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

November 16, 2021

Township of Southgate  
185667 Grey Rd 9, RR1  
Dundalk, ON N0C 1B0

ATTENTION: Lindsey Green, Clerk

Dear Ms. Green,

RE: Amendment to Comprehensive Zoning By-law: C29-21  
Amendment to the Township of Southgate C3 Zone  
Township of Southgate

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards, and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the proposed Zoning By-law Amendment is to add a restaurant, tavern, and convenience store to section 17.2, the Highway Commercial (C3) Zone of the Comprehensive Zoning By-law.

Staff have received and reviewed the following documents submitted with this application:

- 1) Notice of Public Meeting, dated November 3, 2021

### **RECOMMENDATION**

In general, SVCA staff find the proposed zoning by-law amendment acceptable. The proposed amendment is general in nature and applies to the entire Township of Southgate. As such, the proposed application is not directly affected by floodplains, watercourses, shorelines, wetlands, valley slopes or other natural hazard /natural heritage features of interest to SVCA. There are no proposed changes to the Environmental Protection (EP) Zone as part of this application; and as such, SVCA staff have no concern.



Watershed Member Municipalities  
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

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Thank you for the opportunity to comment. Please inform this office of any decision made by the Township regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

We trust this information is satisfactory. Should questions arise, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Brandi Walter". The signature is written in black ink on a light-colored background.

Brandi Walter  
Environmental Planning Coordinator  
Saugeen Conservation

BW/

cc: Barbara Dobreen, SVCA Member (via email)  
Elisha Milne, Admin./Legislative Coordinator, Twp. of Southgate (via email)