

Sent By Email (nutrientplans@gmail.com)

March 1, 2024

Kevin Martin c/o Cleon Martin
391708 Grey Road 109
RR1
Holstein, ON
N0G 2A0

Subject: Proposed beef finishing barn and feed bunkers
391708 Grey Road 109
Lot 48, Con 2
Roll No. 420706000310800
Geographic Township of Egremont
Township of Southgate

Dear Kevin Martin,

Saugeen Valley Conservation Authority (SVCA) thanks you for the opportunity to work with you on your plan to build a beef finishing barn and feed bunkers. SVCA staff visited your property on February 13, 2024. Based on SVCA review, we have revised our SVCA mapping, and your proposed beef finishing barn and feed bunkers will not need 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 January 10, 2024, your agent, Cleon Martin, contacted the SVCA regarding your plan to build a beef finishing barn and feed bunkers on your property. A copy of your site plan is attached for reference. During the SVCA Staff site visit on February 13, 2024, it was determined that your proposed barn and bunkers will be outside the mapped area of flood hazard and wetland hazard. SVCA has revised our SVCA hazard lands mapping to best reflect the most applicable information for the property. Staff recognized that the area around your existing barn and the proposed barn and bunker locations will not be within the flood hazard or wetland hazard.

The plan to build both the barn and bunkers will now be outside the SVCA Approximate Screening Area and therefore would not require a SVCA Permit.

Proposed Beef Finishing Barn and Feed Bunkers

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SVCA Regulation

A portion of your property is in a SVCA Approximate Screening Area. This regulation (Ontario Regulation 169/06, 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
- 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.

Based on your proposed plan, the 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 build a beef finishing barn and feed bunkers 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.

SVCA staff understand that you may wish to enclose the dug pond on the property. The dug pond is within the SVCA Approximate Screening Area and would require a permit from the SVCA as the dug pond is within 15 metres of the floodplain and within 30 metres from any wetland/swamp. Should you wish to enclose the dug pond, please submit an SVCA application form, revised site plan, and SVCA permit review fee. The SVCA will be able to issue a permit to you for the enclosure of the dug pond.

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. It is the understanding of SVCA that a minor variance will be required to support the development proposal. Furthermore, SVCA staff understand that you have been in contact with the Township of Southgate regarding the proposed minor variance. The Township of Southgate's Chief Building Official Bev Fisher can be contacted by phone 519-923-2110 ext 240.

Based on the SVCA Site Inspection, the SVCA has revised our SVCA hazard lands mapping to best reflect the most applicable information for the property. Therefore, SVCA recommend 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.

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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

Your project to build a beef finishing barn and feed bunkers is not located within the SVCA Regulated Area and will not need a SVCA permit. Please ensure that you contact the Municipality's Chief Building Official to ensure that you have the necessary permits before you can start the work.

Please contact me with any questions you may have.

Thank you for working with Saugeen Conservation.

Jason Dodds

Environmental Planning Technician

Saugeen Valley Conservation Authority

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Enclosure: Plan and SVCA map

Cc: Township of Southgate Building Department-Bev Fisher, CBO (via email)
Township of Southgate Building Department- Stephanie Johnson (via email)
Township of Southgate Planning Department-Victoria Mance (via email)
Township of Southgate Planning Department-Elisha Milne (via email)
Township of Southgate Planning Department-Bill White (via email)
Barbara Dobreen, SVCA member representing the Township of Southgate (via email)