

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

February 15, 2023

Corporation of the County of Bruce Planning & Development  
1234 Mackenzie Road  
Port Elgin, Ontario N0H 2C6

ATTENTION: Coreena Smith, Planner

Dear Ms. Smith,

RE: Draft Approval Plan of Condominium S-2022-023 (Bradstones)  
Part Lot 18 Concession A, Part 1 Plan 3R10519  
Roll Number: 410821000406215  
Geographic Town of Kincardine  
Municipality of Kincardine

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application 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 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**

This application proposes to create a vacant land condominium with 36 townhouse units and a common element block consisting of an internal road, visitor parking, stormwater management pond, parkette and a proposed trail.

### **Background**

As part of the pre-submission consultation process for a Townhouse development, SVCA attended a meeting on March 22, 2019 with the developer, staff from the Municipality of Kincardine Public Works and Building Department, and staff from County of Bruce Planning department. SVCA staff provided pre-submission consultation comments dated April 30, 2019. Generally, SVCA found the proposal acceptable. Then on September 27, 2019 SVCA staff provided comments to the County of Bruce regarding consent file B-71-19.21. Generally, SVCA found the proposal acceptable.

### **Recommendation**

SVCA staff find the application acceptable. The property does not contain any natural hazard features of interest to SVCA or as per our MOA with the County of Bruce. Furthermore, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020 and the Municipality of Kincardine Official Plan.

### **Stormwater Management**

Based on the Functional Servicing Report dated June 2022 by Cobide Engineering Inc., stormwater from the property will eventually discharge to the Golf Links Road storm sewer, and not into an SVCA Regulated Area, and so as per the MOA with the County of Bruce, review of stormwater management for the property is not required by the SVCA. However, we note that it appears that quality control of stormwater has not been addressed in the Functional Servicing Report. To be consistent with other development proposals directly to the south of the property, SVCA recommends that enhanced stormwater quality control be utilized for this development.

### **SVCA Regulation 169/06**

SVCA staff has reviewed the application 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.

Please be advised that the property is not subject to Ontario Regulation 169/06, and as such, permission (SVCA permit) is not required for development on the property.

### **Drinking Water Source Protection**

The Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities. The subject property appears to SVCA staff to be located within an Intake Protection Zone (IPZ), 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 (RMO) may be required as specified under the Clean Water Act, 2006 to allow the proposal to proceed. SVCA staff have copied the RMO for their information. Please contact the RMO directly for more information on the Source Protection Plan policies that may affect the application.

### **Conclusion**

Please inform this office of any decision made by the planning approval authority with regards to 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.

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Sincerely,



Michael Oberle  
Environmental Planning Coordinator  
Saugeen Conservation  
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cc: Jennifer Lawrie, Clerk, Municipality of Kincardine (via email)  
Jennifer Prenger, SVCA member representing the Municipality of Kincardine (via email)  
Bill Stewart, SVCA member representing the Municipality of Kincardine (via email)  
RMO, Source Water Protection (via email)