

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

September 11, 2024

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

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Ms. Milne,

RE: A9-24 (Jamie and John Allen)
Unassigned civic address, Cedar Lane
Roll No.: 420706000103404
Lot 4 Concession 1 EGR, Plan 815
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 Minor Variance is to allow construction of a dwelling on an existing lot with a 2.1 metre minimum front yard setback from Cedar Lane, 1.8 metre north side yard, and a front porch that projects 1.8 metres into the front yard. The Township Zoning By-law requires a minimum front yard of 7.5 metres and side yard of 3.0 metres, while Section 5.1(h) permits a 1.0 metre maximum unenclosed porch projection into a required yard.

Background

On October 2, 2024, an agent for the owners contacted the SVCA regarding the purchase of the property and construction of a dwelling. SVCA staff issued SVCA permit 24-124 on May 28, 2024 for construction of a dwelling and related development, that is directly related to the A9-24 file.

Recommendation

The application is generally acceptable to SVCA staff, we elaborate below.

Natural Hazards

The natural hazard features of concern on the property include a tributary of Camp Creek, its floodplain and valley slope and any wetlands/swamps.

It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County Official Plan (OP), and Schedule A of the Southgate OP and the EP zone as shown in the Township Zoning By-law could be revised, at the earliest opportunity, to best reflect site conditions, to coincide with SVCA Hazard Land/recommended EP zone for the property. SVCA does not require a zoning by-law amendment as a condition of the A9-24 application.

Furthermore, SVCA staff note that based on the plans dated August 12, 2024, that were submitted with the A9-24 application, the proposed development will not be located within SVCA's Hazard Land/recommended EP zone.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. Based on the plans submitted with the proposal, the proposal would be consistent with Section 3.1.1 of the PPS, 2020.

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. Based on the plan submitted with the proposal, the proposal would be consistent with the Southgate OP and 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 natural hazard features of a tributary of Camp Creek, its floodplain and valley slope and any wetlands/swamps, and an offset distance outwards 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>. Alternatively, please see the attached SVCA map. 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, 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.

As mentioned above, SVCA issued SVCA permit 24-124 on May 28, 2024 for development on the property. SVCA note that the site plans submitted as part of SVCA permit 24-124 was dated May 14, 2024, and the most recent site plan submitted as part of the A9-24 application is dated August 12, 2024. However, the proposal has not changed substantially, and so SVCA permit 24-124 is still applicable, and does not require a SVCA permit amendment.

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 3.1, 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.

Township of Southgate
A9-24 (Allen)
September 11, 2024
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Sincerely,







Michael Oberle
Environmental Planning Coordinator
Sageen Conservation
MO

Enclosure: SVCA map

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

2020 air photo image
No civic address,
Cedar Lane
Plan 815
RollNo. 4207060001034
Lot 4 Con 1EGR Egremor
Southgate

Legend

-  Hazard Land
-  SVCA Approximate Regulated Area limit
-  west side of creek
-  Watercourse
-  subject property
-  Parcel Fabric



UTM Zone 17N, NAD 83

1:1000

The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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March 29, 2022

