

SENT ELECTRONICALLY ONLY (jbousfield-bastedo@brucecounty.on.ca)

August 28, 2024

County of Bruce
Planning & Development Department
1243 Mackenzie Rd
Port Elgin, Ontario N0H 2C6

Attention: Jake Bousfield-Bastedo, Planner

Dear Jake Bousfield-Bastedo,

RE: Application to Sever by Consent B-2024-053 (Suhr)
Part Lots 27 and 28 Con 5
Roll No.: 411044000118300
Geographic Township of Saugeen
Town of Saugeen Shores

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards. The application has also been screened to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of the application is to sever a roughly 39 ha parcel (Lot 27) from the subject lands, leaving a retained 41 ha parcel (Lot 28). The severed and retained lots would have frontage along Bruce Road 40.

Recommendation

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

Delegated Responsibility and Advisory Comments

Natural Hazards

The natural hazard feature of concern on the property is any potential floodplain in the central and northern portions of the property.

It is SVCA staff's opinion that the Town of Saugeen Shores Zoning By-law Environmental Protection (EP) zone and Environmental Hazard designation in the County of Bruce Official Plan (OP) are consistent with SVCA hazard mapping for the property.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 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 proposal, the proposal would be consistent with Section 3.1.1 of the PPS, 2020.

County of Bruce OP

Section 5.8 of the County of Bruce OP generally directs development to be located outside of the Hazard Land designated area. It is the opinion of SVCA staff that the application complies with the County of Bruce OP.

Drinking Water Source Protection

The property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

SVCA Regulation 41/24

SVCA staff has reviewed the application 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.

SVCA Permission for Development or Alteration

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

Based on the plan submitted with the application, portions of the retained and severed parcels contain areas within the SVCA Approximate Screening 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 Screening Area, it may require permission from SVCA prior to work commencing.

Summary

SVCA staff has reviewed the application 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. SVCA staff find the application acceptable.

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

- 1) Consistency with Section 3.1, 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 the Town of Saugeen Shores with regard to the application. 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
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)