

SENT ELECTRONICALLY ONLY: jbousfield-bastedo@brucecounty.on.ca, bcplpe@brucecounty.on.ca

December 9, 2024

County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6

Attention: Jake Bousfield-Bastedo, Planner

Dear Jake Bousfield-Bastedo,

RE: B-2024-074 Z-2024-066 (Mackintosh)
271 Huron St S.
TP PT Lot 38 W Huron RP: 3R564 Part 10
Roll Nos. 411048000225600
Geographic Town of Southampton
Town of Saugeen Shores

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). Staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards. The applications has also been reviewed through our role as a public body under the Planning Act as per our Conservation Authority (CA) Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the applications to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

B-2024-074

The purpose of the Consent application is to sever a residential lot within the settlement area of Southampton.

Z-2024-066

The purpose of the Zoning By-law Amendment application is to: (1) reduce the 'minimum lot area' requirement of the 'R1-1' zone from 450 m² to 411 m², as it pertains to the severed lot, in order to

facilitate the lot creation; and (2) reduce the 'minimum exterior side yard' requirement from 4.5 m to 3.5 m to permit a slightly larger dwelling on the severed lot than otherwise allowed.

The following were submitted with the applications:

- 1.a. Site Plan B74 Z66 Mackintosh
- 3.a. Request for Agency Comments B74 Z66 Mackintosh dated November 25, 2024
- 3.b. Public Meeting Notice Z66 Mackintosh dated November 25, 2024
- 3.c. Consent Application Notice B74 Mackintosh dated November 25, 2024
- 3.d. Planning Justification Report B74 Z66 Mackintosh dated October 31, 2024
- 3.e. Application B74 Z66 Mackintosh dated September 20, 2024
- 4.f. Site Plan B74 Z66 Mackintosh

Recommendation

SVCA Staff find the applications acceptable. We elaborate in the following paragraphs.

Delegated Responsibility and Advisory Comments - Natural Hazards

Based on current SVCA mapping, there are no natural hazard features located on the property. However, the property is located adjacent to part of the floodplain hazard that is located on lands adjacent to the property.

Provincial Planning Statement – Section 5.2

Section 5.2 of the PPS, 2024 states in part that development shall generally be directed to areas outside of: a) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and b) hazardous sites. It is the opinion of SVCA staff that the applications appear to be consistent with Section 5.2 of the PPS, 2024.

County of Bruce OP Policies

Section 5.8. and more specifically section 5.8.5.2 of the County of Bruce OP generally directs development to be located outside of Hazardous Land Area. It is the opinion of SVCA staff that the applications appear to be consistent with the natural hazard policies of the Bruce County OP.

Town of Saugeen Shores OP Policies

Section 3.18.4.1 of the Saugeen Shores OP states in part that no buildings or structures shall be permitted in the Environmental Hazard designation except buildings or structures intended for flood or erosion control, public utilities, or accessory structures to permitted passive outdoor recreational uses. It is the opinion of SVCA staff that the application appears to be consistent with the natural hazard policies of the Saugeen Shores OP.

Drinking Water Source Protection

The subject property appears to SVCA staff to be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact Carl Seider at c.seider@greysauble.on.ca.

SVCA Regulation 41/24

SVCA staff has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The majority of the property is covered by SVCA Approximate Regulated Area. For the property, the SVCA Approximate Regulated Area is identifying the floodplain that is located on lands adjacent to the property, and an offset distance of 15 metres outwards from the floodplain edge. As such, based on current information, development proposed on the property will require permission from the SVCA.

SVCA Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, is proposed within the SVCA Approximate Regulated Area, associated with our Regulation on the property, the SVCA should be contacted, as permission will be required.

Based on the plan submitted with the applications, portions of the parcel to be retained and severed are within the SVCA Approximate Regulated Area associated with Ontario Regulation 41/24. Therefore, should any new works such as development and/or site alterations be proposed within the SVCA Approximate Regulated Area, it will require permission from SVCA prior to work commencing. Conditions of SVCA permit will include minimum exterior opening elevation requirements.

Summary

SVCA staff has reviewed the applications in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the Conservation Authorities Act. Based on current information, SVCA staff find the applications acceptable.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 5.2, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by County/Town with regard to the applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Should you have any questions, please contact the undersigned at j.dodds@svca.on.ca.

Sincerely,

Jason Dodds
Environmental Planning Technician,
Environmental Planning and Regulations Department

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Saugeen Valley Conservation Authority
JD/

cc: Jay Pausner, Supervisor – Development Services, Town of Saugeen Shores (via email)
Josh Planz, CBO, Town of Saugeen Shores (via email)
Dana Mitchell, Zoning Coordinator, Town of Saugeen Shores (via email)
Candace Hamm, Development Services Officer, Town of Saugeen Shores (via email)
Bud Halpin, SVCA Member representing Saugeen Shores (via email)
Dave Myette, SVCA Member representing Saugeen Shores (via email)