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Sent via electronic mail only

December 8, 2021

Bruce County Planning and  
Economic Development Department  
1243 MacKenzie Road,  
Port Elgin, ON  
N0H 2C6

ATTENTION: Robyn McIntyre, Planning

Dear Ms. McIntyre:

RE: Proposed Local Official Plan amendment LOPA-2021-012  
Proposed Zoning By-Law amendment Z-2021-066  
1208 GODERICH ST  
Concession Lake Range PT; LOT 48 RP 3R10149 PARTS 1 2; AND 5  
Roll Number 411044000612010  
Geographic Township of Saugeen  
Town of Saugeen Shores (Lord Elgin Estates Development)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted proposal as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards, natural heritage, and water resources; and the proposal has also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the amendments is to change the zoning on the site and local official plan designation on site to allow apartment buildings.

Staff have received and reviewed the following documents submitted with these proposed amendments:

- 1) Request for Agency Comments for application Z-2021-066. LOPA-2021-012
- 2) Planning Justification Report, Site Plan, Servicing Study

### **Recommendation**

SVCA staff find this proposal acceptable. Please see below report for more information.



Watershed Member Municipalities  
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

### **Site Characteristics**

The subject property is cleared, culturally disturbed land located on the north end of Port Elgin and is largely boarded by urban development.

### **Delegated Responsibility and Advisory Comments**

**SVCA staff has reviewed the proposal through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the proposal through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS 2020, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.**

#### **Natural Hazards:**

The subject property is not affected by natural hazards as defined in the PPS, 2020.

#### **Natural Heritage:**

It has come to the attention of SVCA staff that habitat of Endangered Species and Threatened Species may be located on or adjacent to the property.

SVCA's role is to identify endangered/threatened species habitat via screening process in consideration of the PPS and local policies but we must direct applicants to Ministry of Environment, Conservation and Parks (MECP) for follow-up. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@ontario.ca for information on how to address this policy.

#### **Provincial Policy Statement – Section 2.1**

Section 2.1.7 of the PPS states that development and site alteration shall not be permitted in habitat of endangered species and threatened species.

#### **Town of Saugeen Shores Official Plan Policies**

Section 2.6.3.2 of the Saugeen Shores OP states, in part, that no development or site alteration shall be permitted in habitat of endangered or threatened species.

#### **Water Resources:**

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 Carl Seider, Risk Management Official (RMO).

### **Stormwater Management**

The stormwater management plan prepared by Cobide Engineering, dated August 2021 has been reviewed by SVCA staff. SVCA staff find the proposal stormwater management plan acceptable provided the proposed is consistent with results of previously approved reports for the area and the Municipality confirms appropriate integration with that plan.

### **Statutory Comments**

**SVCA staff has reviewed the proposal as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses 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, pollution, or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

The subject property is not affected by SVCA regulated lands. Therefore, a permit from SVCA is not required prior to construction.

### **Summary**

SVCA staff has reviewed this proposal in accordance with our MOA with the County of Bruce, as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

SVCA staff find this proposal acceptable, and given the above comments, it is the opinion of staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated provided species are addressed.
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated provided species are addressed.

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

Bruce County Planning and  
Economic Development Department  
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Yours Sincerely,



Erik Downing  
Manager, Environmental Planning and Regulations  
Saugeen Conservation

ED/

cc: Linda White, Clerk, Town of Saugeen Shores (via email)  
Jay Pausner, Supervisor, Development Services, Saugeen Shores (via email)  
David Myette, Authority Member, SVCA (via email)  
Cheryl Grace, Authority Member, SVCA (via email)