

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

January 13, 2025

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

ATTENTION: Elisha Milne, Planning Coordinator

Dear Ms. Milne,

RE: C37-24 (Mark and Irene Frey)
411575 Southgate Road 41
Roll No.: 420706000514100
Part Gore Lot A Concession 9
Geographic Township of Egremont
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 Planning Statement (PPS, 2024) 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 application is to zone the subject lands to permit up to half of a proposed 1784 square metre floor area structure equipped with storage bins and elevator equipment to process material shipped to the site. A certified organic soil additive would be produced within the building to truck off-site to organic farmers. The proposed zoning would also allow custom grain drying as a future on farm business using similar equipment within the proposed building.

Background

As part of the current proposal, the owner contacted the SVCA on September 13, 2024. SVCA completed a site inspection to the property on October 1, 2024, and provided written comments and mapping dated October 4, 2024 to the owner and to the township of Southgate, that the proposal was acceptable to the SVCA.

Recommendation

The application is generally acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments -Natural Hazards

The natural hazard features of concern on the property include unnamed watercourses that are tributaries of Fairbanks Creek, and any floodplain associated with the watercourses.

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, should be updated as noted in the application. Based on SVCA comment letter and mapping dated October 4, 2024, and as noted in the planning justification report. Based on the proposal, the proposed development will not be located within the SVCA recommended EP zone.

Provincial Planning Statement – Section 5.2

Section 5.2 of the PPS, 2024 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 5.2 of the PPS, 2024.

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.

Areas 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 the unnamed watercourses and any wetlands/swamps, and any floodplain associated with the watercourse, 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.

The SVCA reminds the landowner that destruction to a wetland/swamp and/or a watercourse is generally not allowed.

Based on the plans submitted with the application, the proposed development may encroach into the SVCA Approximate Screening Area, however the proposed development will be more than 15 metres from any watercourse or its floodplain, and so further review and permit from the SVCA will not be required.

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 5.2, 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.

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January 13, 2025
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Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Barbara Dobreen, Authority Member, SVCA (via email)
Ron Davidson Land Use Planning Consultant Inc., agent (via email)