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SENT ELECTRONICALLY (cjsmith@brucecounty.on.ca)

April 10, 2026

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

ATTENTION: Coreena Smith, Planner

Dear Coreena Smith,

RE: Application for Local Official Plan Amendment: L-2025-018
Application for Zoning By-law Amendment: Z-2025-062
Proposed Two-Zone Floodplain
Town of Saugeen Shores

The above-noted applications have been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (O. 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 (PPS, 2024), CA Act, O. Regulation 41/24, and associated provincial guidelines.

The purpose of the applications are to amend the Environmental Hazard policies of the Town of Saugeen Shores Official Plan to permit watercourse floodplains to be managed according to a Two-Zone Floodplain Management Concept, where appropriate, and to amend the Town of Saugeen Shores Zoning By-law 75-2006 to implement a Two-Zone Floodplain Management Concept for the 'Subject Lands' within the geographic Town of Southampton.

Recommendation

In general, SVCA staff find the applications for Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) acceptable, subject to SVCA review of the proposed Schedules that would define and implement the two-zone floodplain policies. SVCA has not had an opportunity to review the proposed Official Plan (OP) and Zoning By-law (ZB) Schedules, and we ask for an opportunity to do so prior to the County and the Town deciding on these applications.



Should the Schedules delineate the two-zone floodplain that was supported by SVCA during our review of the floodplain study, it is our opinion that the applications would be consistent with the natural hazard policies of the PPS, 2024.

Documents Reviewed by Staff

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

- 1) Saugeen Shores Staff Report
- 2) Saugeen Shores Resolution 248-25
- 3) Greenland Two-Zone Regulatory Flood Mapping Summary Memo
- 4) Draft By-laws (Local Official Plan Amendment and Zoning By-law Amendment)
- 5) Planning Letter

Pre-submission Consultation

SVCA staff worked with Town of Saugeen Shores staff on the proposed two-zone floodplain concept that included SVCA review of engineered floodplain modeling and mapping, and draft review of the proposed By-laws.

Natural Hazard Features and Mapping

The settlement lands affected by the applications are impacted by flooding hazards associated with the Hurricane Hazel Flood Event. Proposed development within the flooding hazard is currently managed as a one-zone floodplain, where development and site alteration is generally prohibited. The proposed two-zone floodplain concept would allow for development and site alteration to occur outside the floodway, subject to mitigation in accordance with provincial standards.

Hazard Mapping

Engineered floodplain mapping for the proposed two-zone floodplain was prepared by Greenland Consulting Engineers and found to be acceptable to the SVCA. The proposed OPA and ZBA includes mapping that would identify the floodway as 'Environmental Hazard' and the flood fringe as a 'Flood Fringe Overlay' on Schedule A of the Town's OP and Schedules A, and E of their ZB. SVCA has not had an opportunity to review the proposed OP and ZB Schedules and we ask for an opportunity to do so prior to the County and the Town deciding on these applications.

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.

The natural hazard policies contained in Chapter 5 of the PPS, 2004 generally prohibits development and site alteration in areas subject to flooding hazards, except where a two-zone concept for floodplain management has been adopted. Where the development does not include institutional, emergency services, and uses associated with hazardous substances development and site alteration in the flood fringe is supported by the PPS; subject to mitigating the hazard in accordance with provincial standards for floodproofing, protection works, and access.

The delineation of a two-zone framework for the existing settlement area, to be identified in the referenced Schedules, aligns with provincial guidance for implementing the two-zone approach to floodplain management. Furthermore, in SVCA staff's opinion, the proposed OP and ZB policies for two-zone management are consistent with the natural hazard policies outlined in Chapter 5 of the PPS.

Conservation Authorities Act and O. Regulation 41/24

In accordance with legislation, a permit from the SVCA is required for development and interference activities in or near hazardous lands, watercourses, wetlands, unstable soils and bedrock, river or stream valleys, and shorelines. SVCA reviews the proposal to make sure it won't increase risks like flooding, erosion, or land instability, and that it won't put people or property in danger. If the project meets SVCA's policies, designed to mitigate these risks, a permit can be approved.

The flooding hazard limit associated with the existing and revised floodplain plus a 15-metre allowance is regulated by the SVCA. In accordance with SVCA's Board of Director's Motion G25-67, the SVCA will adopt the two-zone floodplain management concept for the areas of Southampton described in Greenland Engineers floodplain mapping study that would come into effect when the proposed OPA and ZBA come into effect.

SVCA Policies

Future development and site alteration within the proposed two-zone floodplain will require an SVCA permit, prior to undertaking the work, and the work will be subject to SVCA's two-zone floodplain policies contained in SVCA's Environmental Planning and Regulations manual.

Drinking Water Source Protection

The subject lands proposed for two-zone floodplain management are located within an area that is subject to the local Source Protection Plan where applicable policies may apply. A separate Notice from the local Risk Management Official may be required as specified under the *Clean Water Act*, 2006 to allow the project to proceed. SVCA staff have copied this letter to the Risk Management Official (RMO) for their information. Please contact the RMO directly at rmo@greysauble.on.ca for more information on the Source Protection Plan policies that may affect the applications.

Summary

SVCA staff have reviewed the proposal for consistency with the PPS, 2024 and SVCA's environmental planning and regulation policies made in conformance with governing legislation and technical guidance.

SVCA has not had an opportunity to review the proposed OP and ZB Schedules and we ask for an opportunity to do so prior to the County and the Town deciding on these applications.

Should the Schedules delineate the two-zone floodplain that was supported by SVCA during our review of the floodplain study, it is our opinion that the applications would be consistent with the natural hazard policies of the PPS, 2024.

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

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Brandi Walter

Environmental Planning Coordinator

Saugeen Conservation

519-364-1255 ext. 236

b.walter@svca.on.ca

BW/

cc: Candace Hamm, Mgr. Planning and Development, TOSS (via email)
Karika Harmer, Application Tech., Cty of Bruce (via email)
Risk Management Official, DWSP (via email)

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