

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

August 21, 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: Zoning By-Law Amendment C21-24 (Tubegate Inc. c/o Solly Martin)
260219 Southgate Road 26
Roll No.: 420709000804200
Part Lots 198, 199 and 200, Concession 2 SWTSR
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 the proposed zoning by-law amendment is to permit an on farm diversified use (metal workshop) on-site with the workshop, office, lunchroom, and power room having 750 square meters floor area and 500 square meters of outdoor storage.

Background

On March 25, 2024, SVCA was contacted regarding a new dwelling and sewage disposal system proposal on the subject property. SVCA staff determined that the proposed development was located outside of the SVCA's Approximate Regulated Area, and a permit would not be 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 includes an unnamed watercourse, wetlands/swamps, and any floodplain associated with the wetlands/swamps and the watercourse, and the valley slope. SVCA Hazardous Lands mapping shows areas of the property to be low in elevation associated with the floodplain of the watercourse and wetlands/swamp land.

We note that the Hazard Lands designation as shown in Schedule A of the Grey County OP and Schedule A of the Southgate OP, and the Environmental Protection (EP) zone as shown in the Township of Southgate Zoning By-Law 19-2002, as amended, do not coincide with the SVCA Hazardous Land mapping for the property. SVCA staff recommend as part of this application that the Township of Southgate update the Hazard Lands Designation and the EP zone on the property to better reflect site conditions. Please find attached SVCA map, with SVCA's recommended EP zone to identify the natural hazard features on the property. 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 an unnamed watercourse, wetlands/swamps, any floodplain associated with the wetlands/swamps and the watercourse, 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 C21-24 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:

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- 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.

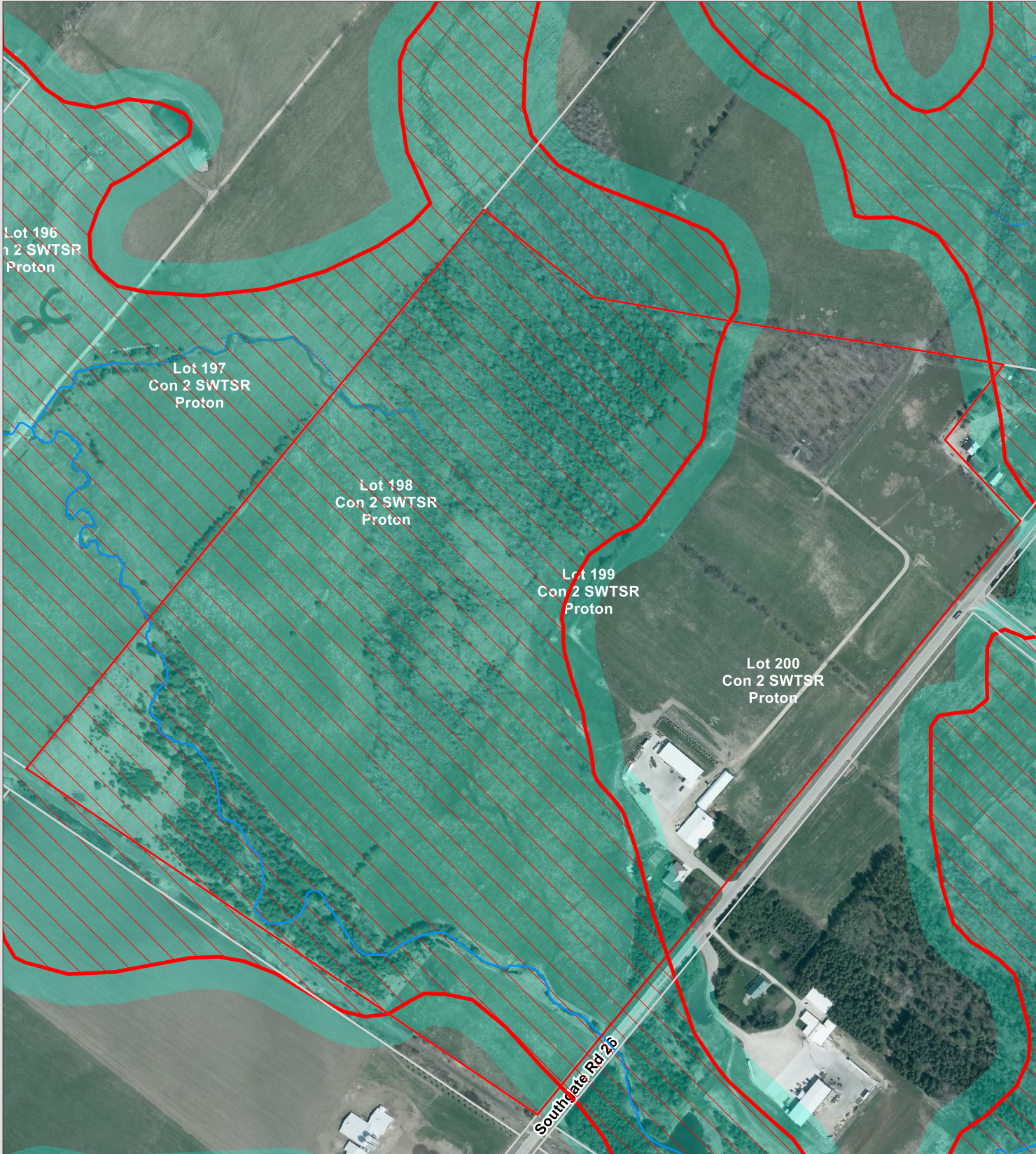
Sincerely,



Vivian Vanceeder
Environmental Planning Technician
Saugeen Conservation
VV/

Enclosure: SVCA mapping

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



Lot 196
Con 2 SWTSR
Proton

Lot 197
Con 2 SWTSR
Proton

Lot 198
Con 2 SWTSR
Proton

Lot 199
Con 2 SWTSR
Proton

Lot 200
Con 2 SWTSR
Proton

Southgate Rd 26

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.

August 21, 2024

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UTM Zone 17N, NAD 83

1:5000

Legend	
	Watercourse
	Subject Property
	Hazard Lands
	SVCA Screening Area

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Geographic Township of Proton
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