

Agency Comments

Municipality of Kincardine:

Initial Submission

1. Provide Storm Private Drain Connections for each unit/ dwelling to outlet their sumps to and provide adequate sizing of the storm water system to accommodate.
2. Under the Functional Servicing Report, change the Building classification used for Fire Flows from Group "D" to Group "C". Calculation for $Q = K \cdot V \cdot Stot$.
3. Storm pond will be designed as a wet pond, ensure safety design measures are put in place (fencing or equivalent safety mitigation measures).
4. Show Top of Bank (TOB) setbacks to structures in proximity of the Nile Creek watershed. Minimum 15m TOB setback.
5. Show sidewalks and street profiles through and urban street cross section as per Municipal design standards.
6. Provide a street lighting design and layout.

Additional Materials

- The Municipality can confirm we have no concerns with files S-2022-004 and Z-2022-054 and that any outstanding comments can be addressed through the conditions of draft approval.

Bruce County Transportation and Environmental Services: No comment.

Historic Saugeen Métis (HSM): The HSM Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Draft Plan of Subdivision and Zoning By-law Amendment as presented.

Saugeen Ojibway Nation (SON) Environment Office: According to our records the proponent has not consulted with the SON Environment Office regarding an archaeology assessment or natural heritage peer review. Please include conditions 44 to 46 as outlined in the provided Conditions of Draft Approval (*note: the numbering of the conditions have changed to 43 to 45 since SON's comments were provided*).

Hydro One Networks Inc.: No comments or concerns at this time. This preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only. For proposals affecting 'Low Voltage Distribution Facilities,' the applicant must consult the local area Distribution Supplier.

EPCOR: Requested the contact information for the property owner so that they could be advised of the servicing timeline.

Eastlink Inc.: No concern at this time.

Risk Management Office, Source Water Protection: Please note that this property is not located within a vulnerable source protection area where significant threat policies apply, therefore we have no further comment on this application under the Clean Water Act.

Ministry of Transportation (MTO): The subject development is beyond MTO's permit control area. Therefore, MTO review, approval and permits are not required.

Bruce-Grey Catholic District School Board (BGCDSB): No comments.

Bluewater District School Board (BWDSB): BWDSB has no objection to this development and requests conditions be included as part of the draft approval (full letter attached).

Saugeen Valley Conservation Authority (SVCA): The applications are generally acceptable to SVCA staff provided the recommendations in the attached letter are included as part of the draft plan approval (full letter and email attached).

Canada Post: In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the conditions outlined in its letter (full letter attached).



Bluewater District School Board

P.O. Box 190, 351 1st Avenue North
Chesley, Ontario N0G 1L0
Telephone: (519) 363-2014 Fax: (519) 370-2909
www.bwdsb.on.ca

June 30, 2022

Coreena Smith
County of Bruce
Planning & Development Department
11243 MacKenzie Road
Port Elgin, ON N0H 2C6
bcplpe@brucecounty.on.ca

RE: S4 Z54 Fast Holdings Ltd.
S-2002-004 & Z-2022-054
CON C PT LOT 59; PLAN 210 LOT 83 PT LOT 85 RP;3R2074 PT PART 1
Kincardine (Tiverton Village)

Attention: Coreena Smith and/or Planning Department,

Thank you for circulating notification with respect to an application for a draft plan of subdivision to create 88 residential units (26 single detached dwellings, 22 semi-detached dwellings and 40 townhouses) and a zoning by-law amendment proposing to rezone the lands from A1 - General Agriculture, EP - Environmental Protection and R1 - Residential One to A1 - General Agriculture, EP - Environmental Protection, OS - Open Space, R1 - Residential One, R1-XX - Residential One Special, R3 - Residential Three.

Bluewater District School Board (BWDSB) has no objection to this development. Planning staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability. BWDSB requests the following conditions be included as part of draft plan approval:

1. "That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or may be directed to an alternate attendance boundary."
2. "That the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."
3. "That the owners(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."

Please provide BWDSB with a copy of the Notice of Decision, including a copy of the draft approved conditions for our files. Once the Subdivision Agreement has been registered, please provide BWDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered, please provide BWDSB with a copy of the registered plan in electronic format.

