

Sent By Email (jobnet1@wightman.ca)

October 4, 2024

Mark Frey

Subject: Proposed agricultural storage shed
411575 Southgate Sideroad 41
Pt Gore Lot A, Con 9
Roll No. 420706000514100
Geographic Township of Egremont
Township of Southgate

Dear Mark Frey,

Saugeen Valley Conservation Authority (SVCA) thanks you for the opportunity to work with you on your plan to build an agricultural storage shed. SVCA staff visited your property on October 1, 2024. Based on SVCA review, including your location for shed, your proposed project will not require a permit from SVCA. Work should not start until you have a permit from all other agencies and municipal approvals. Based on our review of the materials you have submitted, SVCA staff find your project to be acceptable.

About the project

On September 13, 2024, you contacted the SVCA regarding your plan to build an agricultural storage shed on your property. A copy of your site plan is attached for reference. Based on SVCA review, the proposal was located within the SVCA Approximate Screening Area but outside the SVCA Regulated Area, as determined on site.

The plan to build the agricultural storage shed encroaches into the SVCA Approximate Screening Area and but is located outside/beyond the SVCA Regulatory Area and therefore would not require a SVCA permit.

SVCA Regulation

A portion of your property is in a SVCA Approximate Screening Area. This regulation (Ontario Regulation 41/24, as amended) means that you must get a permit before beginning any work in that area. Examples of work that require a permit:

- Construction, reconstruction or placing a structure of any kind
- Change to a structure that increases size, units, or use

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- Site grading
- Temporary or permanent placing, dumping or removal of any material, from the site or elsewhere

A permit may also be needed for any work in or around rivers, creeks, streams, watercourses, shorelines, or wetlands.

As mentioned above, based on your proposed plan, the agricultural storage shed will be within the SVCA Approximate Screening Area but will not be within the SVCA Approximate Regulated Area. For this property, the SVCA Approximate Regulated Area is the largest of the watercourse and its floodplain and 15 metres outwards from any flood plain, and the wetlands/swamp and 30 metres outwards from the wetland/swamp. Your proposed project to build an agricultural storage shed will be more than 15 metres away from any floodplain, and more than 30 metres away from any wetland/swamp, therefore will not require a SVCA permit.

Other Approvals

SVCA has an agreement with the Township of Southgate where we comment on planning applications that involve natural hazards. These comments go directly to the Township of Southgate. The Township of Southgate's Building Department can be contacted by phone 519-923-2110.

Based on the SVCA site inspection, the SVCA has revised our SVCA hazard lands mapping to best reflect site conditions for the property. Therefore, SVCA recommends that the Township of Southgate update the Environmental Protection (EP) zone for the property at the earliest opportunity to best reflect the site conditions. The SVCA's recommended EP zone is shown on the attached SVCA mapping as Hazard Lands.

Your project does not fall inside a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan.

Choice to Appeal

If SVCA is unable to give you a permit for your project, or if the permit has terms you disagree with, there are ways you can have the decision reviewed. This includes a review by SVCA's Board of Directors, and an appeal to the Ontario Lands Tribunal.

To learn more about the Regulation, and how to appeal a decision, please visit our website at:

www.saugeenconservation.ca/appeal

Conclusion

Areas of your property are within the SVCA Approximate Screening Area. Your project to build an agricultural storage shed will not need a SVCA permit. Please ensure that you contact the building department to ensure that you have the necessary permits before you can start the work.

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Should your plans change or should future work be proposed within the SVCA Approximate Screening Area on the property, the SVCA should be contacted. Please contact me with any SVCA related questions you may have, if required, so that I can continue to help you through the process.

Thank you for working with Saugeen Conservation.

