

SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca)

December 11, 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: C31-24 (Jeff and Elaine Green)  
192258 Southgate Sideroad 19  
Roll No.: 420709000405100  
Part Lot 27 Concession 11  
Geographic Township of Proton  
Township of Southgate

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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 applications have 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 applications 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 is to rezone the subject lands to permit: 1. Covering an existing 240.8 square metre concrete pad used for manure storage. 2. A future pit silo with possible cover west of the existing barn. Both the covered concrete pad and future pit silo would be 4.6 metres minimum from the north lot line. A Minimum Distance Calculation (MDS) requires a minimum 6 metre setback to the nearest lot line. The Agricultural -1 (A1) Zone for the subject lands requires a minimum yard (setback) of 15 metres.

## **Recommendation**

The application is generally acceptable to SVCA staff.

## **Delegated Responsibility and Advisory Comments -Natural Hazards**

Based on SVCA mapping, there are no natural hazard features affecting the property. The property is not designated Hazard Lands in Schedule A of the Grey County OP or Schedule A of the Southgate OP, and is not zoned Environmental Protection (EP) in the Township of Southgate Zoning By-Law.

## **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. It is the opinion of SVCA staff that the application is 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. It is the opinion of SVCA staff that the application is 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 property does not have any SVCA Approximate Screening Area, therefore review and permit from the SVCA is not required for development on the property.

## **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:

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- 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/

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