

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

January 15, 2025

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

ATTENTION: [Elisha Milne, Planning Coordinator](#)

Dear Ms. Milne,

RE: C38-24 (Ammon Bauman)
264549 Southgate Road 26
Roll No.: 420706000213701
Part Lot 24 Concession 22
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 rezone about 4,760 square metres of the subject lands to permit an on farm diversified use with 750 square metres of floor area including office and power room and up to 500 square metres of outside storage. The zoned area will be located about 69 metres from the Wetland boundary.

Background

As part of the current proposal, the agent for the owner contacted the SVCA on November 13, 2024. SVCA have not yet completed a site inspection to the property to determine if a permit from the SVCA will be required or not.

Recommendation

Based on the proposal, the application is generally acceptable to SVCA staff. As noted above, SVCA will determine through a site inspection of the property, if a permit from the SVCA will be required or not for the development proposal.

Delegated Responsibility and Advisory Comments -Natural Hazards

The natural hazard features of concern on the property include an unnamed watercourse and part of the Boothville Swamp, provincially significant wetlands/swamp, and any floodplain associated with the watercourse and wetlands.

The Hazard Lands designation as shown in Schedule A of the Grey County OP and Schedule A of the Southgate OP, generally follows SVCA hazard lands mapping for the property. However, the Environmental Protection (EP) zone as shown in the Township of Southgate Zoning By-Law does not follow the SVCA mapping and should be updated as part of this application to reflect the SVCA mapping.

Furthermore, SVCA staff note that we will be conducting a site inspection to the property to determine if a SVCA permit will be required or not. As part of the SVCA site inspection, SVCA staff may recommend a further update to the EP zone to better reflect site conditions. SVCA staff can provide further details once available.

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 based on the plan submitted with the application, 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 based on the plan submitted with the application, 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.

The majority of the property is 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 watercourse, Boothville Swamp that is located on the property, and any floodplain associated with the watercourse and wetlands/swamp, 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

Based on the plans submitted with the application, the proposed development will encroach into the SVCA Approximate Screening Area. As mentioned above, SVCA staff will be conducting a site inspection to determine if a permit from the SVCA will be required for the development as proposed.

SVCA staff note that based on the plan submitted with the application, development will not be located within the wetland/swamp. And furthermore, SVCA will not require the preparation of any environmental study to support the proposal.

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.

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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,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

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