

SENT ELECTRONICALLY ONLY [jsteeper@brucecounty.on.ca](mailto:jsteeper@brucecounty.on.ca) and [bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)

July 25, 2024

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

Attention: Julie Steeper, Planner

Dear Julie Steeper,

RE: B-2024-034, B-2024-035, B-2024-036, Z-2024-037 (Lowlace Farms Ltd. c/o B.J. Wallace)  
Pt Lots 7 and 8 Con 1  
Roll No.: 411044000101500  
Geographic Township of Saugeen  
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 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 3 vacant residential lots from a 78.5 ha agricultural parcel. All lots are proposed to be 1892 sq m in size and will front onto Bruce-Saugeen Townline. An amendment to the Zoning By-law is required to permit the residential lot creation. If approved, the application would facilitate the creation of 3 residential lots in the hamlet of North Bruce. The retained parcel will continue to be used for agricultural purposes. A holding provision requiring an Archaeological Assessment for the lands containing high archaeological potential is proposed.

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### **B-2024-034, B-2024-035, & B-2024-036**

All three consents consist of the same dimensions with each being 1892 square meters in size. The new lots created would be along the Bruce Saugeen Townline Road.

### **Z-2024-037**

The existing zoning for the property is Agricultural 'A' and Environmental Protection 'EP'. The proposed change to the zoning will be Residential First Density Special with a Holding 'R1-XX-H', Agricultural Special with a Holding 'A-YY-H', Agricultural 'A', and Environmental Protection 'EP'.

## **Recommendation**

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

## **Delegated Responsibility and Advisory Comments**

### **Natural Hazards**

The natural hazard feature of concern on the property is floodplain in the northern portion 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. To confirm, please contact Carl Seider at [c.seider@greysauble.on.ca](mailto: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.

### **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 parcel to be retained contain area 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 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. SVCA staff find the applications 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 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](mailto:j.dodds@svca.on.ca).

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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)