

March 3, 2022

McLaughlin Farms
[REDACTED]
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Attention: Jim McLaughlin

RE: **Scoped Environmental Impact Study**
184678 Grey Road 9
Township of Southgate

1. Introduction

The following is provided as the Scoped Environmental Impact Study (SEIS) for your Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) to permit the existing use of a private hunt camp and trailer parking on a portion of the property located at 184678 Grey Road 9 in the Township of Southgate. The location of the property is shown on Figure 1 – Property Location.

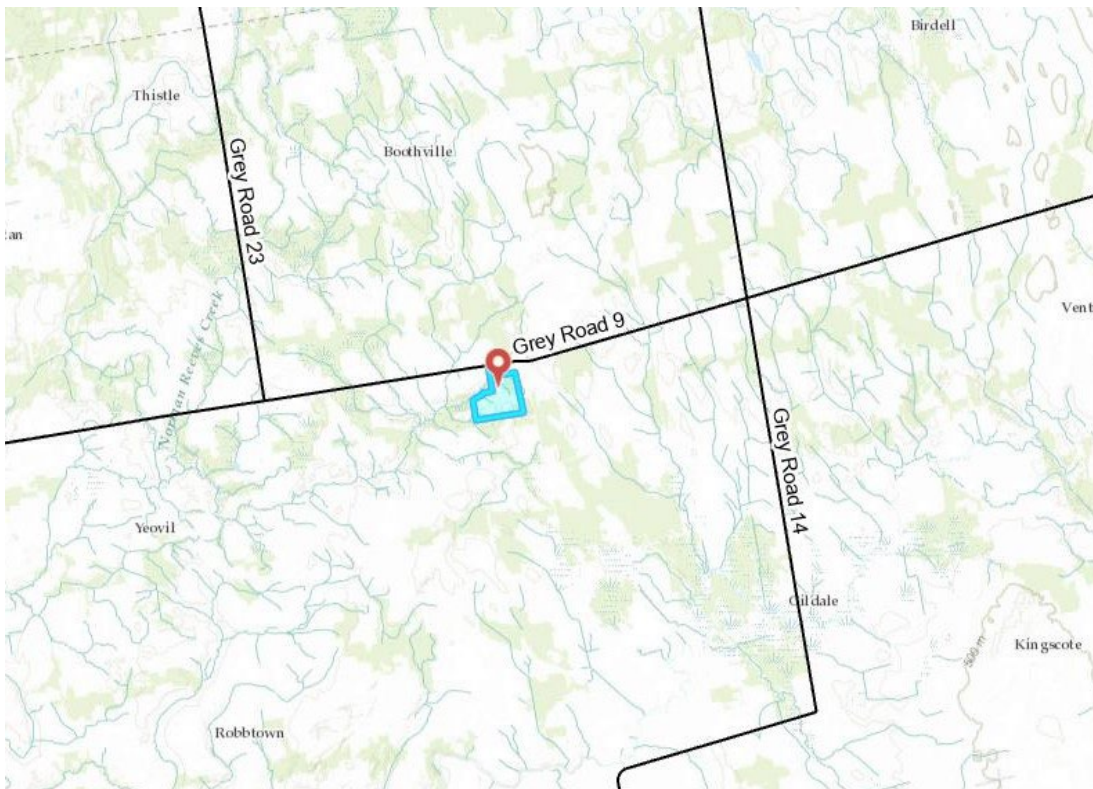


Figure 1: Property Location

The subject property has a total area of approximately 163.5 acres (66.2 ha). It is our understanding that development on the site occurred prior to 2019. A hunting cabin, six trailer sites and associated septic and well were constructed on part of the subject property as shown on *Figure 2 – Pond View*.

Part of this area of development is zoned (W) Wetland Protection and (EP) Environmental Protection. Adjacent lands to the development area are designated Wetland and Hazard Lands in Schedule A- Land Use in the Township of Southgate Official Plan.

The Official Plan requires the preparation of an Environmental Impact Study (EIS) where development or site alteration is proposed adjacent to natural heritage features.

The property is subject to policies in the County of Grey Official Plan and Township of Southgate Official Plan, and the Provincial Policy Statement. Section 5 in this report provides an analysis of conformity with policies in these documents.

The site is in the regulated area of the Saugeen Valley Conservation Authority (SVCA). Any development or site alteration on site must also ensure compliance with the Ontario Regulation 169/06 issued under the *Conservation Authorities Act*. A permit was issued by SVCA in 2016 (SVCA Permit No. 16-016) (attached) for the filling of two man-made ponds, construction of a 160 m² building (hunting cabin), installation of a sewage disposal system and associated filling, grading and excavation.

The purpose of this SEIS is to identify the limits of natural heritage features on the property, demonstrate no negative impacts to natural features within or adjacent to the proposed development, and ensure compliance with applicable municipal/provincial policies and legislation.

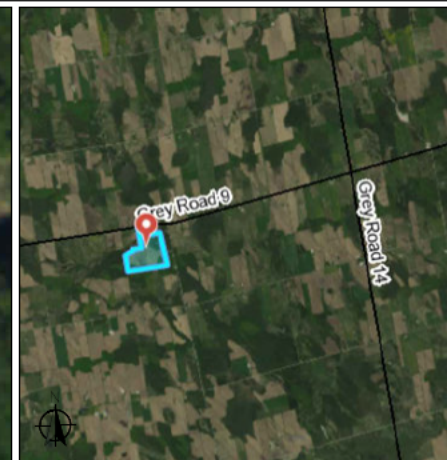
2. Existing Conditions

2.1. Desktop Review

A desktop review was completed for natural features within or adjacent to the subject property using available online resources, including:

- Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Information Centre (NHIC) Natural Areas Mapping;
- County of Grey Interactive Mapping; and
- Township of Southgate Official Plan.

The NHIC geographic search of occurrence square 17NJ3183 for the subject property found an occurrence for the Snapping Turtle (*Chelydra serpentina*) (Special Concern), the Provincially Significant Yoevil Swamp Wetland Complex and unevaluated wetland as shown on *Figure 4 – NHIC Mapping*.