Please do not hesitate to contact us by telephone at 519-363-2014 ext. 2101 or by email at shelley_crummer@bwdsb.on.ca if you have any questions, concerns or for more information.

Sincerely,
Shelley Crummer
Business Analyst

c.c.: Rob Cummings, Superintendent of Business Services
Dennis Dick, Manager of Plant Services

SENT ELECTRONICALLY ONLY: CJSmith@brucecounty.on.ca and bcplpe@brucecounty.on.ca

July 5, 2022

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

ATTENTION: Coreena Smith, Planner

Dear Ms. Smith,

RE: S-2022-004 and Z-2022-054 (Fast Holdings Ltd.)
Unassigned civic address
Roll No.: 410826000612700
Part Lot 59 Concession C, Lot 83 Part Lot 85 Plan 210, Part 1 Plan 3R2074
Geographic Village of Tiverton
Municipality of Kincardine

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 3.1 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), dated September 2019, with the County of Bruce representing natural hazards, natural heritage, and water resources; and the applications have 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.

Purpose

A Draft Plan of Subdivision application has been submitted to create a residential subdivision consisting of 88 units in single detached, semi-detached and townhouse dwelling formats. A Zoning By-law Amendment application has also been submitted to facilitate the proposed development.

SVCA staff have received and reviewed the following documents submitted with the applications:

1. Planning Justification Report prepared by GSP Group, dated March 2022;
2. Scoped Environmental Impact Study (EIS) prepared by WSP Canada Inc., dated March 2022;
3. Functional Servicing & Stormwater Management Report prepared by WSP, dated March 4, 2022; and
4. Draft Plan of Subdivision drawing prepared by GSP Group, dated March 17, 2022.

Recommendation

The applications are generally acceptable to SVCA staff provided the below recommendations are included as part of draft plan approval.

Background

As part of the pre-submission consultation process for a future subdivision proposal, the SVCA was contacted by GSP Group c/o Eric Saulesleja (agent for the owner: Fast Holding Ltd.) on October 7, 2020. SVCA conducted a site inspection of the property on October 29, 2020, and provided pre-submission consultation comments dated November 24, 2020 to GSP Group. The SVCA comments outlined SVCA requirements for the proposed development.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the applications 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 application 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 (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Recommendations

The proposed Draft Plan of Subdivision; and proposed Zoning By-law Amendment are generally acceptable to SVCA staff, provided the below recommendations are included as part of draft plan approval:

1. That prior to any grading or construction on site, and prior to final approval of the subdivision by the County, the owner shall prepare the following, completed to the satisfaction of the Saugeen Valley Conservation Authority;

- a) Final Lot Grading and Drainage Plan; and
- b) Final Sediment and Erosion Control Plan.

SVCA note that in the Functional Servicing & Stormwater Management Report prepared by WSP, dated March 4, 2022, it appears that details and notes to sediment and erosion control measures are absent from the Grading Plan found as Appendix B. Furthermore, the outlet and details of the stormwater management pond appear to be absent from the drawings.

2. That the Subdivision Agreement between the Owner and the Municipality of Kincardine contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Lot Grading and Drainage Plan, Final Stormwater Management Report, and Final Sediment and Erosion Control Plan. We note that the above plans shall include the:

- a) mitigation measures (EIS section 5.1),
- b) biological monitoring (EIS section 6.0), and
- c) recommendations (EIS section 7.2).

Natural Hazards:

The natural hazard features affecting the property are the flooding and erosion hazards of the watercourses: Nile Creek and Tiverton Creek. The floodplains associated with both the watercourses on the property have

engineered Hurricane Hazel Flood Event (HHFE) floodplain mapping, which was previously provided to the agent. The Hazard Land Area designation as shown on Schedule A to the Bruce County OP, the Natural Environment (NE) designation as shown on Schedule A to the Municipality of Kincardine OP, and the Environmental Protection (EP) zone as shown in the Municipality of Kincardine Zoning by-law, generally coincides with the natural hazard mapping as plotted by the SVCA for the property. SVCA are supportive to a revision (enlargement) to the EP zone as recommended by the Environmental Impact Study, and as shown on the proposed zoning plan that was included in the Request for Agency Comments.

