

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

June 19, 2024

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

ATTENTION: Benito Russo, Planner

Dear Mr. Russo,

RE: County Official Plan C-2024-001 and Zoning By-Law Amendment Z-2024-015 (Dales)
442 Bruce Road 20
Roll No.: 410431000206100
Part Lots 14 and 15, Concession 5
Geographic Township of Greenock
Municipality of Brockton

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted proposals 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 41/24 (SVCA's Prohibited Activities, Exemptions and Permits 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 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. Finally, we have screened the applications 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 proposed zoning by law amendment and the County official plan amendment is to remove the prohibition from establishing a new residential use on agricultural lands where a previous surplus farm dwelling severance has occurred, recognize a reduced lot area of +/- 17.5 ha, and remove a portion of the H1 holding zone in accordance with the submitted archaeological assessment.

Recommendation

The proposed County official plan amendment and zoning by-law amendment applications are generally acceptable to SVCA staff provided the natural hazard features are appropriately shown as Environmental Protection (EP) zone based on the attached SVCA hazard land mapping.

Natural Hazards

The natural hazard features of concern on the property include wetlands/swamps, the Teeswater River, a tributary of the Teeswater River, any floodplain associated with the wetlands/swamps and the watercourses, and the valley slope. SVCA Hazardous Land mapping shows areas of the property to be low in elevation associated with the Teeswater River, its floodplain, and wetlands/swamp land.

We note that the Hazard Lands designation as shown in Schedule A of the Bruce County Official Plan (OP), and the Environmental Protection (EP) zone as shown in the Municipality of Brockton zoning by-law, do not coincide with the SVCA Hazardous Land mapping for the property. SVCA staff would recommend as part of these applications that the Hazard Lands designation and the EP zone on the property be updated to better reflect site conditions. Please see attached SVCA's recommended EP zone shown on the attached SVCA mapping as hazard land.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. Based on the plan submitted with the proposal, the proposal would be consistent with Section 3.1.1 of the PPS, 2020.

County of Bruce Official Plan Policies

Section 5.8 of the County of Bruce OP generally directs development to be located outside of the Hazard Land designated area. Based on the plan submitted with the proposal, the proposal would be consistent with the County of Bruce OP.

Drinking Water Source Protection

The property appears to SVCA staff to be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO) at rmo@greysauble.on.ca.

SVCA Regulation 41/24

SVCA staff has reviewed the proposal as per our responsibilities as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits 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, or unstable soil or bedrock are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Portions of the property are within the Approximate Screening Area associated with the SVCA's Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

For this property, the SVCA Approximate Screening Area includes wetlands/swamps, the Teeswater River, a tributary of the Teeswater River, any floodplain associated with the wetlands/swamps, the watercourses, the valley slope, and an offset distance from these features.

To determine where the SVCA Approximate Screening 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>. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

Summary

SVCA staff has reviewed this proposal 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*.

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 the Municipality of Brockton and/or County of Bruce with regard to the proposal. Should you have any questions, please contact the undersigned.

Sincerely,



Vivian Vanceeder
Environmental Planning Technician
Saugeen Conservation
VV/

Enclosure: SVCA Map

cc: Fiona Hamilton, Clerk, Municipality of Brockton (via email)
Gregory McLean, Authority Member, SVCA (via email)
Amy Rogers, Applications Technician, Bruce County (via email)



Lot 14
Con 5
Greenock

Lot 15
Con 5
Greenock

Lot 16
Con 5
Greenock

Teeswater River

Bruce Rd 20

The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2024.





June 19, 2024



UTM Zone 17N, NAD 83

1:5000

Legend

-  Watercourse
-  Subject Property
-  Hazard Lands
-  SVCA Screening Area

Dales
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