184678 Grey Road 9
CON 15 S PT LOT 26 W PT LOT;27
Township of Southgate
Grey County

Legend

-  Septic Bed
-  Concrete Pads
-  Shower Area
-  Hunting Cabin
-  Out Building
-  Gasoline Tank
-  Fire Pit
-  Water and Electrical Hookup
-  Septic Hookup
-  Septic Tank Lids

* measurements are approximate



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Dwn. By:	Date Printed:
R. Kochuta	June 21, 2021
File:	Project Name:
Pond View	Pond View



Figure 3: NHIC Mapping

The County of Grey Interactive Mapping identifies the presence of Provincially Significant Wetland (Yoevil Swamp Wetland Complex), Significant Woodlands and two watercourses to the north and south of the development area.

2.2. Site Investigation

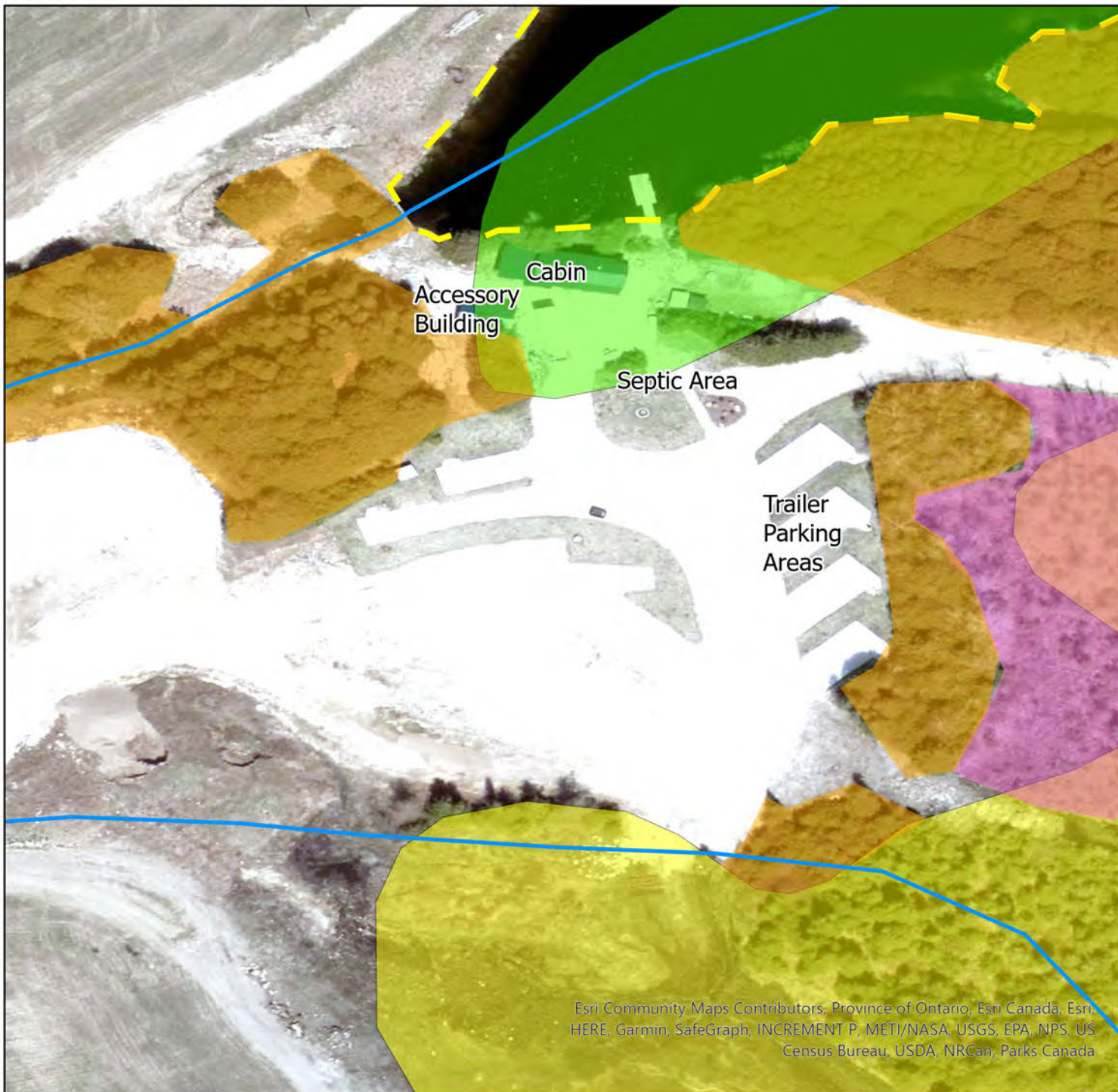
A site visit was conducted on November 2, 2021, to document existing conditions, confirm the boundaries of wetlands adjacent to the proposed development area and assess potential habitat for wildlife and species at risk.

The mapped boundaries (NHIC, Township Official Plan) of the Provincially Significant Yoevil Swamp Wetland Complex appear to be incorrect, likely due to a shifting of those layers to the south of the actual boundary of the wetland (as shown in *Figure 4- Existing Conditions*). The hunting cabin was found approximately 4 metres from the limit of the Provincially Significant Yoevil Swamp Wetland Complex (see Table 1). Visual observations of the pond/wetland found significant areas of the wetland were greater than 2 metres in depth of water, which the Ontario Wetland Evaluation System (OWES) defines as Open Water. This pond is controlled by a dam structure in the west part, which appears to have been present since at least 2009. SVCA refer to these wetlands as “man-made” ponds.

Unevaluated Wetland habitat to the east of the trailer pads (see Figure 3) was found to be a mixture of mixed swamp and deciduous swamp thicket.

A watercourse identified in the desktop review to the south of the development areas was found not to be present.

The septic bed and trailer pads are within a previously cleared area, which may have been an agriculture land use in the past. A review of satellite imagery shows that that area was cleared since at least 2009 (see *Table 2- Historic Imagery*).



Legend

- PSW (MNRF)
- PSW Limits (Aerial Interpretation)
- Unevaluated Wetland (Aerial)
- Unevaluated Wetlands (MNRF)
- Watercourses (MNRF)
- Significant Woodlands (Aerial)

ENVIRONMENTAL IMPACT STUDY

Figure 4
Existing Conditions

McLaughlin Farms
184678 Grey Road 9
Township of Southgate



Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada



25 12.5 0 25 50 75 100 Meters

	
Edge of Yoevil Swamp Wetland Complex and hunting cabin. Note presence of Eastern White Cedar between the cabin and edge of the wetland.	Yoevil Swamp Wetland Complex looking west from the hunting cabin. Dam structure present in background.
	
Yoevil Swamp Wetland Complex looking north from south edge. Floating dock present.	Accessory building to the south of the hunting cabin abutting Significant Woodlands.
	
