



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON  
Canada | N0G 1W0 | 519-364-1255  
[www.saugeenconservation.ca](http://www.saugeenconservation.ca)  
[publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca)

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

March 19, 2025

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

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Elisha Milne,

RE: Zoning By-law Amendment C2-17 (Israel and Elizabeth Martin)  
712007 Southgate Sideroad 71  
Roll No.: 420709000509700  
Lots 239-240 Concession 4SWTSR  
Geographic Township of Proton  
Township of Southgate

The above-noted application have been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies

<https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual-Interim.pdf> made in conformance with the

Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines.

Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

SVCA staff note that the property is located within both the SVCA and the Grand River Conservation Authority (GRCA) watersheds. These comments refer only to the southwestern portion of the property which is within the SVCA's watershed.



## **Purpose**

The purpose of the application is to change the requirements of the Agriculture 1 Exception 408 (A1-408) on the subject lands permitting an On Farm Diversified Use as follows:

- Change the use of the existing shop from metal works, welding, small equipment and parts manufacture and repair to woodworking.
- Increase the floor area of the proposed shop to +717.75 square metres including lumber drying kilns, power room and shop.
- Remove the limit of a maximum 5 employees plus owner, and
- Increase outdoor storage from 395 square metres to +563.5 square metres.

## **Recommendation**

The proposed application is generally acceptable to SVCA staff.

## **Documents Reviewed by Staff**

Staff have received and reviewed the following documents submitted with this application:

- 1) Application form, dated January 2025;
- 2) Drawing; and
- 3) Notice of Complete Application and Public Meeting, dated February 27, 2025.

## **Site Characteristics**

Current SVCA mapping shows that a large portion of the property is within the SVCA's Screening Area. The natural hazard features affecting the southern portion of the property include part of Riverview Swamp locally significant wetland/swamp and any floodplain of the wetland/swamps.

Areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law.

Based on the drawing submitted with the application, the existing and proposed areas to be rezoned will not be within the EP zone or Hazard Land Area designation.

## **Provincial Planning Statement (PPS, 2024)**

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Sections 5.1 and 5.2 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to ...and not create new or aggravate existing hazards.

It is the opinion of the SVCA that the proposal is consistent with Sections 5.1 and 5.2 of the PPS, 2024.

## **Township of Southgate and County of Grey Official Plan Policies**

The following comments are made in accordance with MOU with the Township of Southgate. As mentioned above, areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law.

Based on the drawing submitted with the application, the existing and proposed areas to be rezoned will not be within the EP zone or Hazard Land Area designation.

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. Based on the drawing submitted with the proposal, the proposal would be consistent with the Southgate OP and Grey County OP.

### **Conservation Authorities Act and O. Regulation 41/24**

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

#### **SVCA Permit**

Based on the drawing submitted with the application, the area to be rezoned will not be located within the SVCA Approximate Screening Area, therefore a permit from the SVCA is not required for development as proposed.

#### **Drinking Water Source Protection**

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

#### **Summary**

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

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Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

cc: Allen SM Martin, agent (via email)  
Jessica Conroy, Resource Planner, GRCA (via email)  
Barbara Dobreen, Authority Member, SVCA (via email)