



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY ONLY: vmance@southgate.ca

September 30, 2026

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

ATTENTION: Victoria Mance, Junior Planner

Dear Victoria Mance,

RE: Zoning By-law Amendment C14-26; and Consent B10-26 (Matthews)
112403 Grey Road 14
Roll No.: 420709000210780
Geographic Township of Proton
Township of Southgate

The above-noted applications have been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (O. Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines.

Purpose

The purpose of the rezoning application is to permit a proposed Church and parochial school with associated playing fields and parking and to establish associated regulations including lot frontage and other requirements. The rezoning would also establish any applicable regulations for a proposed rural residential lot to be created under File B10-26.

The purpose of consent file is to sever the subject lands to create a proposed residential lot with ± 30 metres lot frontage on Grey Road 14, ± 68 metres depth, and ± 0.2 hectares lot area. The retained lot has ± 10 metres frontage on Grey Road 14, ± 2.6 hectares lot area, and is proposed to be developed as a parochial school and Church with associated playing fields and parking.

The lands are subject to rezoning file C14-26 to permit the parochial school and Church with associated regulations for lot frontage and any other requirements on the retained lot and to establish appropriate regulations for the rural residential lot if needed.

Recommendation

The applications are acceptable to SVCA staff. The applications are consistent with the natural hazard policies of the PPS, 2024.

SVCA staff recommend the Environmental Protection (EP) zone be removed from the subject property. See below for more information.

Documents Reviewed by Staff

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

- 1) Application for Consent B10-26;
- 2) Application for C14-26;
- 3) Planning Justification Report, dated August 26, 2026;
- 4) Notice for Consent file B10-26;
- 5) Notice of Zoning By-law Amendment C14-26.

Pre-submission Consultation

SVCA was not contacted for pre-submission consultation for this proposal.

Natural Hazard Features and Mapping

There are no natural hazard features affecting the property.

Hazard Mapping

Historical SVCA mapping identified a flooding hazard on the property.

However, SVCA staff conducted a site inspection to the property on September 28, 2026, and determined that there is no watercourse and associated flooding hazard on the property.

Therefore, as part of these applications, the EP (Environmental Protection) zone in the Township of Southgate Zoning By-law could be removed completely for this property to better reflect site conditions.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Chapter 5.1 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk and not create new or aggravate existing hazards.

Given there are no hazards on the property, the applications are consistent with the natural hazard policies of Chapter 5 of the PPS, 2024.

Conservation Authorities Act and O. Regulation 41/24

In accordance with legislation, a permit from the SVCA is required for development and interference activities in or near hazardous lands, watercourses, wetlands, unstable soils and bedrock, river or stream valleys, and shorelines. SVCA reviews the proposal to make sure it won't increase risks like flooding, erosion, or land instability, and that it won't put people or property in danger. If the project meets SVCA's policies, designed to mitigate these risks, a permit can be approved.

Given the above-noted hazard land amendment, the property is not subject to regulation by the SVCA. Therefore, a permit from the SVCA is not required for development activities related to the applications.

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.

Summary

SVCA staff have reviewed the proposal for consistency with the PPS 2024 and SVCA's environmental planning and regulation policies made in conformance with governing legislation and technical guidance.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.

Please inform this office of any decisions made by the Township of Southgate regarding these applications. We respectfully request to receive a copy of the decision and notices of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle

Environmental Planning Technician

Saugeen Conservation

MO/

cc: Ron Davidson Land Use Planning, agent (via email)

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