Jason Dodds

Environmental Planning Technician

Saugeen Valley Conservation Authority

j.dodds@svca.on.ca

Office: 519-364-1255 ext 275

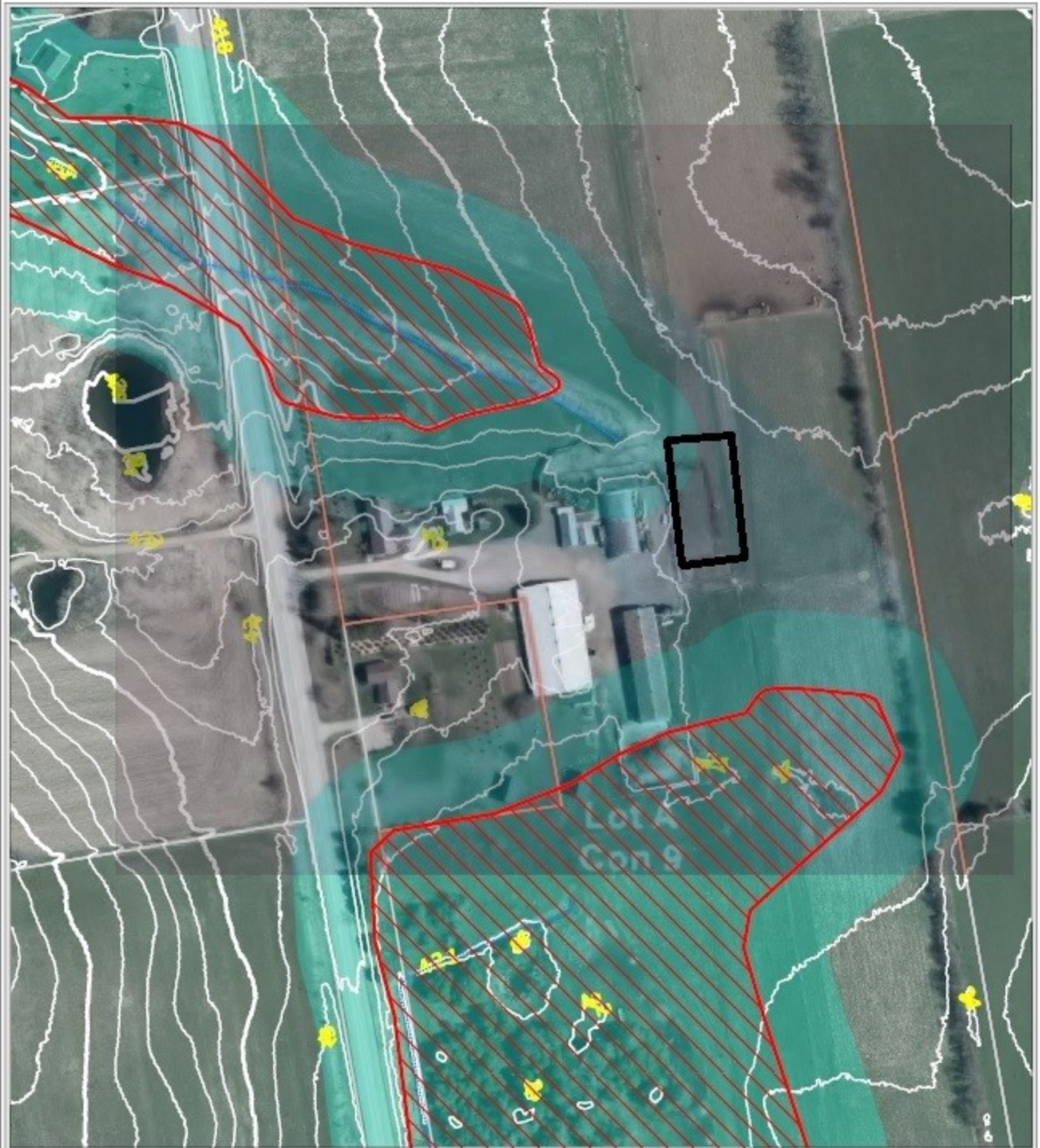
Cell: 519-377-3406

Enclosures: Plan and SVCA map

Cc:

Phil Schram, Building Official and By-Law Enforcement of Southgate (via email)

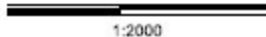
Barbara Dobreen SVCA Board Member (via email)



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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This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapoon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2024.



Legend	
	Hazard Land
	Parcel Fabric
	Approximate Screening Area

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 Geographic Township of Egremont
 Township of Southgate

October 3 2024

