

SENT ELECTRONICALLY ONLY: MWalkerBolton@brucecounty.on.ca and bcplwa@brucecounty.on.ca

November 16, 2023

County of Bruce Planning & Development Department
30 Park Street
Walkerton, Ontario N0G 2V0

ATTENTION: Monica Walker-Bolton, Planner

Dear Ms. Walker-Bolton,

RE: C-2023-008
Entire County of Bruce

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 3.1 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, and water resources; and the application 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.

Purpose

The purpose of this application is to incorporate some valuable amendments to the Bruce County Official Plan. The proposed changes affect all of Section 6, Implementation, and all of Section 7, Interpretation, of the Plan. Further amendments are proposed to selected portions of Section 4, General Policies, related to policies for Servicing and the Niagara Escarpment Plan. Overall, the amendment will make the plan more concise, and easy to use, while making the policies of the plan more effective.

Recommendation

In general, SVCA staff find the application acceptable. We note the following, and have added bold for recommended additions, and strikethrough for recommended deletion, for SVCA recommended edits in the below specifically, proposed section:

"6.5 Legal Non-Conforming Uses

1. This Plan recognizes that existing land uses may not conform with the designations and long-term vision for the County that is outlined in this Plan or that municipalities have outlined in local Official

Plans. This plan recognizes rights to legal non-conforming uses outlined in the Planning Act. An existing, legal, non-conforming use may continue regardless of this Plan and the zoning by-law as provided in the Planning Act. Legal non-conforming buildings or structures may be repaired, renovated, or reconstructed provided there are no increases to height, size, volume, or extent of non-conformity or non-compliance of the use, building, or structure. In the case of non-conforming uses in natural hazard ~~or~~ including shoreline areas reconstruction may occur in a different location provided it is further from the source of the natural hazard ~~or~~ including the shoreline. Height and volume may be increased ~~in order to address floodproofing or other hazards~~ **provided the natural hazard features have been adequately addressed."**

"g. For extension or enlargement in Hazard ~~and~~ including Shoreline areas the following additional policies apply:"

Summary

SVCA staff has reviewed the application 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 application is generally acceptable to the SVCA.

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

Sincerely,



Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/