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SENT ELECTRONICALLY ONLY: vmance@southgate.ca

September 29, 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 C13-26; and Consent B9-26 (Rice)
085770 Southgate Road 08
Lot 21 Concession 4
Roll No.: 420709000604300
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 implement proposed consent File B9-26 by rezoning the west half of the subject lands to prohibit future residential development and recognize a proposed ±20-hectare lot containing the existing farmhouse on east half of the site.

The purpose of consent application is to sever the west half of the subject lands to create an agricultural lot with ±200 metres frontage on Southgate Road 08, ±1,010 metres depth, and ±20 hectares lot area. The retained lot would have ±200 metres frontage on Southgate Road 08, ±1,010 metres depth, ±20 hectares lot area, and contain the existing farmhouse and associated agricultural buildings.



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 Zoning By-law Amendment, dated August 13, 2026;
- 2) Application for Consent, dated August 14, 2026;
- 3) Conceptual Site Plan, dated May 1, 2025;
- 4) Agricultural Report, dated August 2026;
- 5) Planning Justification Report, dated August 2026;
- 6) Planning Justification addendum, dated August 2026;
- 7) Notice for Consent file;
- 8) Notice of Zoning By-law Amendment C13-26, dated September 4, 2026.

Pre-submission Consultation

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

Natural Hazard Features and Mapping

A small area in the southern portion of the property features lands within the SVCA Approximate Screening Area. The natural hazard features and areas affecting the property related to SVCA's Screening Area appear to be unstable soils associated with wetlands/swamp lands.

Based on the plans submitted with the applications, all existing buildings are located beyond/outside the SVCA mapped 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 coincides with SVCA hazard lands mapping for the property.

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. It is the opinion of SVCA staff that safe access, in accordance with the natural hazard policies of the PPS, 2024, is available to all proposed parcels.

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/

cc: Cuesta Planning, agent (via email)

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