

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

May 6, 2024

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

ATTENTION: Elisha Milne, Legislative & Planning Coordinator

Dear Ms. Milne,

RE: C12-24 and B6-24 (Mel-Mar Industries Inc.)  
126282 Southgate Road 12  
Roll No. 420709000400500  
Lot 28 and 29 Concession 8  
Geographic Township of Proton  
Township of Southgate

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications 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 staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards. The proposals have also been screened 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 proposed rezoning is to permit an on farm diversified use on the proposed severed lot under File B6-24. The proposed workshop, office and detached power room would have a combined area of 750 square meters with 500 square meters of outdoor storage. The effect of proposed rezoning would be to permit an on farm diversified use (workshop) along with a new farm dwelling and barn to be constructed on the lot to be severed under file B6-24.

## Recommendation

SVCA find the applications acceptable provided the updated site plan titled: SVCA Site Plan, dated April 25, 2024 is applicable to the applications, and provided the site plan can be revised slightly. SVCA staff note that the site plan submitted with the applications is not the most recent site plan for the proposed development. Furthermore, SVCA recommend that the EP zone be revised (to be made larger) based on the attached SVCA mapping.

## **Background**

On November 15, 2023, SVCA staff were contacted by the agent of the owner to review a development proposal for the property. SVCA staff conducted a site inspection to the property on April 2, 2024, and met with the agent, owner, tile drainage contractor, and other members of the community. SVCA provided written comments to the owner/agent and to the Township of Southgate dated April 18, 2024 as part of the pre-submission process. On May 3, 2024 SVCA issued SVCA permits 24-090 and 24-091 for development on the property.

On site, SVCA staff reviewed the locations of the two farmsteads, the locations for the two river crossings, locations for proposed clearing/grubbing of brush areas, the location for beaver dam removal and river crossing to be removed, and the general tile drainage proposal. SVCA staff provided verbal comments to those in attendance at the site inspection. SVCA staff also recommend that the agent/owner to contact Grey County for tree cutting by-law information/review, and information for Township of Southgate drainage superintendent for the municipal drain.

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

The natural hazard features affecting the property are: the watercourses, namely the South Saugeen River that flows from east to west through the property, and Baumeister Drainage Works municipal drain that flows from north to south and outlets into the property into the South Saugeen River; the floodplain of the watercourses; and wetlands/swamps on the property. The wetlands/swamps that surround the river in the western area of the property were evaluated by the SVCA in at least 1984/1985. SVCA Hazardous Lands mapping, depicts areas of the property to be low in elevation associated with the floodplain of the watercourses, and also identifies the wetlands/swamps. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, and the Environmental Protection (EP) Zone for the property as shown Southgate Zoning By-law 19-2002, generally coincide with the Hazardous Lands as originally plotted by SVCA staff for the property.

Based on the site inspection of the property, and based on current SVCA data and updated elevation data, the SVCA Hazardous Lands have been revised to be made larger to better reflect site conditions, namely the potential floodplain of the South Saugeen River and Baumeister drain.

Therefore, please find attached SVCA mapping, dated April 18, 2024 showing SVCA's recommended EP zone, shown as SVCA Hazard Lands.

Based on the plans submitted with the applications, proposed development, including the area to be rezoned, appears to encroach into the SVCA's recommended EP zone. However, the updated site plan titled: SVCA Site Plan, dated April 25, 2024 has shown the buildings as part of the development to be proposed outside/beyond the SVCA Hazard lands/recommended EP zone. SVCA note that the very southern part of the area to be rezoned (south of the proposed barn and buggy shed) does encroach into the recommended EP zone, and so this area to be rezoned should not include any 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 applications, proposed development, including the area to be rezoned, appears to encroach into the SVCA's recommended EP zone. However, the updated site plan titled: SVCA Site Plan, dated April 25, 2024 has shown the buildings as part of the development to be proposed outside/beyond the SVCA Hazard lands/recommended EP zone. SVCA note that the very southern part of the area to be rezoned (south of the proposed barn and buggy shed) does encroach into the recommended EP zone, and so this area to be rezoned should not include any recommended EP zone. Provided the plans are revised slightly, the proposed zoning by-law amendment application and proposed severance application would be consistent with Section 3.1.1 of the PPS, 2020.

