



November 10, 2023
Via email
B13-23

Elisha Milne, Legislative & Planning Coordinator
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario, N0C 1B0

Dear Ms. Milne,

Re: B13-23 – Application for Consent – Revised GRCA Comment
026453 Highway 89, Township of Southgate
Applicant: Joseph & Salome Bowman; Emerson & Rachel Bowman
Agent: Solomon Martin

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application for Consent to sever the property at 026453 Highway 89 into two farm lots. These comments have been revised considering new information and supersede previous comments from the GRCA submitted on November 9, 2023.

Recommendation

The GRCA has no objection to the above-noted Application for Consent.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at our office indicates that a portion of the subject property is regulated by the GRCA due to the presence of a watercourse, wetland, and the regulated allowance to these features (see attached mapping). Proposed future development or site alteration within these regulated features will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

It is the opinion of the GRCA that the proposed Consent application will not have a negative impact on the existing natural hazard features on or adjacent the property, as an existing Municipal road (Southgate Sideroad 21) provides adequate access to the rear portion of the proposed severed lot and is outside of the existing wetland limits. As such, the GRCA has no objection to the proposed application.

Consistent with GRCA's 2023 approved fee schedule, this application is considered a minor Consent Application and the applicant will be invoiced in the amount of \$465 for GRCA's review.

For municipal consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 x 2236 or clorenz@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Lorenz', written in a cursive style.

Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority.

Enclosed: GRCA Resource Mapping

Copy: Joseph & Salome Bowman; Emerson & Rachel Bowman (via email)
Solomon Martin (via email)
County of Grey (via email)



Legend

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

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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