Provincial Policy Statement – Section 3.1

Section 3.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of: a) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and b) hazardous sites. It is the opinion of SVCA staff that the applications comply with Section 3.1. of the PPS, 2020.

County of Bruce OP and Municipality of Kincardine OP Policies

It is the opinion of SVCA staff that the applications appear to be consistent with the natural hazard policies of the Bruce County OP and the Municipality of Kincardine OP.

Natural Heritage:

As part of SVCA pre-submission correspondence, SVCA noted natural heritage features affecting the property. A Scoped Environmental Impact Study (EIS) Report, dated March 2022, was prepared by WSP Canada Inc. Provided the mitigation measures (EIS section 5.1), biological monitoring (EIS section 6.0), and recommendations (EIS section 7.2) are followed, it is the opinion of SVCA staff that the applications appear to be consistent with Section 2.1 of the Provincial Policy Statement, and the natural heritage policies of the Bruce County OP, and the Municipality of Kincardine OP.

Statutory Comments

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.

Portions of the property, in the very northern boundary, and the very southern boundary, are within the SVCA Approximate Regulated Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Regulated Area may require permission from SVCA, prior to carrying out the work.

“Development” as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA Approximate Regulated Area is located associated with our Regulation on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. For the property, the SVCA Approximate Regulated Area includes the watercourses (Nile Creek and Tiverton Creek) and their related flood and erosion and valley hazards, as well as an offset distance from these features.

SVCA Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, is proposed within the SVCA Approximate Regulated Area on the property, the SVCA should be contacted, as permission (SVCA permit) will be required. Based on the Draft Plan of Subdivision drawing, dated March 17, 2022, by GSP Group, it appears that the proposed stormwater management pond and its outlet will be located within the SVCA Approximate Regulated Area, and so will require an SVCA permit prior to site alteration and grading occurring on the property. Furthermore, it is unclear if any grading will occur within Block 46 (Open Space Block). If any site alteration and/or grading is to occur in proposed Block 46, an SVCA permit will be required prior to site alteration and grading occurring. The agent should continue to be in contact with SVCA staff to continue the SVCA permit review process.

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*.

The applications are generally acceptable to SVCA staff provided the above recommendations are included as part of draft plan approval.

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, 2020 has been demonstrated;
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

County of Bruce Planning and Development
S-2022-004 and Z-2022-054 (Fast Holdings Ltd.)
July 5, 2022
Page 5 of 5

Please inform this office of any decision made by the Municipality of Kincardine and/or the County of Bruce with regard to the applications. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Jennifer Lawrie, Clerk, Municipality of Kincardine (via email)
Maureen Couture, SVCA Member representing the Municipality of Kincardine (via email)
Bill Stewart, SVCA Member representing the Municipality of Kincardine (via email)

From: [Michael Oberle](#)
To: [Coreena Smith](#)
Subject: RE: S-2022-004 and Z-2022-054 (Fast Holdings Ltd.)
Date: Thursday, September 28, 2023 10:05:18 AM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning Coreena,

This email is further to the emails of below regarding the above referenced files.

The below SVCA conditions 1 and 2 are acceptable to the SVCA.

The below highlighted text is not required as an SVCA condition, and the conditions 1, 2, 3 below the yellow highlighted text appear to cover the EIS section 5,6, and 7.

I trust that this is helpful.

Anything further, please do not hesitate to ask.

Kind regards,

Mike

Michael Oberle

Environmental Planning Technician

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

www.saugeenconservation.ca

From: Coreena Smith <CJSmith@brucecounty.on.ca>
Sent: Wednesday, September 27, 2023 9:28 PM
To: Michael Oberle <m.oberle@SVCA.ON.CA>
Subject: RE: S-2022-004 and Z-2022-054 (Fast Holdings Ltd.)

