

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

August 12, 2024

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

ATTENTION: Elisha Mine, Legislative and Planning Coordinator

Dear Ms. Milne,

RE: A7-24 (Bearer)
391311 Grey Road 109
Roll No.: 420706000505100
Part Lot 62, Lot 63, Concession 3 S
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 Policy Statement (PPS, 2020) 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 allow farm operations to expand by building a 1900m² dairy barn, 1115.08m² feed storage bunker and 423.34m² solid manure storage on the applicant's 14.5-hectare lot. The applicant's farm operation also includes 46.9 tillable hectares separated by a 20-meter-wide strip of land under separate ownership. The Agricultural 2 (A2) zoning restricts livestock operations based on the ratio of tillable acres to nutrient units. To meet the ratio of tillable lands to nutrient units the applicant's 14.5-hectare lot and separate 46.9 hectare lot must be combined in the calculation.

Recommendation

The application is generally acceptable to SVCA staff.

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.

Summary

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the Township of Southgate. The property contains an open ditch which SVCA does not consider to be a watercourse and is not regulated by the SVCA at this time. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020 and the Grey County Official Plan. Additionally, the property is not subject to Ontario Regulation 41/24, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

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.

Sincerely,



Vivian Vanceeder
Environmental Planning Technician
Saugeen Conservation
VV/

cc: Barbara Dobreen, Authority Member, SVCA (via email)