### **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 states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plans submitted with the applications, proposed development, including the area to be rezoned, appears to encroach into the SVCA's recommended EP zone. However, the updated site plan titled: SVCA Site Plan, dated April 25, 2024 has shown the buildings as part of the development to be proposed outside/beyond the SVCA Hazard lands/recommended EP zone. SVCA note that the very southern part of the area to be rezoned (south of the proposed barn and buggy shed) does encroach into the recommended EP zone, and so this area to be rezoned should not include any recommended EP zone. Provided the plans are revised slightly, the proposed zoning by-law amendment application and proposed severance application would be consistent consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Section 6.7 of the Southgate OP and Section 7.9.2 of the Grey County OP states in part that development be set back 30 metres from a watercourse. SVCA has recommended that this setback be shown and included as part of the tile drainage plan, and as part of the brush clearing/grubbing areas. Based on the most recent plans submitted to the SVCA, the 30 metre setback has been included.

### **Drinking Water Source Protection**

The subject 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 169/06**

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. 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.

A large area of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 41/24. For the property the SVCA Approximate Screening Area includes the greater of the following: the watercourses and their floodplain and an area 15 metres outwards from the floodplain of the watercourse/drain and/or the wetlands/swamps plus an area 30 metres outwards from the

wetland/swamp edge. As such, development and/or site alteration within the Approximate Screening Area requires permission from SVCA, prior to carrying out the work.

“Development” as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 41/24 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area 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.

### **SVCA Permission for Development or Alteration**

As mentioned above, development or alteration including construction, reconstruction, conversion, grading, filling or excavation, agricultural tile drainage, and/or interference with a watercourse, or a wetland, proposed within the SVCA Approximate Screening Area on the property will require permission (SVCA Permit) prior to those works commencing.

As mentioned above, on May 3, 2024 SVCA issued SVCA permits 24-090 and 24-091 for development on the property.

### **Summary**

SVCA staff has reviewed the applications 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, provided the site plan can be revised slightly to ensure development is not located within the SVCA hazard lands/recommended EP zone, the applications can be:

- 1) Consistent with Section 3.1, Natural Hazard policies of the PPS.
- 2) Consistent with Grey County OP and Township of Southgate policies for natural hazards.

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

Township of Southgate  
C12-24 and B6-24 (Mel-Mar Industries Inc.)  
May 6, 2024  
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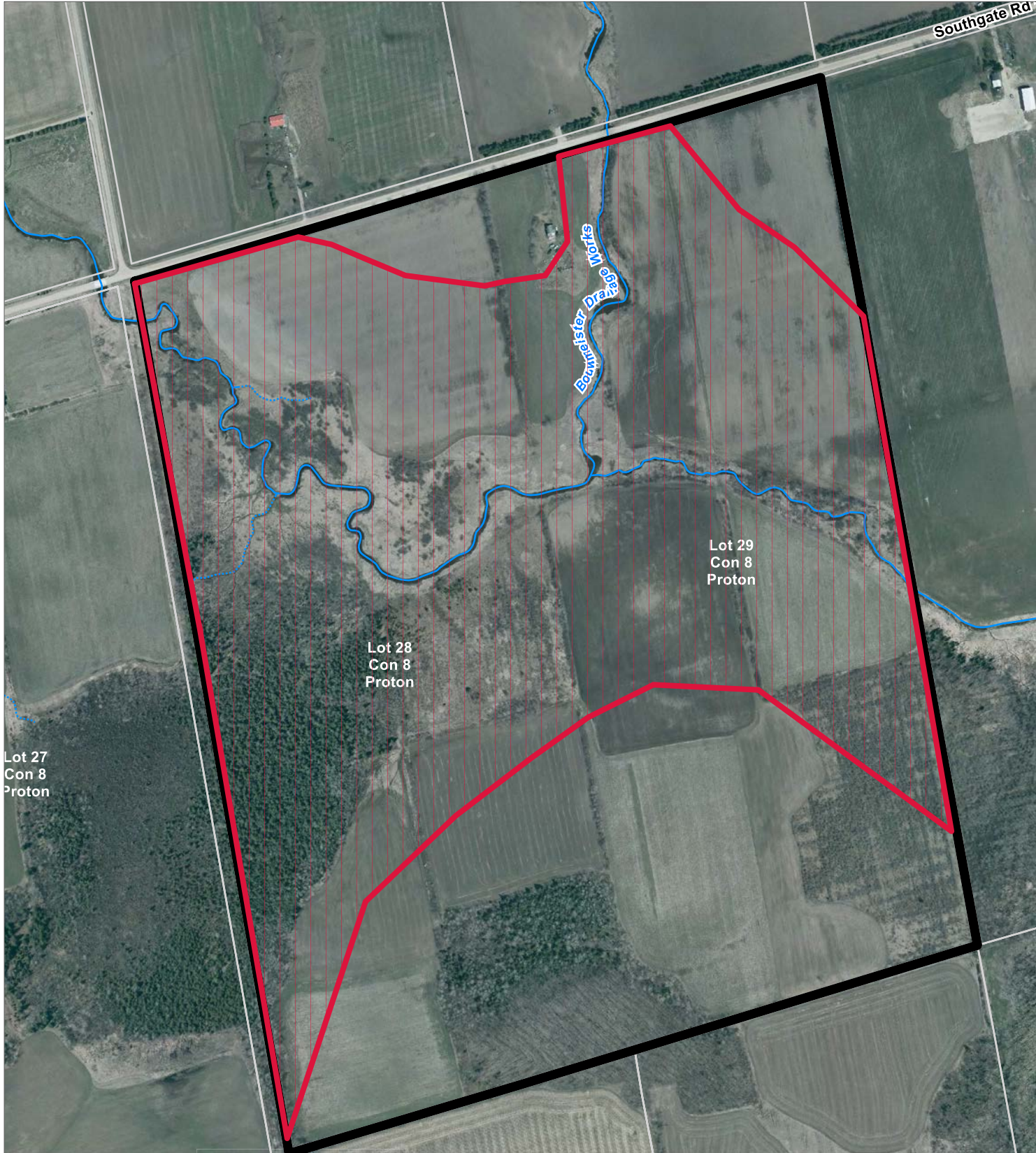
Sincerely,

