

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

March 28, 2023

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

Attention: Julie Steeper, Planner, Bruce County

Dear Julie Steeper,

RE: Applications for Official Plan Amendment, Zoning By-Law Amendment, and Consents: L-2023-002, Z-2023-009, B-2023-005, B-2023-006, and B-2023-025  
570 JOHNSTON AVE  
PLAN 11 BLK 17 LOT 5 W PT; LOT 4  
Roll No. 411046000427500  
Town of Port Elgin  
Town of Saugeen Shores (13652670 Ontario Inc.)

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 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. The applications have 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 applications is to seek a site-specific zoning provision to allow for a high-density residential building in the 'Core Commercial' zone. The amendment would also recognize a deficient exterior side yard and front yard setbacks for the existing single detached dwelling, and it would recognize a deficient front yard setback, rear yard setback, and parking for the proposed apartment building. An amendment is also required to allow for an increase to

the site coverage for the proposed apartment building. A Local Official Plan Amendment to increase the maximum permitted density from 90 units/ha to 153 units/ha is required. If approved, the effect of the proposed amendments will facilitate the development of a 12-unit apartment building on the subject lands. Three (3) County of Bruce consent applications are being processed concurrently with the applications to allow for a lot line adjustment for the proposed development and to permit an easement for parking purposes.

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

- 1) Request for Agency Comments dated March 21, 2023
- 2) Applications dated January 27, 2023
- 3) Site Plans, Stormwater Management designs, and Planning Justification Report, submitted by Cobide Engineering Inc. dated January 20, 2023

## **Recommendation**

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

## **Site Characteristics**

Access to the lot is provided via Waterloo Street and Johnston Avenue. The parcel is mainly existing residential development and disturbed lands.

## **Delegated Responsibility and Advisory Comments**

### **Natural Hazards**

SVCA mapping indicates the lot is not affected by any hazard lands.

As such, the applications are consistent with the natural hazard policies of the PPS (2020), the Bruce County OP and the Town of Saugeen Shore OP.

## **Drinking Water Source Protection**

The subject property is not within an area that is subject to the local Drinking Water Source Protection Plan.

## **SVCA Regulation 169/06**

SVCA staff has reviewed the applications 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.

### **SVCA Permission for Development or Alteration**

The property does not contain lands that are subject to Ontario Regulation 169/06. As such, permission for development is not required from this office. Further, the design of stormwater management is not of concern to SVCA for this lot.

### **Summary**

SVCA staff has reviewed these 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 County/Town with regard to the applications. 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 [m.cook@svca.on.ca](mailto:m.cook@svca.on.ca).

Sincerely,



Michael J. Cook

Environmental Planning Technician, Environment Planning and Regulations Department  
Saugeen Valley Conservation Authority  
MC/

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)