Trailer Parking Area abutting Significant Woodlands and Unevaluated wetlands looking southeast.	Mixed swamp/thicket wetland on adjacent lands to the east of the trailer parking areas.

Table 1- Site Photos

Table 2: Historic Images



(1) 2010 Image



(2) 2015 Image



(3) 2020 Image

It is likely that the Snapping Turtle, identified in the desktop review, could be present in this waterbody/wetland.

A search of the development area and adjacent lands of 50 metres found no other habitat or occurrences of Species at Risk (i.e. Butternut tree).

3. Natural Heritage Analysis

The following analysis for the presence of natural heritage features within or adjacent to the subject property. Identification of features is based on the 2020 Provincial Policy Statement (PPS) (Section 2.1) and applicable policies and technical guidelines.

3.1. Fish Habitat

It is unknown if the waterbody or Provincially Significant Yoevil Swamp Wetland Complex support fish populations. It is likely these features do support fish habitat due to the presence of permanent flow in the waterbody/wetland and connection to a watercourse, which contributes water to these features.

No development has occurred in this feature; however, development has occurred on adjacent lands and an impact assessment is provided in Section 4.

3.2. Significant Wetlands (including Coastal Wetlands)

The Yoevil Swamp PSW and unevaluated wetlands are mapped on the subject property on adjacent lands to the development.

Based on the potential presence of wetlands on the property, an assessment of potential impacts is provided in Section 4.

3.3. Significant Woodlands

The County of Grey Interactive Mapping identifies the presence of Significant Woodlands adjacent to the development area. These Woodlands have been refined using current (2020) aerial photography as shown on Figure 4.

Based on the potential presence of Significant Woodlands adjacent to the development area, an assessment of potential impacts is provided in Section 4.

3.4. Significant Valleylands

No Significant Valleylands were identified by a desktop review of available resources or during field investigations.

3.5. Significant Wildlife Habitat

A review of potential Significant Wildlife Habitat (SWH) associated with habitats on the subject property and adjacent lands was completed using the document “*Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E*” (OMNRF January 2015).

Based on the presence of wetland and woodland habitats on adjacent lands to the development and records of species identified during the desktop review, the following potential types of SWH were identified:

- Special Concern and Rare Wildlife Species;
- Turtle Wintering Area;
- Amphibian Breeding Habitat- Wetlands; and
- Amphibian Movement Corridors.

Based on the potential presence of SWH, an assessment of potential impacts is provided in Section 4.

3.6. Significant Areas of Natural and Scientific Interest

No Significant Areas of Natural and Scientific Interest (ANSI) were identified by a desktop review of available resources.

3.7. Habitat of Endangered Species and Threatened Species

No habitat for threatened or endangered species were identified during field investigations. A screening of listed SAR was completed based on available records for the area and habitat on site.

4. Impact Assessment and Mitigation

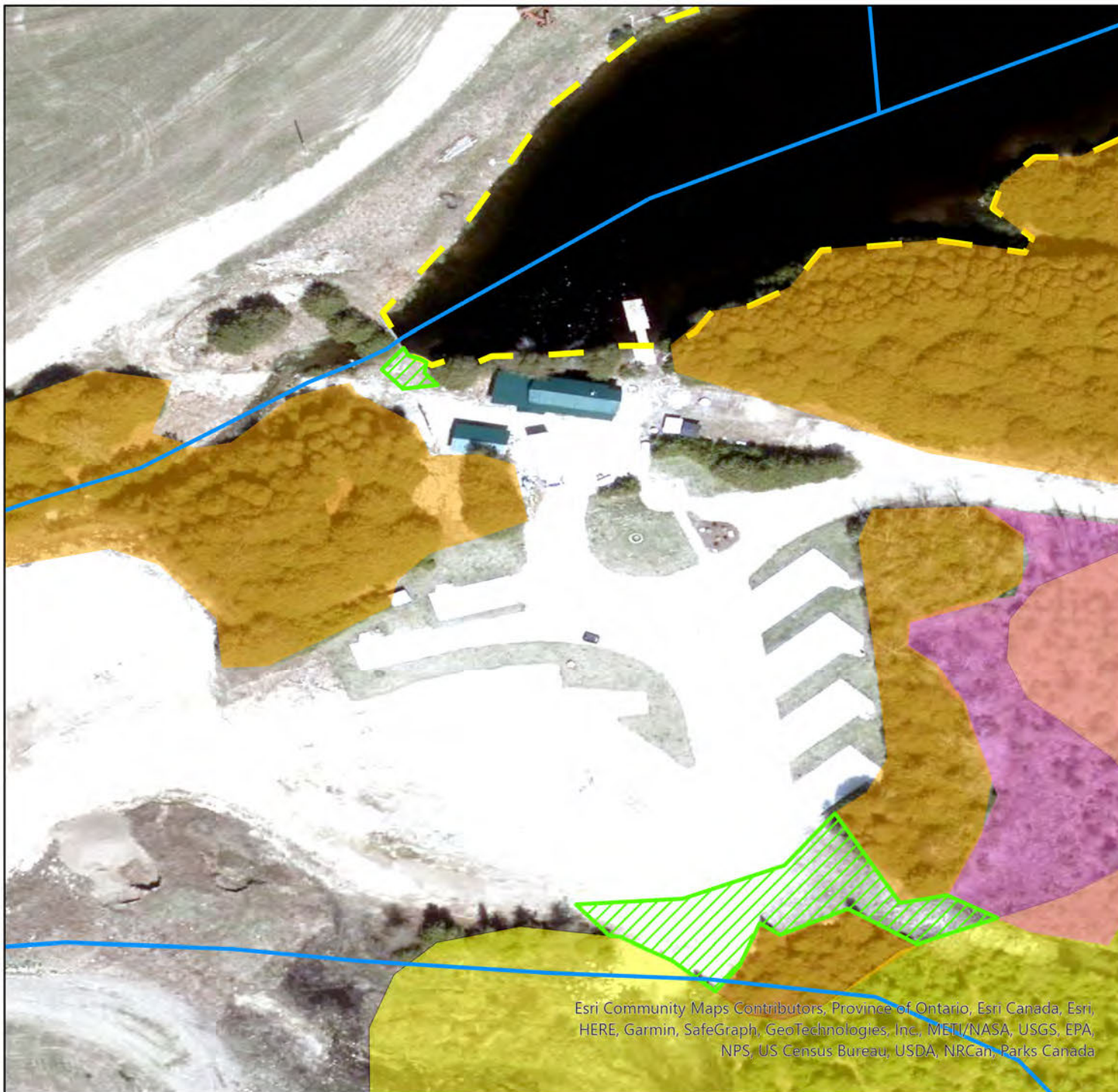
The following provides an impact assessment for identified natural heritage features found on the property.

