



March 13, 2025

Via email

GRCA File: C2-25 – 712007 Southgate Sideroad 71

Elisha Milne
Township of Southgate
185667 Grey County Road 9
Dundalk, ON, N0C 1B0

**Re: Zoning By-law Amendment Application C2-25
712007 Southgate Sideroad 71, Township of Southgate**
Owners: Israel & Elizabeth Martin
Agent: Allen S. M. Martin

Dear Elisha Milne,

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted zoning by-law amendment application to convert the existing metalworks shop to a woodworking and lumber drying shop.

Recommendation

The GRCA has no objection to the above-noted zoning by-law amendment application.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Application Form (prepared by the applicant, dated January 31, 2025).
- Drawing (prepared by the applicant, dated January 31, 2025).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains a watercourse and the associated floodplain and wetland. As such, a portion of the subject property is regulated by GRCA under Ontario Regulation 41/24. Any new development/site alteration within the regulated area will require a permit from the GRCA. A copy of GRCA's resource mapping is attached.

Based on our review of the submission materials, it appears that the proposed development and the area to be rezoned are outside of the regulated area. As such, we have no objection to the proposed zoning by-law amendment application.

Plan Review Fee:

This is considered a minor zoning by-law amendment application. Consistent with the GRCA's approved 2024-2025 plan review fee schedule, the applicant will be invoiced in the amount of \$465.00 GRCA's review of this application.

Should you have any questions, please contact me at jconroy@grandriver.ca or 519-621-2763 extension 2230.

Sincerely,



Jessica Conroy, MES Pl.
Resource Planner
Grand River Conservation Authority
*JC/aw

Enclosed: GRCA Map of Subject Property

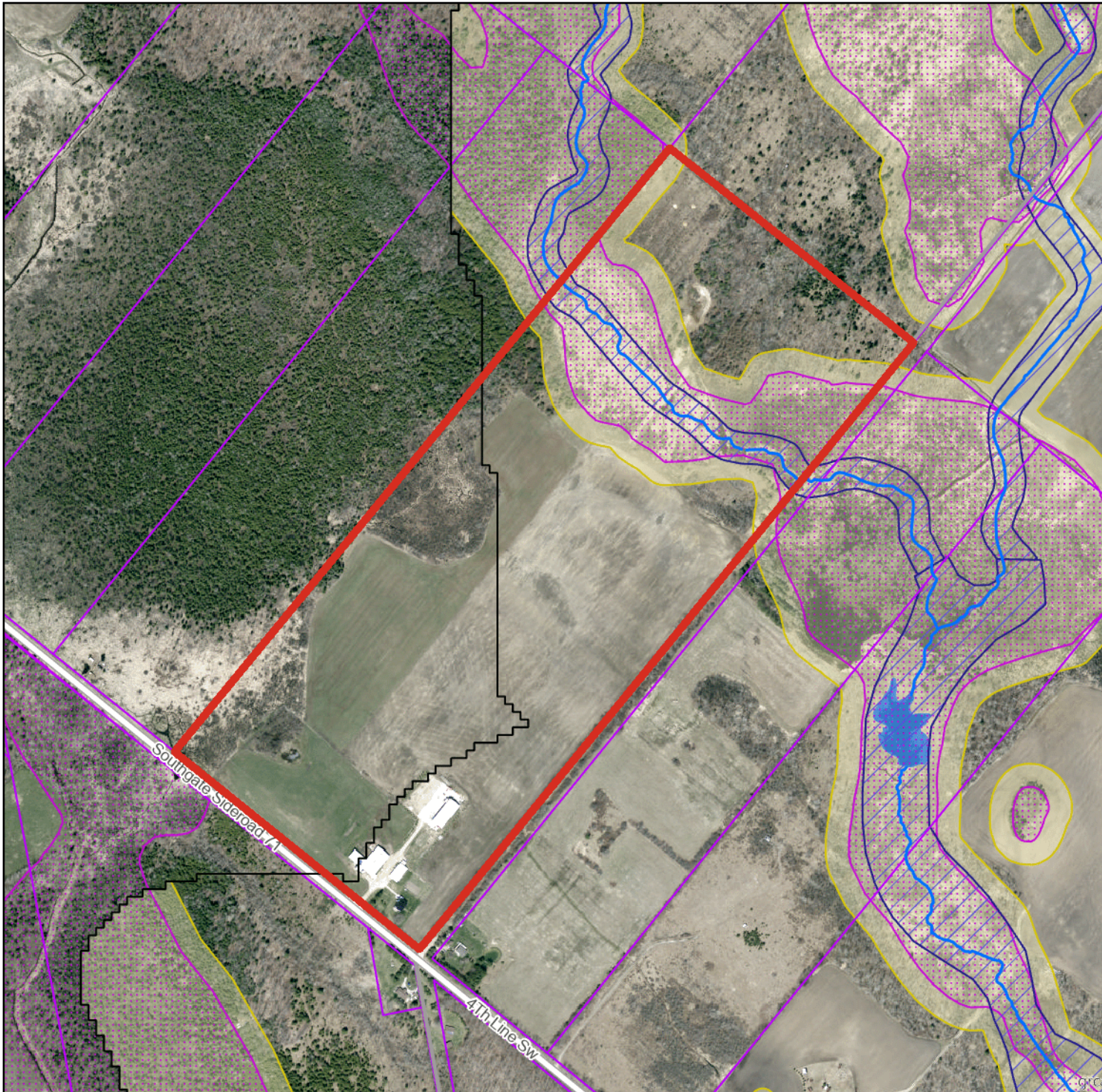
Copy: Israel & Elizabeth Martin (via email)
Allen S. M. Martin (via email)
Saugeen Valley Conservation Authority (via email southgate@svca.on.ca)



712007 Southgate Sideroad 71,
Southgate

Legend

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



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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

