

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

February 20, 2024

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

ATTENTION: Elisha Milne, Legislative & Planning Coordinator

Dear Ms. Milne,

RE: Proposed Zoning By-law Amendment C13-24 (Acheson)
752618 Southgate Sideroad 75
Lot 211 to 213 Concession 3 SWTSR
Roll No.: 420709000506200
Geographic Township of Proton
Township of Southgate

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.

Purpose

The purpose of the application is to recognize minimum lot area of 12 hectares for the retained parcel as a condition of Consent application B1-22 while the current zoning requires minimum lot area of 40 hectares. The Effect of the proposed zoning by-law amendment is to implement a condition of Consent for application B1-22.

Background

SVCA provided comments to the related Consent application B1-22 on May 18 2022.

Recommendation

The application is generally acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments - Natural Hazards

SVCA Hazardous Lands mapping depicts large areas of the property to be low in elevation associated with wetlands/swamps as well as a watercourse and its floodplain. The watercourse is an unnamed tributary of Proton Station Drainage Works drain. 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 as shown in the Township of Southgate Zoning By-law 19-2002, as amended, generally coincides with SVCA Hazard Land mapping for the property. It is the opinion of SVCA staff that the parcel to be severed and the parcel to be retained will each have a suitable buildable/development area.

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. It is the opinion of SVCA staff that application is 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. It is the opinion of SVCA staff that application is consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Statutory Comments

Large areas of the property are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the Approximate Screening Area on the property requires the 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 169/06 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.

The SVCA Approximate Screening Area includes the wetlands/swamps, the drain and its floodplain, as well as an offset distance outwards from these features.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage proposed within the SVCA Approximate Screening Area on the property may require permission (SVCA Permit) prior to those works commencing.

However, based on the details of the application, no development is proposed within the SVCA Approximate Screening Area at this time, and so a permit from the SVCA is not required at this time.

Summary

SVCA staff has reviewed the application 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 SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Grey County OP and local planning policies for natural hazards have been demonstrated.

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

Sincerely,

Jason Dodds
Environmental Planning Technician
Saugeen Conservation
JD/

cc: Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)