4.1. Fish Habitat

A watercourse is identified to the north and west of the development area as shown on Figure 4. This watercourse appears to contribute to the Yoevil Swamp PSW abutting the development area to the north. Flow was present at the time of the field investigation. A dam structure (date unknown) is present that restricts flow of the watercourse, resulting in the ponding or flooding of water in the PSW.

It is unknown if this watercourse or the wetland provides fish habitat, however, visual observations of flow and the permanency of the flooded wetlands could provide habitat for local fish populations.

No in-waterworks were completed for the existing development. All development is setback from the watercourse or wetland areas.



Legend

- Watercourses (MNRF)
- Significant Woodlands (Aerial)
- Unevaluated Wetland (Aerial)
- PSW Limits (Aerial Interpretation)
- Unevaluated Wetlands (MNRF)
- Restoration Areas

ENVIRONMENTAL IMPACT STUDY

Figure 5
Mitigation Measures

McLaughlin Farms
184678 Grey Road 9
Township of Southgate

Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada



ROOTS
ENVIRONMENTAL



25 12.5 0 25 50 75 100 Meters

All hydrological input to these features has been maintained and no significant loss of contribution to these features has occurred.

Minor loss of vegetation occurred as a result of the construction of the hunting cabin along the edge of the wetland. It is recommended that restoration occur on site shown in *Figure 5-Mitigation Measures* to offset that loss. The restoration area shall be graded to match the surrounding area, have topsoil applied, seeded with a native seed mix, and planted with native trees/shrubs endemic to that area.

Provided restoration of buffer areas associated with the watercourse and wetland occur as shown and recommended in this report, we anticipate no negative impacts to Fish Habitat.

4.2. Wetlands (PSW and Unevaluated)

4.2.1. Provincially Significant Wetlands

The existing hunting cabin is approximately 4 meters from the edge of the Yoevil Swamp PSW. This setback between the cabin and the wetland edge is stable and does not demonstrate any erosion or degradation. Provided no further site alteration or development occurs within this setback, no direct impacts (i.e., removal) to the PSW are anticipated.

Existing vegetation between the cabins and trailer parking area and the PSW limits will continue to provide a buffer to help filter nutrients and maintain water quality in the abutting wetland and pond feature. The site generally drains to the south away from the PSW, therefore there is limited potential for any contaminants reaching the wetland from the trailer parking area.

To offset the minor loss of vegetation along the shoreline as a result of construction of the hunting cabin, it is recommended that restoration occur on-site as shown in *Figure 5*. This restoration area shall be completed with a native seed mix (suitable to the bank conditions) and dense plantings of native tree/shrubs.

There will be no change in hydrologic conditions on site that would impact the wetland. Site observations and topographic mapping found that drainage to the property originates from an unnamed watercourse. This drainage will continue post-development. The dam structure in the west edge of the PSW has likely maintained the flooded nature of this portion of the PSW. It is unknown when this dam was constructed, however, a review of aerial photography finds it predates 2010.

The extent of disturbance as a result of the construction and use of the hunting cabin is very minimal in relation to the overall size of the PSW. Recreational use of the trailer park and hunting cabin are likely to only minorly disrupt wildlife use of the wetland in the area abutting the hunting cabin. The remaining wetland area remains undisturbed and will continue to provide habitat for local wildlife. A review of aerial photography from 2010-2020 finds that the area of the hunting cabin and trailer parking area was previously disturbed and devoid of naturalized habitat, thereby limiting any past use of those lands for associated habitats.

4.2.2. Unevaluated Wetlands

Unevaluated wetlands were confirmed to the east of the existing trailer parking areas and development area as shown on Figure 4. This wetland area appears to be the result of low topography that captures rainfall or overland flow.

All development has occurred outside of the wetland boundaries. A narrow ridge of woodland is present between the wetland edge and the disturbed areas. There has been no removal of the unevaluated wetland.

Site observations find that the area of development largely consists of sandy soils, which will allow drainage in the development area to infiltrate. Any drainage that does flow south during larger storm events or spring melt may reach these wetland areas to the south. It is recommended that restoration of the area shown on *Figure 5- Mitigation Measures* be completed with a native grassland/forb mixture and dense plantings of native trees/shrubs to enhance the buffer to the unevaluated wetlands.

Based on the lack of any direct impacts and limited potential for any indirect impacts to the PSW or unevaluated wetlands, and recommendations for restoration in this report, we anticipate no negative impacts to these features as a result of the development.

4.3. *Significant Wildlife Habitat*

The proposed development will result in no direct loss of any potential Significant Wildlife Habitat within the wetland habitats on adjacent lands that may support special concern species, turtle wintering habitat, and amphibian breeding habitat/corridors.

Proposed uses will cause only minor increases any indirect impacts (i.e. human disturbance) that would result in impacts of use by local wildlife species in the west part of the wetland area. Remaining wetland areas in more naturalized conditions will continue to provide habitat for the above types of Significant Wildlife Habitat.

Based on the maintenance of wetland habitat on adjacent lands and the recommendations for restoration, we anticipate no negative impacts to Significant Wildlife Habitat as a result of the development.

4.4. Significant Woodlands

Significant Woodlands have been identified on adjacent lands to the development areas in the County of Grey Official Plan. These woodland areas were found to be dense stands of Eastern White Cedar (*Thuja occidentalis*) on a raised ridgeline to the east and west of the hunting cabin, and pine woodlands and identified mixed swamp/thicket to the east.

No development has occurred for the hunting cabin or trailer parking areas in the Significant Woodlands. Edges of the woodland areas were viewed during field investigation for any signs of distress or harm as a result of the development. No signs were visible. All treed areas appear healthy.

Previous clearing of identified Significant Woodlands has been done on site, however, this was completed as part of the existing and permitted agricultural operations.

As no development has occurred in the woodlands, all remaining treed areas will remain, and no impacts to these areas has been observed, we anticipate no impacts as a result of the development on site.

5. Compliance with Legislation and Provincial Policies

Tables 3-5 below prepared by Charles F. Burgess, MCIP, RPP (Burgess Gleason Environmental) provides a summary of planning policies and rationale for compliance with the Provincial Policy Statement, County of Grey Official Plan and Township of Southgate Official Plan.

