

SENT ELECTRONICALLY: [bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)  
January 31, 2025

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

ATTENTION: Julie Steeper, Planner

Dear Julie Steeper,

RE: Application for Zoning By-law Amendment: Z-2024-054  
5094 HIGHWAY 21  
CON 7 S PT LOT 9  
Roll No.: 411044000122400  
Geographic Township of Saugeen  
Town of Saugeen Shores

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario 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. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality / County.

The purpose of the application is to rezone the lands to permit a mixed-use commercial building containing 16 apartment units. The rezoning would also recognize a reduced rear yard setback, increased exterior side yard setback, and reduced parking setback from the street, where Concession 6 shall be considered the front lot line. If approved, the effect of the proposed amendments will facilitate the development of a three-storey, 16 residential unit and commercial mixed-use building on the subject lands.

### **Recommendation**

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

### **Documents Reviewed by Staff**

Staff have received and reviewed the following documents submitted with this application:

1. Application Z54 Rae dated July 15, 2024.
2. Functional Servicing Report Z54 Rae dated August 2, 2024.
3. Notice of Complete Application Z54 Rae dated January 10, 2025.
4. Planning Justification Report Z54 Rae dated August 2, 2024.
5. Request for Agency Comments Z54 Rae dated January 10, 2025.
6. Site Plan Revised Z54 Rae last conceptual date of November 11, 2024.
7. Traffic Impact Assessment Z54 Rae signed by M.A. Brouwer (P.Eng) on July 18, 2024.

## **Site Characteristics**

Current mapping indicates that the subject property features lands within SVCA's area of jurisdiction in the Town of Saugeen Shores.

The property is designated as:

- County Official Plan - Primary Urban Communities
- Local Official Plan - Highway Commercial
- Zoning By-law - Highway Commercial 'HC'

As a result of the SVCA in-office review, there does not appear to be any natural hazards present on 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.

It has been determined that the property does not have a natural hazard concern. Therefore, this application is consistent with the PPS policies.

## **County Official Plan Policies**

The following comments are made in accordance with 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 Areas. It is the opinion of SVCA staff that the application appears to be consistent with the natural hazard policies of the Bruce County OP.

## **Conservation Authorities Act and O. Regulation 41/24**

Within SVCA's regulated areas and in accordance with the *Conservation Authorities Act* (CA Act) and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the

proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

The subject property is not affected by SVCA regulated lands.

### **SVCA Permit**

A SVCA permit is not required for the development.

### **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. To confirm, please contact the Risk Management Official (RMO) at [rmo@greysauble.on.ca](mailto:rmo@greysauble.on.ca).

### **Summary**

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality / County.

SVCA Staff find the applications acceptable.

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.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by Town of Saugeen Shores regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned at [j.dodds@svca.on.ca](mailto: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)

Bud Halpin, SVCA Member representing Saugeen Shores (via email)

Dave Myette, SVCA Member representing Saugeen Shores (via email)

Candace, Hamm, Development Officer, Town of Saugeen Shores (via email)