

SENT ELECTRONICALLY ONLY: vmance@southgate.ca

September 14, 2026

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

ATTENTION: Victoria Mance, Junior Planner

Dear Victoria Mance,

RE: Consent B7-26 and Minor Variance A11-26 (Gammon); and B8-26 (Truska)
392816; and 392818 Southgate SDR 39
Roll Nos. 420706000107800; and 420706000107801
Part Div. 2/3 Lot 5 Con 1, Part Lot 12 Con 2; and North Part Lot 12 Con 2
Geographic Township of Egremont
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 of consent file B7-26 is to sever a $\pm 3,181$ square metre "L" shaped strip of land to the abutting landowner to the north. The severed lot is ± 30 metres at its widest point along the north lot line narrowing to ± 3.6 metres along the west and south lot lines of the abutting lot.

The effect of proposed consent would be to convey about $\pm 3,181$ square metres of mostly tree covered land and merge the parcel with the abutting landowner's property. The abutting lands are subject of consent application B8-26, and both properties subject to minor variance file A11-26.

The purpose of consent file B8-26 is to sever a "wedge-shaped" strip of land to the abutting landowner to the north with ± 2.5 metres frontage on Southgate Sideroad 39, ± 5.3 metres width at

the west end, ± 160 metres depth, and ± 620 square metres area. The severed lot contains a stone row fence, part of a driveway and existing shed.

The effect of proposed consent would be to merge a ± 620 square metres strip of land containing a stone fence, shed and part driveway with the abutting landowner's lot to the south. The abutting lands are subject of consent application B7-26, and both properties are subject to minor variance file A11-26.

The purpose of the A11-26 application is to address the following zoning deficiencies after a proposed land trade between the subject lands and abutting lot to the north:

- File B8-26 reduces abutting lot frontage by ± 2.5 metres recognized under Section 5.5 from ± 143 metres to ± 140 metres (conveyance to the subject lot)
- File B7-26 reduces subject lot area by 0.3 hectares recognized under Section 5.5 from ± 36.4 hectares to ± 36 hectares (conveyed to the lot to the north)
- Required interior side yard for existing shed on subject lands encroaching across the lot line to ± 1.9 metres from the new lot line (15 metres required).

Recommendation

The applications are acceptable to SVCA staff.

Documents Reviewed by Staff

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

- 1) Notice of Hearing for B7-26;
- 2) Application form for B7-26;
- 3) Notice of Hearing for B8-26;
- 4) Application Form for B8-26;
- 5) Site Plan 1 and Site Plan 2 dated August 12, 2026.

Background

SVCA was not contacted for pre-consultation for these applications.

Natural Hazard Features and Mapping

A small area of the 392818 SG SDR 39 property, and large areas of the 392816 property are within the SVCA Approximate Screening Area. The natural hazard features and areas affecting the properties include watercourse- tributaries of Camp Creek, and the related floodplain and valley slope erosion hazard of the watercourses and any wetland/swamp lands.

Based on the site plans submitted with the applications, the existing dwellings are located beyond/outside the natural hazard features.

Hazard Mapping

The natural hazard features appear to be appropriately zoned EP in the Township of Southgate Zoning by-law, which generally coincides with SVCA hazard lands mapping for the properties.

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.

Section 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. Furthermore, section 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

Based on the plans submitted with the applications, the applications are consistent with the natural hazard policies 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.

To determine the SVCA Approximate Regulated Area on the properties, please refer to the SVCA's online mapping, available via SVCA's website.

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

Should future development activities be proposed within the SVCA Approximate Screening Area on the properties, the SVCA must be contacted for further review. Based on the applications, no new buildings or structures are proposed at this time.

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

B7-26 and A11-26 (William Gammon) and B8-26 (Truska)

September 14, 2026

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Should you have any questions, please contact the undersigned.

Sincerely,

Michael Oberle

Environmental Planning Technician

Saugeen Conservation

MO/

cc: Greg Ford, Wilson-Ford Surveying and Engineering, agent (via email)

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