Table 3: Provincial Policy Statement

Section	Policy	Policy Consistency
2.1.3	<i>Natural heritage systems shall be identified in Ecoregions 6E and 7E¹ recognizing that they will vary in size and form in settlement areas, rural areas, and prime agricultural areas.</i>	The Natural Heritage System (NHS) is typically illustrated through the regional and local Official Plans. A NHS has not been established in the County or local Official Plans.
2.1.4	<i>Development and site alteration shall not be permitted in significant wetlands and coastal wetlands.</i>	Based on mapping, a provincially significant wetland exists on the property. The proposed land use and development will be located outside this PSW.
2.1.5	<i>Development and site alteration shall not be permitted in valleylands, woodlands, wildlife habitat, and ANSI that are significant including coastal wetlands unless it has been demonstrated that there will be no negative impacts on the natural feature and their ecological functions.</i>	Based on a site inspection and review of existing information, the subject property contains significant wildlife habitat (SWH) and significant woodland and is devoid of the other features illustrated in Policy 2.1.5. Given that all development will be located outside the SWH and significant woodland, there will be no negative impact to these

		natural heritage feature and their ecological function.
2.1.6	<i>Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</i>	A watercourse and pond feature exists on the property. This watercourse based on the site inspection would contain fish habitat. However, no in-water works are proposed and all development will be setback from the fish habitat.
2.1.7	<i>Development and site alteration shall not be permitted in habitat of endangered species and threatened species except in accordance with provincial and federal requirements.</i>	The field inspection and evaluation has demonstrated that the proposed land use and development will be located in areas that are devoid of any habitat of endangered or threatened species. As a result, the provisions of the <i>Endangered Species Act</i> will be met.
2.1.8	<i>Development and site alteration shall not be permitted on adjacent lands to features identified in 2.1.4, 2.1.5, and 2.1.6 unless it has been demonstrated that there will be no negative impacts.</i>	The proposed land use and development will be located outside the significant wetland, significant wildlife habitat, significant woodland and fish habitat. On this basis, there will be no negative impacts on the adjacent natural heritage features. Further, parts of the property in proximity to these natural heritage features will be enhanced through the planting of native, non-invasive trees and shrubs.

Table 4: County of Grey Official Plan

Section	Designation	Conformity
<i>Schedule A (Land Use Types) Map 2 to the Official Plan (OP)</i>	<i>The subject property is primarily designated Agricultural and secondarily Provincially Significant Wetlands and Hazard Lands according to Schedule A.</i>	No development is proposed within the provincially significant wetland. Also, any development near or within the Hazard Lands designation will require permit approval from the Saugeen Valley Conservation Authority (SVCA) through Ontario Regulation 169/06.
Appendix A (Map 2) to the Official Plan	<i>This Appendix shows the constraints within the County including karst topography and woodland fire risk.</i>	Based on this Appendix, the subject property is located outside any constraints as shown on Map 2.
Appendix B (Map 2) to the Official Plan	<i>This Appendix illustrates the constraints within the County including natural heritage features such as significant woodlands.</i>	This Appendix shows that a significant woodland and stream exist on the property. The proposed land use and development will be located outside this woodland feature and watercourse area.
2.8.2(9) Hazard Lands Designation	<i>This subsection identifies that approval from the applicable conservation authority will be required within the Hazard Lands designation.</i>	Prior to any development or site alteration within the Hazard Lands designation, written approval or a permit will be required from the Saugeen Valley Conservation Authority under Ontario Regulation 169/06 in accordance with the <i>Conservation Authorities Act</i> .
2.8.3(1) Provincially Significant Wetlands (PSW)	<i>This policy implements the PPS by prohibiting development and site</i>	The proposed land use and development will be located outside the significant wetland on the property. As a

	<i>alteration within significant wetlands.</i>	result, this land use proposal is consistent with policy 2.8.3(1) of the OP.
2.8.3(2) Development and Site Alteration adjacent to PSW	<i>Development and site alteration will not be permitted adjacent to significant wetlands unless it can be demonstrated that there will be no negative impact on the wetland and its ecological function.</i>	It has been demonstrated through the analysis component of this EIS that there will be no negative impact on the adjacent wetland and its ecological function as a result of the proposed land use and development.
2.8.4(1) Development and Site Alteration in and adjacent to Significant Woodlands	<i>Development and site alteration will not be permitted in and adjacent to significant woodlands unless it can be demonstrated that there will be no negative impact on the woodland and its ecological function.</i>	All new development will be located outside the significant woodland. Further, it has been demonstrated through the analysis component of this EIS that there will be no negative impact on the adjacent woodland and its ecological function as a result of the proposed land use and development.
2.8.6(1) Natural Function Policies	<i>This section provides a framework for the protection of other natural heritage features not shown on the Official Plan maps such as significant wildlife habitat, valley lands, and fish habitat. Development and site alteration is not permitted in these features unless an EIS has been completed demonstrating that there will be no negative ecological impacts.</i>	All new development and site alteration will be located outside the Significant Wildlife Habitat and fish habitat located within the watercourse and pond feature on the property. As a result, there will be no negative ecological impacts on these features. It should be noted that there is no significant valley land on the existing lot nor endangered species or ANSI.
2.8.6(5) Setbacks from Streams and Lakes	<i>This policy identifies that development shall be setback a minimum of 30 metres from streams, rivers, and</i>	It has been demonstrated through the evaluation of this EIS that the existing development (e.g. buildings)

	<i>lakes unless evaluated through an EIS.</i>	can be located within the 30 metre setback from the watercourse and pond area. It should be noted that parts of the property in proximity to the watercourse and woodland areas will be enhanced through the planting of native, non-invasive trees and shrubs which will help improve the water quality of these natural heritage features.
2.8.7 Implementation of Natural Environment Policies	<i>This policy section illustrates the criteria for the preparation and development of an EIS.</i>	This EIS has been prepared in accordance with the Terms of Reference and the general requirements of this section.

