

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

April 15, 2024

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

ATTENTION: Elisha Milne, Secretary-Treasurer

Dear Elisha Milne,

RE: Proposed Minor Variance A4-24 (Martin)
391708 Grey Road 109
Lot 48, Con 2
Roll No. 420706000310800
Geographic Township of Egremont
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per 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) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards, and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose of the Minor Variance is reducing required Minimum Distance Separations for a proposed barn addition with bedded pack manure storage as follows:

- 1) From 29 meter required separation from the Grey Road 9 road allowance to a 22 meter separation from the road allowance.
- 2) From 146 meter required separation from the nearest residential dwelling to 60 meters minimum from the nearest dwelling.

The Effect of the rezoning is to permit construction of a barn addition with a 22 meter separation from the Grey Road 9 road allowance and 60 meter separation from the nearest residence.

Background

The agent for the owner contacted the SVCA on January 10, 2024, regarding the proposal. SVCA conducted a site visit to the property on February 13, 2024. Based on site conditions, SVCA edited our SVCA mapping and recommended an update to the EP zone. Based on the site inspection a SVCA permit would not be required for the construction of the proposed addition or for the manure storage. SVCA provided written comments and mapping, dated March 1, 2024. Furthermore, SVCA is in the process of issuing a SVCA permit for the site alteration required to close the pond on the property.

Recommendation

The proposed minor variance application is generally acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments - Natural Hazards

The natural hazard features located on the property include a watercourse and its related flood hazard and wetlands/swamp. The Hazard Land Area and Environmental Protection (EP) zone currently do not coincide with the hazard lands as mapped by the SVCA for the property. As mentioned above, based on the SVCA site inspection, the SVCA has revised our SVCA hazard lands mapping to best reflect the most applicable information for the property. Therefore, SVCA recommend that the Township of Southgate update the EP zone for the property at the earliest opportunity to best reflect SVCA mapping. The SVCA's recommended EP zone is shown on the attached SVCA mapping as Hazard Lands. Based on the plans submitted with the application and site inspection, it is the opinion of SVCA staff that the location of the proposed development will not be located in the 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 development as proposed is consistent with Section 3.1.1 of the PPS, 2020.

Township of Southgate Official Plan and Grey County Official Plan

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states 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.

Statutory Comments

A large part of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 41/24. As such, development and/or site alteration within the Approximate Screening Area requires the permission from SVCA, prior to carrying out the work.

“Development Activities” as defined under the Conservation Authorities Act means:

- 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 or 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.*

And;

“Alteration” as per Section 5 of Ontario Regulation 41/24 generally includes the straightening, diverting or interference in any way with a river, creek, stream, or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area 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. For this property, the SVCA Approximate Regulated Area is the largest of the watercourse and its floodplain and 15 metres outwards from any flood plain, and the wetlands/swamp and 30 metres outwards from the wetland/swamp. As noted above, an SVCA permit is not required for development as proposed as part of this application.

Summary

SVCA staff has reviewed the application 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 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 application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,

Jason Dodds
Environmental Planning Technician
Saugeen Conservation
JD/

Enclosure: SVCA map

cc: Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)
Cleon Martin, agent (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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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 ©2023.




UTM Zone 17N, NAD 83



1:2000

Legend

-  Approximate Regulatory Screening Area
-  Hazard Land \ EP Zone
-  Watercourse
-  Parcel Fabric

SVCA Hazard Zone
 K. Martin
 420706000310800
 Legal Description: Lot 48, Con 2
 Egremont, Southgate

March 1 2024