A handwritten signature in blue ink that reads "Michael Oberle".

Michael Oberle  
Environmental Planning Coordinator  
Saugeen Conservation  
MO/

Enclosures: SVCA map, SVCA site plan dated April 25, 2024; and tile drainage plan dated April 18, 2024

cc: Barbara Dobreen, SVCA member representing the Township of Southgate (via email)  
Natalie Mechalko, planning ecologist, County of Grey (via email)  
John F. Martin, owner (via email)  
Eli M. Sherk, agent (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 Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2021.

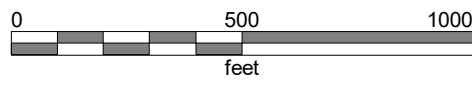
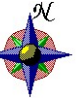


N  
  
 UTM Zone 17N, NAD 83  
 1:6000

**Legend**

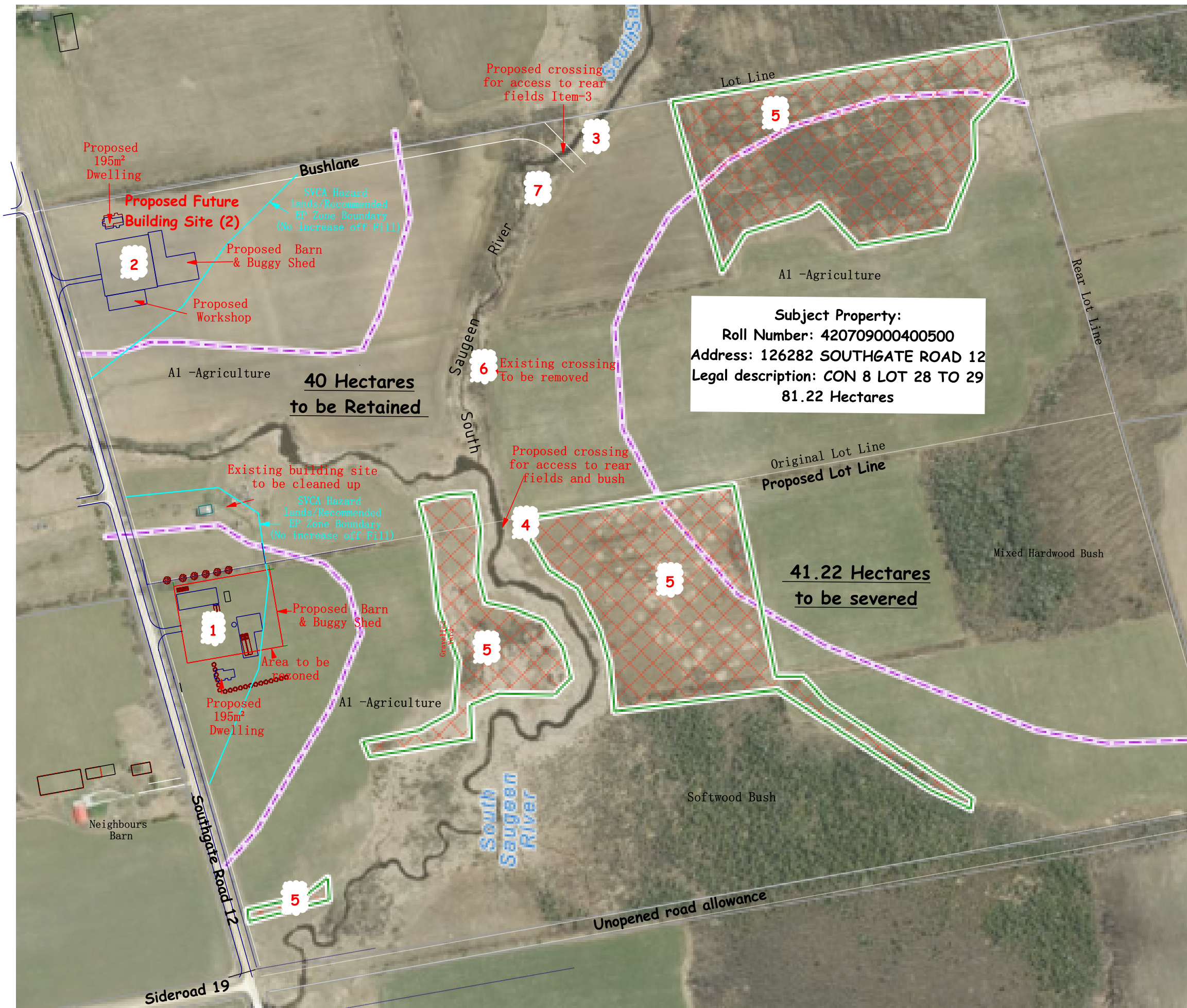
- Hazard Land/ SVCA recommended EP zone
- Watercourse
- subject property
- Parcel Fabric

126282 SG Rd 12  
 Roll No.  
 420709000400500  
 Lt 28 & 29 Con 8  
 Proton  
 Township of Southgate



4" perf	238379.71 ft
6 nonperf	116.38 ft
6" perf	4552.93 ft
8" perf	2256.47 ft
10" DW	388.05 ft
10" perf	237.90 ft
12" perf	63.12 ft
< Unassigned >	566.27 ft





**Subject Property:**  
 Roll Number: 420709000400500  
 Address: 126282 SOUTHGATE ROAD 12  
