

Stakeholder Feedback

2025 Revised SVCA Environmental Planning and Regulations Policies Manual

Please submit your feedback to Matt Armstrong, Manager of Planning and Regulations at Saugeen Valley Conservation Authority, by January 6th, 2025.

If you have any questions or require an alternative format for submitting your feedback, please contact Matt Armstrong at m.armstrong@svca.on.ca

When providing feedback, please enter the section number of the manual your comment refers to in the left-hand column and your feedback in the right-hand column. For comments of a general nature that do not relate to a specific section, write “General” in the left-hand column. You may add additional rows as needed.

Thank you for your valuable input in shaping the policies that guide our work.

Feedback Table

Policies Manual Section Number	Feedback
1.1	Introduction <ul style="list-style-type: none"> - Reference to Ministry of Environment & Climate Change (MOECC) - Reference should be updated to Ministry of the Environment, Conservation and Parks (MOECP) throughout the manual.
3.1	Implementation <p>“In some cases, there may be a need for coordination between planning applications and those under the Authority’s Regulation and Permitting Program. This can also be complicated by the fact that the two applications may be received years apart. The Authority will ensure that its position on a <i>Planning Act</i> application is the same as its position on a permit application for the same property; except where planning policies supported by the PPS, municipal official plans or the Authority’s Members, may be more restrictive. The principle of development is determined through the review process under the Planning Act and is discussed elsewhere in this manual.”</p> <ul style="list-style-type: none"> - Similar wording in Section 4 Administration of Ontario Regulation 41/24 and Related CA Act / Planning and Permit Applications. Wording should be consistent throughout the manual.
3.4.3	Application Pre-submission Consultation & Processing Timelines <ul style="list-style-type: none"> - Considering adding language to include virtual meetings as an option during the pre-consultation process

3.4.4	<p>Submission Requirements</p> <ul style="list-style-type: none"> - Where development proposals are located within an SVCA area of interest, Planning Act applications are determined completed by the municipal planner in consultation with the SVCA. - The SVCA may be involved with pre-consultation and may advise the planning authority on supporting materials that should be included with the Planning Act application submission, but the SVCA does not have a mandated role in deeming Planning Act applications complete. Consultation by the municipal planner with the SVCA regarding the completeness of Planning Act applications is not required. This wording should be updated to accurately reflect the role of the SVCA.
3.9.1.2	<p>Dynamic Beach Hazard</p> <p>In 1996, there was as assessment completed for the Geographic Town of Southampton, which revised the 30-metre setback.</p> <ul style="list-style-type: none"> - What was the 30-metre setback revised to? - Are there further details for Southampton that should be included in the manual?
4	<p>Administration of Ontario Regulation 41/24 and Related CA Act</p> <p>Planning and Permit Applications</p> <p>“In some cases, there may be a need for coordination between planning applications (Section 3) and those under the Authority’s Regulation and Permitting Program (Section 4). This can also be complicated by the fact that the two applications may be received years apart. Except where legislation or policies have changed, or where planning policies supported by the PPS, municipal official plans or the SVCA are more restrictive, the Authority will ensure that its position on a <i>Planning Act</i> application is the same as its position on a permit application for the same or similar proposal on the same property. The principle of development is determined through the review process under the Planning Act.”</p> <ul style="list-style-type: none"> - Similar wording in Section 3.1 Implementation. Wording should be consistent throughout the manual.
4.2.1	<p>Important Definitions and Areas</p> <p>“ . . . definition that is provided for ‘development’ under the Planning Act”</p> <ul style="list-style-type: none"> - Development is defined in specific sections of the Planning Act (i.e. Section 41, specific to Site Plan Control). - The Provincial Planning Statement (PPS, 2024) defines development.
4.6.3.4 / 4.6.3.5	<p>Inverhuron Specific Policies / Huron-Kinloss - Baird Coastal Reports Shoreline Management Area Policies</p> <ul style="list-style-type: none"> - Policies specific to the 1996 Southampton Dynamic Beach Study which revised the 30-metre setback are not included.

	<ul style="list-style-type: none"> - Are there further details for Southampton that should be included in the manual?
5.8	<p>Other Related Legislation</p> <ul style="list-style-type: none"> - Reference to Ontario Ministry of Environment, Climate Change & Parks - Reference should be updated to Ministry of the Environment, Conservation and Parks (MOECP) throughout the manual.
Appendix A	<p>A Glossary of Terms</p> <p>Buffers</p> <ul style="list-style-type: none"> - The definition for Buffers is associated with natural heritage features and was adapted from Ontario Ministry of Natural Resources' Natural Heritage Reference Manual, 2nd Edition, 2010. - Natural Heritage features are no longer part of the SVCA purview. - This definition should either be removed or updated appropriately to remove the reference to natural heritage features if the term is used in a different context within the manual. <p>Development</p> <ul style="list-style-type: none"> - "As defined by the Planning Act" - The Planning Act doesn't have a general definition of development; development is defined in relation to specific Sections of the Planning Act (i.e. Section 41 Ste Plan Control Area). - The definition of Development from the Provincial Planning Statement (PPS, 2024) should be used. <p>Wetland (as defined by the Provincial Policy Statement)</p> <ul style="list-style-type: none"> - Should be updated to the Provincial Planning Statement (PPS, 2024) definition. <p>Woodlands</p> <ul style="list-style-type: none"> - 2014 PPS referenced - Should be updated to the Provincial Planning Statement (PPS, 2024) definition. <p>General</p> <ul style="list-style-type: none"> - Various definitions that only appear in the Glossary and are not found within the Manual, including those related to Natural Heritage that no longer fall under the purview of the SVCA, should be removed from the manual (i.e. Endangered Species [federal], Endangered Species [provincial], Natural Heritage System, Lot of Record, etc.)
Appendix C	<p>Administrative review policies</p> <ul style="list-style-type: none"> - 6. Authority (or Delegate) Powers (insert resolution number here)

	<ul style="list-style-type: none"> - Clarification is needed. Is this proposed? Or has the Authority passed a motion to delegate Ontario Regulation 41/24 Section 8 Request for Review powers to the General Manager / Secretary-Treasurer? - 12. Administrative Review Policies – Updates – The Authority will review and update the Administrative Review Policies consistent with the CA’s Service Delivery Standards for Administration of Ontario Regulation 41/24. - What are the CA’s Service Delivery Standards for Administration of Ontario Regulation 41/24?
Appendix D	<p>Section 28.1 Hearing Guidelines</p> <ul style="list-style-type: none"> - Appendix D – Notice of Decision – Appeal to the Minister – send a letter to the Minister within 90 days to the Ontario Land Tribunal. - Conservation Authorities Act Section 28 Appeals can be submitted on-line through the Ontario Land Tribunal (OLT) E-file Portal using OLT Appeal Form (A1) and Checklist Section 6 Mining Claim and Conservation Matters. - The Hearing Guidelines should be updated to ensure applicants/appellants are aware of OLT appeal filing process, including the on-line appeal options.