



October 24, 2024

Elisha Milne
Legislative and Planning Coordinator
Township of Southgate
185667 Grey County Road 9
Dundalk ON N0C 1B0
emilne@southgate.ca

**Re: Zoning By-law Amendment C9-24
Township of Southgate**

Dear Elisha Milne,

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application concerning accessory dwelling units (ARUs).

The GRCA wishes to provide advice to the Township as per Ontario Regulation 686/21, acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a public body under the Planning Act, as well as in accordance with Ontario Regulation 41/24 and GRCA's Board approved policies.

Lands within the Township are subject to natural hazards (including wetlands). Provincial, Township and GRCA policies direct development outside of these natural hazards, and would strictly prohibit new ARUs (including those created through internal renovations to existing structures) from being located in natural hazards. Therefore, when our municipal partners are making official plan and zoning bylaw amendments respecting ARUs, we recommend that these natural hazard restrictions are repeated in the new / revised sections dealing with ARUs. We also recommend that the changes:

- Mirror the directions of the PPS, and in addition to regulating new or modified structures, ensure changes capture development on lots that contain areas outside of, but would be rendered inaccessible due to natural hazards (i.e. where there is no safe access); and,
- Include “point-back” or “conditional” subsections in their ARU policies to prompt prospective applicants and municipal staff to scan for natural hazards prior to assuming an ARU is feasible, and ensure subsequent permitting under Ontario Regulation 41/24 occurs.

Sections 29 and 30 of the Zoning Bylaw speak to the Environmental Protection and Wetlands zones, respectively. These zones cover the natural hazards that GRCA and Saugeen Valley Conservation Authority (SVCA) would regulate, and in some cases, where GRCA / SVCA would review and approve detailed mapping / technical studies that could adjust these boundaries.

As such, GRCA would encourage the Township to consider wording in the proposed ARU provisions that repeat the natural hazard restrictions, and point back to these sections of the bylaw. This will provide the Township the opportunity to direct applicants to consult with GRCA / SVCA prior to considering an application, and confirm it is feasible from a natural hazards perspective.

We appreciate the Township taking GRCA’s advice into consideration. If you have any questions or require additional information, please contact me at 519-621-2761 ext. 2292 or theywood@grandriver.ca.

Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

cc: Michael Oberle, Saugeen Valley Conservation Authority