****[CAUTION]: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.**

Michael,

I am in the process of preparing conditions of draft approval for the Fast Holdings Ltd. proposal in Tiverton. Based on your initial comment letter (attached) and email below, I have inserted a condition as follows:

Saugeen Valley Conservation Authority

1. That prior to any site alteration/grading or construction on-site, and prior to Final Approval of the subdivision by the County, the Owner shall prepare the following reports/plans, completed to the satisfaction of the Saugeen Valley Conservation Authority:
 - a. Final Lot Grading and Drainage Plans;
 - b. Final Stormwater Management Report; and
 - c. Final Sediment and Erosion Control Plans.
2. That the Subdivision Agreement between the Owner and the Municipality of Kincardine contain provisions

with wording acceptable to the Saugeen Valley Conservation Authority relating to the:

- a. Final Lot Grading and Drainage Plans;
- b. Final Stormwater Management Report; and
- c. Final Sediment and Erosion Control Plans.

Saugeen Valley Conservation Authority notes that the above plans shall include the:

- a. Mitigation measures (Environmental Impact Study section 5.1);
- b. Biological monitoring (Environmental Impact Study section 6.0); and
- c. Recommendations (Environmental Impact Study section 7.2).

Can you please advise if the text highlighted in yellow is still required? Or if it is captured in the conditions below?

1. That an Edge Management and Restoration Planting Plan be prepared by a qualified professional and implemented by the Owner to the satisfaction of the County of Bruce and Municipality of Kincardine.
2. That prior to development or site alteration, the Owner provide written correspondence from a qualified professional indicating that the recommendations in the Scoped Environmental Impact Study Report (Sections 5.0 through 7.0, WSP Canada Inc., dated March 2022, as may be amended) has/is/continues to be followed to the satisfaction of the County of Bruce and Municipality of Kincardine in consultation with other agencies as may be required.
3. That the Subdivision Agreement against the land to which it applies include a clause requiring the Owner to carry out or cause to be carried out the recommendations in the Scoped Environmental Impact Study Report (Sections 5.0 through 7.0, WSP Canada Inc., dated March 2022, as may be amended) to the satisfaction of the County of Bruce and Municipality of Kincardine in consultation with other agencies as may be required.

Thanks,

From: Michael Oberle <m.oberle@SVCA.ON.CA>

Sent: Tuesday, May 2, 2023 12:36 PM

To: Coreena Smith <CJSmith@brucecounty.on.ca>; Bruce County Planning - Lakeshore Hub
<bcplpe@brucecounty.on.ca>

Subject: S-2022-004 and Z-2022-054 (Fast Holdings Ltd.)

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon Ms. Smith,

With regard to the above referenced files, SVCA has reviewed:

1. Detailed Design Stormwater Management Report, revision 1, dated February 13, 2023 by WSP; and
2. Engineered Drawings: Grading Plan C3.01 and C3.02; and Sediment and Erosion Control Plan C3.03, all dated February 13, 2023, revision 1, by WSP, and find them to be acceptable to the SVCA. We note that on drawing C3.03 note 14 should list "SVCA or conservation authority" rather than "UTRCA", however, the content of the note is sufficient and does not require a change by the SVCA.
3. Response to Planning Report Comments dated February 14, 2023; and find it acceptable to the SVCA.

SVCA staff look forward to continue to be involved, when required, as part of this project.
Should you have any questions, please do not hesitate to contact me.

Kind regards,
Mike
Michael Oberle
Environmental Planning Coordinator
Cell: 519-373-4175
1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0
www.saugeenconservation.ca

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Coreena Smith
Senior Planner
Planning and Development
Corporation of the County of Bruce

Office: 519-881-1782
Direct: 1-226-909-6305
www.brucecounty.on.ca



Orange Shirt Day / National Day for Truth and Reconciliation | September 30

Join us in reflecting, showing support, and joining the global conversation on this day that honours the thousands of First Nations, Metis, and Inuit children across Canada who were forced to attend residential schools. Artwork by

August 10, 2022



Coreena Smith Senior Planner
Planning and Development
Corporation of the County of Bruce

County of Bruce
Planning & Development Department 1243 MacKenzie Road
Port Elgin, ON, N0H 2C6 brucecounty.on.ca
226-909-5515

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Our centralized delivery policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the city/town of Thornbury, ON.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Stephen White
Delivery Services Officer | Delivery Planning
Huron/Rideau Region
955 Highbury Ave N
London ON N5Y 1A3
519-319-7528
stephen.white@canadapost.ca