

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

August 13, 2024

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

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Ms. Milne,

RE: A8-24 (Martin)
045475 Southgate Road 04
Roll No.: 420709000104101
Lot 14, Concession 3
Geographic Township of Proton
Township of Southgate

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 Policy Statement (PPS, 2020) 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 application has 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 application 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 this application is to expand farm operations by building a 1200 square meter barn plus a feed room and bunker storage. The proposed variance would reduce the Minimum Distance Separation from 197 meters between the proposed barn and the nearest residence to 118 meters.

Background

On January 9, 2024, SVCA was contacted regarding a proposal for a shed and dairy barn on the subject property. SVCA staff reviewed the proposal and determined that the proposed barn and shed were not located in the SVCA Regulated Area and a permit from SVCA was not required.

Recommendation

The application is generally acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the application through our responsibilities as a service provider to the Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, water resources as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards

The natural hazard features of concern on the property include Proton Municipal Drain #26 and Kowal Drainage Works Municipal Drain, Gildale Wetland Provincially Significant Wetlands/swamp, any floodplain associated with the municipal drains and the wetland/swamp, and the valley slope. SVCA Hazardous Lands mapping shows areas of the property to be low in elevation associated with the floodplain of Proton Municipal Drain #26, Kowal Drainage Works Municipal Drain and the wetlands/swamp land.

It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County Official Plan (OP), and Schedule A of the Southgate OP generally coincides with the SVCA Hazardous Lands mapping for the property.

However, we note that the EP zone as shown in the Township of Southgate Zoning By-Law 19-2002, as amended does not coincide with the SVCA Hazardous Land mapping for the property. SVCA staff recommend at the next available opportunity that the Township of Southgate update the EP zone to better reflect site conditions. It is the opinion of SVCA staff that based on the site plan provided with the application, all proposed buildings and structures will be outside/beyond the SVCA's recommended EP zone.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 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 3.1.1 of the PPS, 2020.

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.

Portions of the property are within the Approximate Screening Area associated with the SVCA's Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

For this property, the SVCA Approximate Screening Area includes Proton Municipal Drain #26 and Kowal Drainage Works Municipal Drain, Gildale Wetland Provincially Significant Wetlands/swamp, any floodplain associated with the municipal drains and the wetland/swamp, the valley slope, and an offset distance from these features.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, 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, including agricultural tile drainage, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

Based on the plans submitted as part of this A8-24 application, the proposed development will not be in the SVCA Approximate Screening Area and so will not require a permit from the SVCA.

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:

- 1) Consistency with Section 3.1, 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,



Vivian Vanceeder
Environmental Planning Technician
Saugeen Conservation
VV/

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

Lot 14
Con 4
Proton

Lot 13
Con 4
Proton

Lot 16
Con 3
Proton

Lot 15
Con 3
Proton

Lot 14
Con 3
Proton

Lot 13
Con 3
Proton

Gildale Wetland

Kowal Drainage Works

Lot 12
Con 3
Proton

Lot 16
Con 2
Proton

Lot 15
Con 2
Proton

Lot 14
Con 2
Proton

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.

Produced by SVCA and includes material ©[2024] of the Queen's Printer for Ontario. All Rights Reserved. [2024] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2024.





August 13, 2024



UTM Zone 17N, NAD 83

1:10000

Legend

-  Watercourse
-  Subject Property
-  Hazard Lands
-  SVCA Screening Area

045475 Southgate Road 04
Lot 14, Con 3
Roll No. 420709000104101
Geographic Township of Proton
Township of Southgate

