wetlands/swamps, and an offset distance from these features.

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.

Based on the plan submitted with the application, development is proposed within the SVCA Approximate Screening Area, and will require a SVCA permit. To obtain an SVCA permit, the following will be required:

1. updated site plan showing the location of all buildings and structures, decks, trails, maximum area of site/ground disturbance, including location of sewage disposal system, and distance to lot lines,
2. design/construction drawings showing cross-section and exterior openings.
3. SVCA application for permit form, and
4. SVCA permit application fee.

Summary

SVCA staff has reviewed this proposal in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 5.2, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Grey County OP and Township of Southgate policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Township of Southgate with regard to the proposal. Should you have any questions, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

Enclosures: SVCA comments and mapping dated December 8, 2023

cc: Barbara Dobreen, Authority Member, SVCA (via email)
Sagheer Ahmad, owner (via email)

Sagheer Ahmad
Grey Rd 14
Roll No.:
420709000108180
Pt Lt 12 Con 5 Proton
Township of Southgate

Legend

-  Hazard Land/ SVCA recommended EP zone
-  Gildale Wetlands/swamp limit
-  Watercourse
-  subject property
-  Parcel Fabric



UTM Zone 17N, NAD 83

1:2500

The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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December 8, 2023

140 metres / 460 feet

150 metres / 492 ft.