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SENT ELECTRONICALLY ONLY (jeckenswiller@southgate.ca)

October 15, 2019

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

ATTENTION: Jamie Eckenswiller, Legislative & Communications Coordinator

Dear Mr. Eckenswiller,

RE: Proposed Minor Variance A2-19
Grey Road 14
Part Lot 29, Concession 4; Parts 1, 3, and 4 Plan 16R10869
Geographic Township of Egremont
Township of Southgate (Misty Meadows Market)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed minor variance in accordance with the SVCA's mandate, the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the SVCA and the Township of Southgate relating to plan review. The purpose of the application is to permit an increase in the building size as a result of closing in a covered loading dock. The proposed minor variance is acceptable to SVCA staff and the following comments are offered.

Natural Hazards

In the opinion of SVCA staff there are no natural hazard features located on the property.

Natural Heritage

SVCA staff are of the opinion that the natural heritage feature affecting the property is the adjacent lands to fish habitat. Proton Municipal Drain No. 56 (also known as Egremont Municipal Drain No. 3) flows along the north side of Highway 89, adjacent to the property. This watercourse is considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. SVCA staff's concerns regarding the adjacent lands to fish habitat associated with development on the property have been appropriately addressed as per the Scoped



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Environmental Impact Study (EIS), dated January 14, 2016, prepared by WSP. Based on the sketch submitted as part of the application, further measures to address the adjacent lands to fish habitat are not recommended by SVCA staff.

SVCA Regulation

Please be advised that the southern portion of the property is subject to the SVCA's Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act*, R.S.O, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse.

"Development" and Alteration

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind,*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure increasing the number of dwelling units in the building or structure,*
- c) *site grading, or*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA's areas of interest are located associated with our Regulation on the properties, 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 is proposed within the Approximate Screening Area/Approximate Regulated Area associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

SVCA Permit 18-001 was issued January 4, 2018 for the installation of a stormwater management facility, installation of a culvert, and related excavation, filling and grading on the property. However, based on the plan, *Conn Commercial Development* plotted November 8, 2017, submitted with the application, the proposed covering of the loading dock is not within the SVCA Regulated Area and will not require a Permit from the SVCA.

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Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this development proposal. The proposed minor variance is acceptable to SVCA staff. We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO/

cc: Lester B. Wideman (owner/applicant) via regular mail
Barbara Dobreen, Authority Member, SVCA (via email)