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SENT ELECTRONICALLY ONLY: sjohnson@southgate.ca

July 15, 2026

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

ATTENTION: Shaneque Johnson, Planning Administrative Support

Dear Shaneque Johnson,

RE: Zoning By-law Amendment C8-26 (Stephen Martin)
112191 Grey Road 14
Roll No. 420709000205300
North Part Lot 13 Concession 10
Geographic Township of Proton
Township of Southgate

The above-noted application has 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 application is to rezone about ±0.8 hectares of the ±18.5-hectare subject lands at the corner of County Road 14 and Southgate Road 14 to permit a "parochial" school for residents of the community. The proposed school would be built on the northeast corner of the parcel.

Recommendation

The application is acceptable to SVCA staff.

Documents Reviewed by Staff

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

1) Notice of Public Meeting;

2) Planning Justification Report;
3) Application;
4) Site Plan.

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

Natural Hazard Features and Mapping

A large area of the property features lands within the SVCA Approximate Screening Area. The natural hazard features and areas affecting the property include watercourses known as Love Drainage Works Municipal Drain, and a tributary of the drain, the related floodplain of the watercourses, and the hazardous soils related to wetlands/swamp lands.

Based on the plan submitted with the application, the parcel to be severed for a school is located beyond/outside the natural hazard features and areas.

Hazard Mapping

The natural hazard features and areas on the property appear to be appropriately zoned Environmental Protection (EP) in the Township of Southgate Zoning by-law, which generally coincide with SVCA hazard lands mapping for the property. Based on the plan submitted with the application, the parcel to be severed for a school is not located within the EP zone.

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 plan submitted with the application, the application is 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 property, 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

Based on the plan submitted with the application, the parcel to be severed for a school is not located within the SVCA Approximate Screening Area, and so future review and permit is not required by the SVCA. However, should future development be proposed in the SVCA Approximate Screening Area, the SVCA should be contacted as a permit may be required from the SVCA.

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 application. We respectfully request to receive a copy of the decisions and notices of any appeals filed.

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

Sincerely,

[redacted]

Environmental Planning Technician
Saugeen Conservation
MO/

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