Table 5: Township of Southgate Official Plan

Schedule/Section	Designation/Policy	Conformity
Schedule A (Land Use) to the Official Plan	<i>The subject property is designated Agriculture, Wetlands, and Hazard Lands.</i>	No development is proposed within the provincially significant wetland. Also, any development near or within the Hazard Lands designation will require permit approval from the Saugeen Valley Conservation Authority (SVCA) through Ontario Regulation 169/06.
Schedule C (Environmental Constraints) to the Official Plan	<i>This Schedule shows the constraints within the Township including ANSI or deer wintering areas.</i>	Based on this Schedule, the subject property is located outside any constraints as shown on this map.
Section 6.0 of the Official Plan	<i>This Section provides a policy framework for Provincially Significant Wetlands and Hazard Lands.</i>	Given that these designations exist on the subject property, the associated policies in this section will apply.

Policy 6.1.2 a) Wetlands	<i>This policy implements the PPS by prohibiting development and site alteration within significant wetlands.</i>	The proposed land use and development will be located outside the significant wetland on the property. As a result, this land use proposal is consistent with this policy of the OP.
Policy 6.1.2 b)	<i>Development and site alteration will not be permitted adjacent to significant wetlands unless supported by an EIS.</i>	It has been demonstrated through the analysis component of this EIS that there will be no negative impact on the adjacent wetland and its ecological function as a result of the proposed land use and development.
Policy 6.2	<i>This Section provides a policy framework for Hazard Lands.</i>	Given a watercourse and wetland exists on the subject property, the policies of this section apply to any land use proposal and development. Any development near or within the Hazard Lands designation will require permit approval from the Saugeen Valley Conservation Authority through Ontario Regulation 169/06.
Policy 6.3	<i>This policy section identifies the importance of Conservation Authority Regulations.</i>	The watercourse corridor and wetland area including its setback are governed by Ontario Regulation 169/06 under the <i>Conservation Authorities Act</i> . On this basis, any development or site alteration proposed within this Regulated area will require the prior written approval of the SVCA.
Policy 6.5.5	<i>Policy 6.5.5 identifies the need for an EIS in or adjacent</i>	All new development and site alteration will be located

	<i>to Significant Wildlife Habitat.</i>	outside the Significant Wildlife Habitat on the property. Further, the analysis as part of this EIS has shown that the proposed land use will have no negative ecological impacts on lands adjacent to the SWH.
Policy 6.5.6	<i>This section provides policies related to cold and warm water streams and lakes including setback requirements.</i>	It has been demonstrated through the evaluation of this EIS that the existing development (e.g. buildings) can be located within the 15 or 30 metre setbacks from the watercourse and pond area. It should be noted that parts of the property in proximity to the watercourse and woodland areas will be enhanced through the planting of native, non-invasive trees and shrubs which will help improve the water quality of these natural heritage features.
Policy 6.5.8	<i>This Section provides the Terms of Reference for Environmental Impact Studies.</i>	This EIS has been prepared in the context of the Terms of Reference for EIS found in this section.

6. Conclusions

Roots Environmental was retained to complete a Scoped Environmental Impact Study (SEIS) for your Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) to permit the existing use of a private hunt camp and trailer parking on a portion of the property located at 184678 Grey Road 9 in the Township of Southgate.

This report finds that the development that has occurred on-site has not resulted in a negative impact to natural heritage features on adjacent lands. Restoration of areas of the site will further offset loss of buffer areas and will provide a net benefit for the protection of those features and their ecological functions.

In general, it has been demonstrated that the proposed development is consistent with and conforms to the applicable environmental policies of the Provincial Policy Statement, County of Grey Official Plan and Township of Southgate Official Plan.

If you have any questions, please contact me.

Sincerely,

A black rectangular redaction box covering the signature of Kyle Fleming.

Kyle Fleming, BSc. (Wildlife)
Senior Ecologist/Owner

Attach. – SVCA Permit

Cc: Ryan Kochuta – Cuesta Planning Consultants Inc.
Charles F. Burgess – Burgess Gleason Environmental

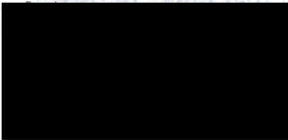


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Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY (jimandkathymclaughlin@hotmail.com) AND BY REGULAR MAIL

June 28, 2016

James McLaughlin



Dear Mr. McLaughlin,

RE: Alteration of a Regulated Area
Part Lot 27, Con 15
Geographic Township of Egremont
Township of Southgate
SVCA Permit No. 16-016

The Saugeen Valley Conservation Authority (SVCA) has approved your application for the filling in of two man-made ponds, the construction of a 160 square meter (including the covered porch) building (hunt cabin), the installation of a sewage disposal system and associated filling, grading and excavation as indicated on the enclosed permit. This approval is subject to conditions, which are stated on the permit.

If you cannot or did not comply with any condition listed as part of this approval, you must notify the SVCA.

The site alteration and construction that was started without written permission from the SVCA constituted a violation of the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/09). This approval resolves the violation on the subject property associated with fill in a Regulated Area (two man made ponds), the construction of a hunt camp, dock and removable dock without the written permission from the SVCA and for the installation of a sewage disposal system. Provided the Specific and General Conditions of SVCA Permit No. 16-016 are complied with, the SVCA will consider this violation resolved and no further action will be taken by the SVCA on this matter.

Zoning and Official Plan

Administration and final interpretation of the Zoning By-law and Official Plan are the responsibility of the Municipality and/or County. We recommend you contact the Municipality and/or County to confirm the zoning status and/or designation for the property, and for all other items relating to the Zoning By-law and Official Plan.

As the provincial commenting agency for matters relating to Natural Hazards (Environmental Protection/Environmental Hazard/Hazard/etc. zones and/or designations) in association with applications made under the Planning Act, the SVCA is required to provide comments and assistance to the Municipality and/or



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

James McLaughlin
June 28, 2016
Permit No. 16-016
Page 2 of 2

County and its residents for zoning and Official Plan matters in this regard. The SVCA also provides recommendations pertaining to Natural Heritage in accordance with the Plan Review Agreements currently in effect with our member municipalities, and as a watershed agency associated with Planning Act applications. Therefore, if a planning application (proposed Zoning By-law amendment, application for minor variance, application for consent, site plan approval, Draft Plan of Subdivision, Draft Plan of Condominium, etc.) is required in association with your proposal, the SVCA will be involved in that process as a review agency and the SVCA's comments to that process will be forwarded to the Municipality and/or County at that time. However, SVCA comments regarding Zoning and Official Plan matters are not included within this correspondence.

Thank you for your cooperation. Should you have any questions, please do not hesitate to contact Michelle Gallant of this office.

