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SENT ELECTRONICALLY ONLY: emilne@southgate.ca

March 19, 2025

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

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Elisha Milne,

RE: Zoning By-law Amendment C1-25 (Norman and Salome Martin (Dunside Inc.)
752395 Ida Street
Roll No.: 420709000504901
Part Lot 221-22 Con 2 SWTSR Concession 13
Geographic Township of Proton
Township of Southgate

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies (https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual_Interim.pdf) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Purpose

The purpose of the application is to relocate the area zoned Agriculture 1 Exception 446 (A1-446) on the subject lands permitting an On Farm Diversified Use and to change the requirements of the A1-446 zone as follows:



- Increase the floor area of the proposed shop from 250 square metres to 400 square metres (including the existing home industry on-site), and
- Decrease the outdoor storage from 670 square metres to 270 square metres

Recommendation

The proposed application is generally acceptable to SVCA staff.

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- 1) Application form, dated January 2025;
- 2) Site Plan, dated February 3, 2025;
- 3) Notice of Complete Applications and Public Meeting, dated February 27, 2025.

Background

Regarding this proposal, SVCA issued SVCA permit 23-197 on July 25, 2023 for: construction of a 587 square metre shed/barn with manure storage and associated septic system, replacement of a residential septic system, fill placement and grading for building yard, filling of an existing isolated pond, and installation of systematic farm drainage tile.

Site Characteristics

Current SVCA mapping shows that the central portion of the property is within the SVCA's Screening Area. The natural hazard features affecting the property include any floodplain and any wetland/swamp areas.

Areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law.

Based on the plan submitted with the application, the existing and proposed areas to be rezoned for OFDU (on-farm diversified use) will not be within the EP zone or Hazard Land Area designation.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Sections 5.1 and 5.2 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to ...and not create new or aggravate existing hazards.

It is the opinion of the SVCA that the proposal is consistent with sections 5.1 and 5.2 of the PPS, 2024.

Township of Southgate and County of Grey Official Plan Policies

The following comments are made in accordance with MOU with the Township of Southgate. As mentioned above, areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law.

Based on the plans submitted with the application, the existing and proposed areas to be rezoned for OFDU (on-farm diversified use) will not be within the EP zone or Hazard Land Area designation.

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 proposal, the proposal would be consistent with the Southgate OP and Grey County OP.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

As noted above, regarding this proposal, SVCA issued SVCA permit 23-197 on July 25, 2023 for: construction of a 587 square metre shed/barn with manure storage and associated septic system, replacement of a residential septic system, fill placement and grading for building yard, filling of an existing isolated pond, and installation of systematic farm drainage tile.

Drinking Water Source Protection

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

Summary

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

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

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

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Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

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