

SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca)

November 8 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: A12-24 (Salinovic)  
Unassigned Civic Address  
Lots 26-27 Concession 18  
Roll No.: 420709000806900  
Geographic Township of Proton  
Township of Southgate

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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 this application is to permit the use and improvement of an existing non-conforming hunting camp building and shed established on the property before the current Zoning By-law 19-2002, as amended was adopted. The subject property has limited access to an unopened section of the Southgate Sideroad 19 road allowance north of Southgate Road 24.

### **Recommendation**

The application is generally acceptable to SVCA staff.

### **Delegated Responsibility and Advisory Comments -Natural Hazards**

The natural hazard features affecting the property include part of the Proton Station Provincially Significant Wetland/Swamp, any watercourses, and any floodplain associated with the swamp and the watercourse. 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 of Southgate Zoning By-law 19-2002, as amended, generally coincides with the SVCA Hazardous Lands mapping for the property. It is the opinion of SVCA staff that the existing buildings are not located within the EP zone.

### **Provincial Policy 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 the application is consistent with Section 5.2 of the PPS, 2024.

### **Township of Southgate Official Plan and Grey County Official Plan**

Section 6.2 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 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 part of the Proton Station Provincially Significant Wetland/Swamp, any watercourses, any floodplain associated with the swamp and the

watercourse, 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 existing buildings are not within the SVCA Approximate Screening Area and so review/permit from the SVCA is not required.

**Summary**

SVCA staff has reviewed the application 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, 2024 has been demonstrated;  
and
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform the SVCA of any decision made by the Township of Southgate with regard to the application. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact this office.

Sincerely,  
Michael Oberle  
Environmental Planning Coordinator  
Saugeen Conservation  
MO/

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