Sincerely,



Erik Downing
Manager, Environmental Planning and Regulations
Saugeen Conservation

ED/mg
Encl.

cc: John Acres, CBO, Township of Southgate (via e-mail)
Barbara Dobreen, Director, SVCA (via e-mail)



1078 Bruce Rd. 12, P.O. Box 150
Formosa ON N0G 1W0

PERMIT NO. 16-016

PERMIT
Conservation Authorities Act, R.S.O., 1990, Chap. C27

SCHEDULE 1 OF 2

THIS PERMIT ISSUED ON June 28, 2016 AND EXPIRES ON June 28, 2017

☐ Permit for Major Works ☐ Permit for Minor Works ☒ Permit for Standard/Other Works

PERMIT TO:

- | | |
|-------------------------------------|--|
| ☐ | Alter a Watercourse |
| ☒ | Place Fill or do Grading in a Regulated Area |
| ☒ | Construct a Building in a Regulated Area |
| ☒ | Construct a Structure in a Regulated Area |

In accordance with Regulation 169/06 and amendments thereto, permission is granted to:

Name: James McLaughlin

Mailing Address:

Town:

Postal Code:

Phone No.:

For the following works: The filling in of two man-made ponds, the construction of a 160 square meter (including the covered porch) building (hunt cabin), the installation of a sewage disposal system and associated filling, grading and excavation.

Note: This Permit recognizes work that has started prior to SVCA approval.

at Part Lot: 26

Concession: 15

Civic Address: 184678 Grey Road 9

Municipality: Township of Southgate
(Geographic Township of Egremont)

for the period of: June 28, 2016 to June 28, 2017

SUBJECT TO THE SPECIFIC CONDITIONS STATED IN SCHEDULE 2 TO THIS PERMIT:

NOTE: BEGIN YOUR PROJECT ONLY IF YOU, THE APPLICANT, AGREE TO ALL OF THE SPECIFIC AND GENERAL CONDITIONS STATED IN THIS PERMIT. IF YOU DISAGREE WITH ANY CONDITION, YOU MUST NOTIFY THE SVCA AND YOU MUST NOT BEGIN YOUR PROJECT.

GENERAL CONDITIONS: See reverse side of this form.

Manager, Environmental
Planning & Regulations

Signature of Authority Official

Title

IMPORTANT! Read the reverse of this form

GENERAL CONDITIONS

The applicant, by acceptance and in consideration of the issuance of this permit, agrees to the following conditions:

1. The applicant shall comply with the Specific Conditions in the attached schedules.
2. This permit is valid only for the time period specified and the applicant agrees to request an extension from the Saugeen Valley Conservation Authority prior to the expiration of this period should an extension be required.
3. This permit does not preclude any other legislation, federal or provincial, or necessary approvals from the local municipality.
4. Authorized representatives of the Saugeen Valley Conservation Authority may, at any time, enter onto the lands which are described herein in order to make surveys, examinations, investigations or inspections which are required for the purpose of ensuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. The applicant agrees
 - (a) to indemnify and save harmless on a solicitor and client basis, the Saugeen Valley Conservation Authority and its officers, employees, or agents, from and against all damage, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the owner and/or applicant or of any of his/her agents, employees or contractors relating to any of the particulars, terms or conditions of this permit;
 - (b) that this permit shall not release the applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
 - (c) that all complaints arising from the execution of the works authorized under this permit shall be reported prior to the expiration of this permit by the applicant to the Saugeen Valley Conservation Authority. The applicant shall indicate any action which has been taken, or is planned to be taken, if any, with regard to each complaint;
 - (d) that the permit issued herein is based upon the plans or sketches submitted to the Saugeen Valley Conservation Authority and the accuracy of the matters contained in the application to the Authority.
6. This permit is not assignable.
7. The applicant acknowledges that should the works be carried out in contrary to the terms of this permit, the permit may be revoked and the applicant may be in violation of the Saugeen Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06), and subject to the penalties imposed under the Conservation Authorities Act, R.S.O, 1990, Chap. C27, as amended.

**This permit is a public record which is accessible upon request.
This information in this permit is collected under the authority of the
Conservation Authorities Act, R.S.O, 1990, Chap. C27, as amended.**

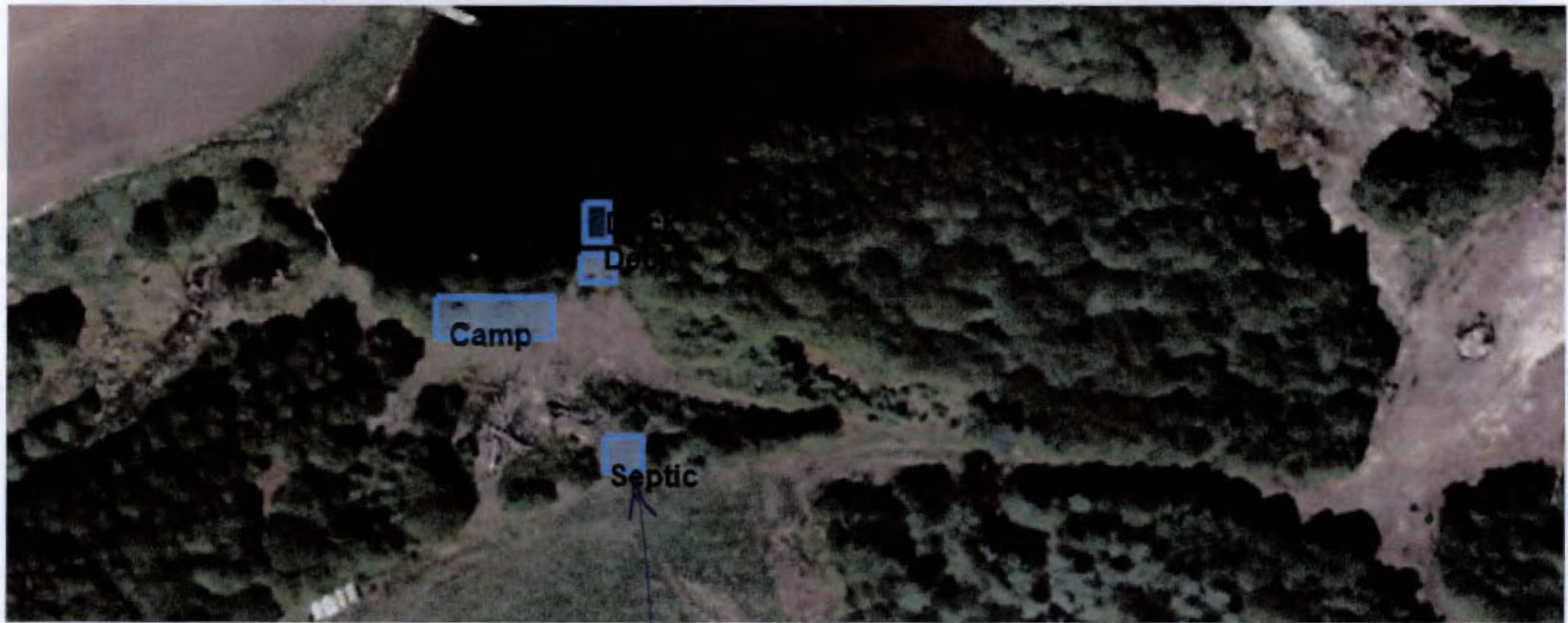
SCHEDULE **2** **OF** **2**

APPLICANT: James McLaughlin

SPECIFIC CONDITIONS:

