



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY ([tdupuis@southgate.ca](mailto:tdupuis@southgate.ca))

January 7, 2019

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

ATTENTION: Tracey Dupuis, Legislative and Planning Coordinator

Dear Ms. Dupuis,

RE: Proposed Zoning By-law Amendment C24-18  
263590 Southgate Road 26  
Roll No.: 420706000121600  
Part Lot 3, Concession 22  
Geographic Township of Egremont  
Township of Southgate

(Ron and Marydale Scales)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed zoning by-law amendment 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 proposed zoning by-law amendment is to consider a change to the R5 zoning that will allow for the creation of a new lot. There are currently two cottages on one lot and the owners wish to separate them. The proposed zoning by-law amendment is acceptable to SVCA staff and the following comments are offered.

#### **Natural Hazard**

In the opinion of SVCA staff, a small portion of the property is designated Hazard Lands in the Grey County Official Plan (OP) and the Township of Southgate OP. This same area is also zoned Environmental Protection (EP) in the Township of Southgate Zoning By-law No. 19-2002, as amended. In the opinion of SVCA staff the EP zone generally coincides with the Hazardous Lands as originally plotted by SVCA staff. In general, no new buildings or structures are permitted within the Hazard Lands designation or the EP zone. In the opinion of SVCA staff, the existing dwellings are not located within the EP zone.



#### **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

## **Natural Heritage**

SVCA staff is of the opinion that the natural heritage features and areas affecting the property include significant woodlands, fish habitat, wetlands, and potentially habitat of endangered species and threatened species.

### Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown on the majority of the property and on lands adjacent to the property. Section 2.8.4(1) of the Grey OP states in part that no development or site alteration may occur within significant woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study (EIS), that there will be no negative impacts on the natural features or their ecological functions.

According to the application, no new building or construction is proposed at this time. Therefore, in the opinion of SVCA staff the preparation of an EIS to address potential impacts to significant woodlands could be waived, in accordance with Section 2.8.7(2)(b) of the Grey County OP.

### Fish Habitat

Wilder Lake borders the south property boundary and Camp Creek outlets from Wilder Lake. The lake and the watercourse are 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 to 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. According to the application, no new building or construction is proposed at this time, therefore, in the opinion of SVCA staff, the preparation of an EIS is not warranted to address potential impacts to fish habitat at this time.

### Other Identified Wetlands

Other Identified Wetlands are shown on the Appendix B Constraint Mapping, of the Grey County OP, and have been identified on lands adjacent to the west of the property. According to the application, no new building or construction is proposed at this time, therefore, in the opinion of SVCA staff, the preparation of an EIS is not warranted to address potential impacts to other identified wetlands at this time.

### Significant Habitat of Endangered Species and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or on the lands adjacent to the property. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy. MNRF inquiries in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: [jody.scheifley@ontario.ca](mailto:jody.scheifley@ontario.ca).

Please be advised that SVCA staff is not able to speak to provincial and federal requirements as they relate to Section 2.1.7 of the PPS. The above SVCA staff opinion that an EIS is not required for this development proposal

does not take into account the habitat of endangered species and threatened species that may be on or near the subject property.

### **SVCA Regulation**

The majority of the property is within the Approximate Screening Area, associated with the SVCA's Development, Interference with Wetlands and Alterations 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., 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.

#### "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 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 installation of a sewage disposal system, is proposed within the Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

According to the application, no new building, construction, or site alteration is proposed at this time.

### **Conclusion**

All of the plan review functions listed in the Agreement have been assessed with respect to the application. The proposed zoning by-law amendment is acceptable to SVCA staff.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Township of Southgate  
Proposed Zoning By-law Amendment C24-18 (Ron and Marydale Scales)  
January 7, 2019  
Page 4 of 4

Sincerely,



Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation

MO/

cc: Ron and Marydale Scales, owners (via regular mail: 303482 Indian Acres Rd West, Owen Sound N4K 0G3)  
Barbara Dobreen, Authority Member, SVCA (via email)