

SENT ELECTRONICALLY ONLY: vmance@southgate.ca

September 28, 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 C10-26; and Consents B5-26, B6-26 (JJC Farms)
184678 Grey Road 9
S Pt Lot 26, W Pt Lot 27 Concession 15
Roll No.: 420706000414300
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 rezoning application is to allow for the following:

- Recognize a private campground (cabin and six trailer pads) on part of a ±13 hectare irregularly shaped parcel to be conveyed by consent (File B5-26) to join to the abutting ±4 hectare farm parcel to the northeast.
- Establish permitted uses and regulations for a ±0.3 hectare surplus farm lot containing an existing farmhouse at 184678 Grey Road 9.
- Prohibit residential development on the retained ±52 hectare agricultural parcel (File B6-26)

The purpose of consent files are:

- B5-26 is convey a ±13 hectare irregularly shaped lot to join to the abutting ±4-hectare farm parcel to the northeast. The proposed severed lot contains a private campground with a cabin and six trailer pads.
- B6-26 is to sever the subject lands to create an irregularly shaped ±0.3-hectare surplus farm lot containing an existing residences with ±10 metres frontage on Grey Road 9 and ±170 metres depth. The retained agricultural lot would have ±52 hectares area and ±220 metres frontage on Grey Road 9.

Recommendation

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

Documents Reviewed by Staff

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

- 1) Application for Consent B5-26, B6-26, dated June 11, 2026;
- 2) Application for C10-26, dated June 11, 2026;
- 3) Site Plan 1, dated April 22, 2025;
- 4) Site Plan 2, dated April 22, 2025;
- 5) Image, Map Book, dated June 8, 2026;
- 6) Planning Justification Report, revised June 2026;
- 7) Planning Justification addendum, dated August 14, 2026;
- 8) Scoped Environmental Impact Study, dated March 3, 2022;
- 9) Notice for Consent files B5-26, B6-26;
- 10) Notice of Zoning By-law Amendment C10-26, dated September 4, 2026.

Pre-submission Consultation

Directly related to these applications, SVCA issued a permit in 2016 to recognize the construction of the hunt cabin and installation of sewage disposal system.

Furthermore, on October 17, 2022, the owner and their agent contacted the SVCA regarding the pre-submission consultation process directly related to the current applications. SVCA staff met with the agent and Southgate staff on site on November 7, 2022. Based on the SVCA site meeting, in 2022, SVCA updated our SVCA Hazard Lands mapping to better reflect site conditions.

Additionally, directly related to these applications, SVCA issued a permit in 2024 for grading work to install the six trailer pads.

Natural Hazard Features and Mapping

Large areas of the property feature lands within the SVCA Approximate Screening Area. The natural hazard features and areas affecting the property related to SVCA's Screening Area are: watercourses that are unnamed tributaries of Norman Reeves Creek and their the related floodplain, and unstable soils associated with wetlands which includes part of Yoevil Swamp Provincially Significant Wetlands.

Based on the plans submitted with the applications, all existing buildings and trailer pad areas (except for the hunt cabin) are located beyond/outside the SVCA mapped natural hazard features and areas. Even though the hunt cabin is located within the SVCA mapped hazard lands, it is the opinion of SVCA staff that the hunt cabin is not affected by the natural hazard features.

Furthermore, it is the opinion of SVCA staff that safe access is available to all proposed parcels.

Hazard Mapping

SVCA updated our hazard mapping based on site visit to the property on November 7, 2022.

Therefore, the EP (Environmental Protection) zone in the Township of Southgate Zoning By-law could be updated as part of the C10-26 application, for this property to better reflect the natural hazard features and areas. Therefore, please find attached SVCA mapping, dated September 21, 2026, with SVCA's recommended 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.

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. Furthermore, chapter 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. Furthermore, chapter 5.2.3c) states in part that a site shall have safe access appropriate for the nature of the development.

Based on the plans submitted with the applications, 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.

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

Should future development be proposed in the SVCA Approximate Screening Area, the SVCA should be contacted as review and permission (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 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/

Enclosure: SVCA map dated September 21, 2026

cc: Cuesta Planning, agent (via email)

Accessibility Notice:

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