1. Construction shall be and remain in accordance with site plan received by Saugeen Valley Conservation Authority (SVCA) on February 18, 2016 showing the fill removal and placement locations into the manmade ponds (completed) and the two site plans received by the SVCA on June 17, 2016 showing the location of the building (completed), and sewage disposal system and the area to be leveled for the purpose of providing cover for the sewage disposal system and the Application to Alter a Regulated Area dated February 17, 2016.
2. It is the responsibility of the Applicant (James McLaughlin) to ensure that any contractor(s) or persons engaged in these works are aware of this permit and conditions.
3. The SVCA does not warrant the suitability of the soils at the building site, and it is the responsibility of the Applicant (James McLaughlin) to ensure proper soil conditions.
4. Appropriate sediment control measures shall be in place prior to the commencement of any ground alteration and properly maintained to prevent the movement of sediment towards any watercourse or wetland. Vegetative growth is to be re-established or stabilization measures in place on the areas disturbed by demolition and construction.
5. Re-fueling and maintenance of equipment shall be done at least 30 metres from the wetland and where no fuel will the watercourse.
6. No construction debris or excavated material shall be stockpiled, even temporarily within any SVCA Regulated Area not included in the site plans without first obtaining permission from this office.
7. It is the responsibility of the Applicant (James McLaughlin) to ensure that all other agency and municipal approvals are in place. The Authority is not responsible for the approval of the design of the sewage disposal system. The issuance of this permit indicates that the ground alteration necessary for the installation of the sewage disposal system is acceptable to the SVCA.
8. This permit grants permission for the installation of a sewage disposal system and the related grading and excavation required to allow for cover of such and hereby acknowledges the construction of a 160 square meter (including porch) building and the filling in of 2 ponds with a total area of 625 m squared with fill that was adjacent to these areas. Should any other work be proposed on the property in the future, the SVCA should be contacted, as permission may be required.

COPY



This spot is within PSW
In Area "J"

Not permitted within wetland



Legend

Total Restoration Areas (1824 m2)

PLANTING NOTES

Site Preparation

- Remove all debris from planting locations.
- Ensure there are no pre-existing structures above or underground that will impede growth.
- The soil should be loosened if compacted.
- Where topsoil has been removed, 30 cm (300mm) of good quality top soil shall be added to facilitate proper growth.
- Restoration areas shall be seeded using Annual Oats at a sow rate of 22kg/ha

Planting of Shrubs/Trees

- Planting of trees and shrubs shall occur between early October and late November.
- Ensure the hole is 2-3 times in width as the tree or shrub pot/bowl. The hole should only be as deep as the root bowl.
- Remove all containers from the root bowl and gently loosen the roots prior to planting.
- Ensure the tree or shrub is planted at the correct depth in that is level with ground.
- Once planted, cover any exposed roots with soil and gently compress.
- Water all trees and shrubs that have been planted.
- Apply 2-3 inches mulch around the based of each planted tree or shrub.

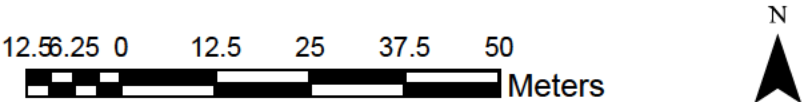
Maintenance

- Inspect all planted trees and shrubs for a period of 2 years. Replace all trees and shrubs which have been harmed or died.

SPECIES	SPACING
Trembling Aspen (<i>Populus tremuloides</i>)	4-5 m On-Centre (O.C.)
White Birch (<i>Betula papyrifera</i>)	4-5 m O.C.
White Pine (<i>Pinus strobus</i>)	4-5 m O.C.
Eastern White Cedar (<i>Thuja occidentalis</i>)	4 m O.C.
White Spruce (<i>Picea glauca</i>)	4 m O.C.
Red-Osier Dogwood (<i>Cornus servicea</i>)	2 m O.C.
Choke Cherry (<i>Prunus virginiana</i>)	2 m O.C.
Mapleleaved Viburnum (<i>Viburnum acerifolium</i>)	2 m O.C.
Winterberry (<i>Ilex verticillata</i>)	2 m O.C.

NOTE:
Even mixtures of the species listed above shall be planted to ensure complete coverage of the restoration areas.

Should species in this plan not be available, substitutions can be made under guidance of a qualified person.



ENVIRONMENTAL IMPACT STUDY

Figure 5
Restoration/Planting Plan

McLaughlin Farms
184678 Grey Road 9
Township of Southgate



Agent Authorization

To: Cuesta Planning Consultants Inc.
978 First Avenue West,
Owen Sound, Ontario
N4K 4K5

I/We JSC Farms, James McLaughlin, Christopher McLaughlin ^{and James Russell McLaughlin}
hereby retain Cuesta Planning Consultants Inc. to act on our behalf with respect to the preparation of the necessary planning documents and application materials to facilitate an Official Plan Amendment and a Zoning By-Law Amendment on the property municipally described as 184678 GREY ROAD 9 in the Township of Southgate, County of Grey. I further authorize the preparation, signing, and processing of any required forms and related materials under the Planning Act, as well as the attendance at consultation and public meetings on my behalf that may be required to facilitate the required approvals. This shall be your sufficient authority for so doing.

Dated this 4th day of October, 2022.

Signature (I have authority to bind the Corporation)

Jim McLaughlin
Name (Printed)

Signature (I have authority to bind the Corporation)

JR McLaughlin
Name (Printed)

Signature (I have authority to bind the Corporation)

CHRIS McLAUGHLIN
Name (Printed)