 Legal description: CON 8 LOT 28 TO 29  
 81.22 Hectares

Proposed Development Requiring A Permit From The Saugeen Conservation Authority				
Item	Proposal	Proposed Time Line	Equipment Being Used	
1	New Building Site-(1)	House, Barn/Shed and Workshop	Start later 2024 if possible	
2	New Building Site-(2)	House, Barn/Shed and Workshop	Possibly in 2-3 years	
3	New Crossing For Access	Install a 1.5mØ Culvert	June or July 2024	Excavator, Skid Steer, Hand Shovel
4	New Crossing For Access	Install An Engineered Bridge	June or July 2024	Excavator, Skid Steer, Hand Shovel
5	Brush Cleanup	Clean Up Small Trees And Brush	May 2024	Skid Steers , Mulcher
6	Remove Existing Crossing	Remove Existing Metal Culvert	June or July 2024	Excavator
7	Remove Existing Beaver Dam	Remove Existing Dam	ASAP	Excavator, Skid Steer, Hand Shovel
Tile Drainage of all farm fields c/w minimum 30m set back from edge of river bank				



**Project Title ;**  
 Proposed Severance

**Property Owner;**  
 Mel-Mar Industries Inc.  
 Phone; 519-589-1811

**Proper Address;**  
 126282 Southgate Rd 12  
 Dundalk Ont.

**Proton Con. 8 Lot 28 To 29**

**Drawing Title;**  
 SVCA Site Plan

**Drawing Scale;**  
 1:4000

**Drawn By;** E.M.S

**Drawing Date** April 25, 2024