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SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca) and [cassandra.dillman@grey.ca](mailto:cassandra.dillman@grey.ca)

March 19, 2025

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

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Elisha Milne,

RE: Zoning By-law Amendment C6-25, Southgate Official Plan Amendment OPA2-25, and Grey County Official Plan Amendment OPA26 (Ridgeview Lumber)  
185673 Grey Road 9  
Roll No.: 420709000215100  
Lot 18 Concession 13  
Geographic Township of Proton  
Township of Southgate

The above-noted applications have 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](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 applications are to permit the expansion of an existing On-farm Diversified Use (lumber yard), including an outdoor storage area (total of 1805 m<sup>2</sup>) and proposed covered, open-air storage building (373 m<sup>2</sup>).



## **Recommendation**

The proposed applications are generally acceptable to SVCA staff.

## **Documents Reviewed by Staff**

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

- 1) County Official Plan Amendment Application form, dated January 2025;
- 2) Cover Letter, dated January 22, 2025;
- 3) Planning Justification Report, dated January 20, 2025;
- 4) Site Plan, revision 3, dated February 22, 2025;
- 5) Amended - Notice of Complete Applications and Public Meeting, dated March 12, 2025;
- 6) Township Application for Official Plan and Zoning By-law Amendment, dated January, 2025.

## **Background**

Regarding this property, SVCA staff had previously conducted a site inspection in 2021, and had reviewed and provided comments to planning applications: A4-21, C8-22; and SVCA had issued SVCA permit 21-147 for filling and grading, and SVCA permit 21-189 for installation of systematic tile drainage.

## **Site Characteristics**

Current SVCA mapping shows that areas of the property are within the SVCA's Screening Area. The natural hazard features affecting the southern portion of the property include wetland/swamps and any floodplain of the wetland/swamps, and the headwaters of a watercourse that is located within the wetlands/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 these applications, SVCA recommend 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 southern portion of the property. Please find attached SVCA mapping, showing SVCA's recommended EP zone or Hazard Land Area designation.

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 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.

Chapter 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 Chapter 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 these applications, SVCA recommend 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 southern portion of the property. Please find attached SVCA mapping, showing SVCA's recommended EP zone or Hazard Land Area designation.

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 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 applications, the area to be rezoned will not be located within the SVCA Approximate Screening Area, therefore a permit from the SVCA is not required for the buildings or structures as proposed.

### **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.

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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 these applications. 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/  
Enclosure: SVCA map

cc: Ridgeview Lumber Inc., owner (via email)  
MHBC Planning Ltd., applicants/agent (via email)  
Barbara Dobreen, Authority Member, SVCA (via email)

C6-25, OPA2-25, OPA26



SVCA recommended  
EP zone  
2020 air photo

Lot 19  
Con 13  
Proton

Lot 18  
Con 13  
Proton

Grey Rd 9

**Legend**

-  Hazard Land/ SVCA recommended EP zone
-  Parcel Fabric



UTM Zone 17N, NAD 83

1:4000

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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March 17, 2025