



August 14, 2023
Via email
B8-23

Elisha Milne, Administrative & Legislative Assistant
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario, N0C 1B0

Dear Ms. Milne,

Re: B8-23 – Application for Consent
311343 Grey Road 8, Township of Southgate
Applicant: J-Fab MFG Inc. c/o John Martin
Agent: Solomon Martin

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application for Consent to sever the property into two farm lots.

Recommendation

The GRCA recommends deferral of the application until the applicant has had an opportunity to review and address GRCA comments below.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at our office indicates that a portion of the subject property is regulated by the GRCA due to the presence of a watercourse and its associated floodplain, wetland, and the regulated allowance to these features. Proposed future development within these regulated features will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

The GRCA offer the following comments for the Application for Consent:

1. It is unclear what the 'hazard land boundary' layer on the drawing is referring to. Does this line represent the limit of the wetland, or is this the GRCA regulation limit? We request that all GRCA regulated feature boundaries be included on the Site Plan. GRCA GIS data layers can be obtained directly from our website at the following address:
<https://data.grandriver.ca/downloads-geospatial.html>.

2. If development and/or site alteration is proposed within 30 metres of the wetland boundary, the GRCA requests that a scoped Environmental Impact Study (EIS) be undertaken, showing that the proposed development will not have a negative impact on the adjacent wetland. We request that a Terms of Reference (TOR) for the EIS be prepared and circulated to the GRCA for review and approval, prior to undertaking the EIS. Delineation of the wetland boundary on the property will also be required, completed by a qualified environmental professional and confirmed on-site by GRCA ecologists.

Consistent with GRCA's 2023 approved fee schedule, this application is considered a minor Consent Application and the applicant will be invoiced in the amount of \$465 for GRCA's review.

For municipal consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 x 2236 or clorenz@grandriver.ca.

Sincerely,



Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority.

Enclosed: GRCA Resource Mapping

Copy: J-Fab MFG Inc. c/o John Martin (via email)
Solomon Martin (via email)
County of Grey (via email)



311343 Grey Road 8,
Southgate



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

