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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 C5-25 (Ian S Martin)
712507 Southgate Sideroad 71
Part of Roll No.: 420709000508700
Part Lot 216 Lot 217 Concession 4 SWTSR
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 permit an on farm diversified use (dry manufacturing – woodworking) on the subject lands within a proposed +-4252 square metre zoned area. The proposed workshop and skid steer power room would have a maximum combined area of +-625 square meters



with +-300 square meters of outdoor storage. The on farm diversified use would be operated secondary to proposed farmhouse, shed and barn.

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 February 2025;
- 2) Site Plan, dated February 7, 2025;
- 3) Notice of Complete Application and Public Meeting, dated February 28, 2025.

Background

Regarding this property, SVCA staff had previously reviewed and provided comments to planning application: B12-21; and SVCA had issued SVCA permit 21-329 for filling and grading within a wetland to install a new laneway. As part of the proposal, SVCA had required that both a floodplain study and EIS be completed. The purpose of the floodplain study was to determine safe access was available to the property. Both the floodplain study and the EIS were determined to be acceptable to SVCA staff.

Site Characteristics

Current SVCA mapping shows that large areas of the property are within the SVCA's Screening Area. The natural hazard features affecting the property include wetland/swamps and any floodplain of the wetland/swamps.

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. As part of the application, SVCA recommends that that the Hazard Land Area designation and EP zone could be revised slightly, to be made smaller, to best represent site conditions in the proposed farmstead area of the property. Please find attached SVCA mapping, showing SVCA's recommended EP zone or Hazard Land Area designation.

Based on the site plan submitted with the application, the proposed areas to be rezoned for OFDU (on-farm diversified use) will not be within the recommended 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. As part of the application, SVCA recommends that the Hazard Land Area designation and EP zone could be revised slightly, to be made smaller, to best represent site conditions in the proposed farmstead area of the property. Please find attached SVCA mapping, showing SVCA's recommended EP zone or Hazard Land Area designation.

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 recommended 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

Based on the plan submitted with the application, the area to be rezoned will slightly encroach into the SVCA Approximate Screening Area, however, the farmstead area is proposed more than 30 metres from any wetland/swamp edge, and more than 15 metres from any floodplain edge, and so the development as shown on the site plan as proposed, will not require a permit from the SVCA.

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.

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 decision and notice of any appeals filed.

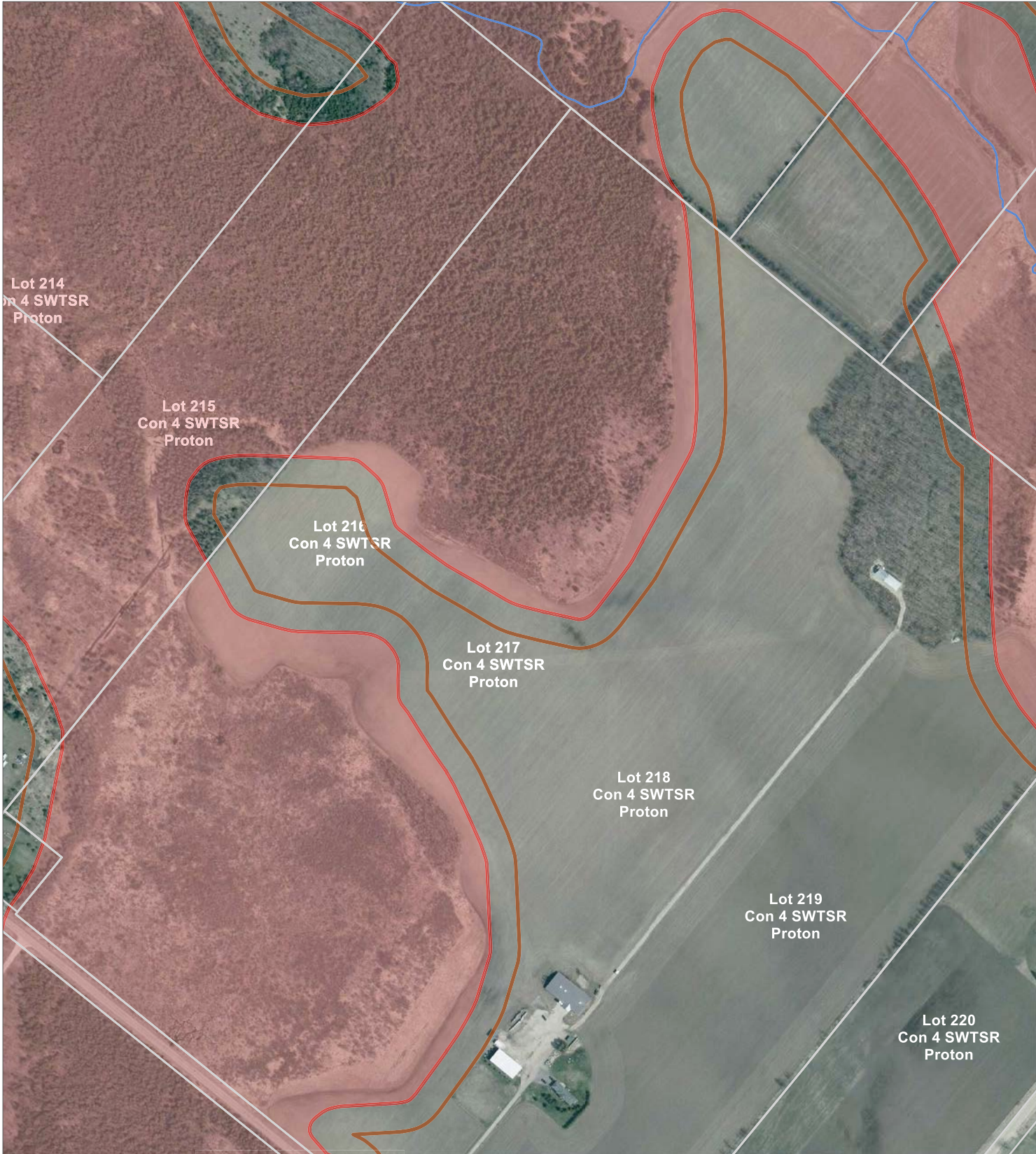
Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

Enclosure: SVCA map

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

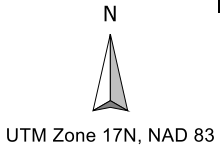


The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.







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Legend

-  Hazard Land/ SVCA recommended EP zone
-  SVCA Approximate Screening Area limit
-  Watercourse
-  Parcel Fabric

C5-25 (Ian S Martin)
 712507 SG SDR 71
 Part of Roll No.:
 420709000508700
 Pt Lt 216 Lt 217
 Con 4 SWTSR Proton
 Township of Southgate

March 17, 2025