From: Jay Pausner
To: Coreena Smith
Subject: C4 Z56 - Carson
Date: Friday, September 22, 2023 9:50:20 AM

Town staff have reviewed the noted files and offer the following comments:

Even though the Town's Official Plan does not apply to the subject lands, the Town encourages investments by local businesses to retain and expand existing businesses within Saugeen Shores. Of note are the anticipated 50 new jobs this expansion will create. It is acknowledged there are limited opportunities for space-extensive industrial businesses to locate with the settlement area. However, finding appropriate locations is key, locations which appropriately mitigate impacts from the development.

In this circumstance, there are potential visual impacts for which appropriate measures need to be identified through the site plan control process. The subject lands are adjacent to and have visibility from Highway 21. Highway 21 is the most prominent corridor connecting the communities of Port Elgin and Southampton. Buffering may include landscaped berms, as shown in the proposal submission. Other buffering and landscaping measures should also be considered.

It is also important to consider servicing. Connection to the existing water system is appropriate. Town staff continue to review the submitted servicing documents.

Jay Pausner
Manager, Planning and Development
Town of Saugeen Shores
600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0
T 519-832-2008 x120 | **F** 519-832-2140
E jay.pausner@saugeenshores.ca | saugeenshores.ca

From:	Candace Hamm
To:	Travis Burnside; Dana Kieffer
Cc:	Coreena Smith; Jay Pausner; Jamie McCarthy
Subject:	2023 10 25 C4 Z56 Carson Town of Saugeen Shores Hydrogeological Study Comments
Date:	Wednesday, October 25, 2023 2:37:40 PM
Attachments:	image002.png

Hi Travis & Dana,

Further to our discussions today on the C4 Z56 Carson file, it is our understanding that Cobide has agreed to consult with a hydrogeologist and provide additional information or an addendum to the Planning Justification Report that outlines the MECP PTTW process. In the interest of moving the application forward, if you're able to demonstrate, in consultation with a hydrologist, that a Hydrogeological Study isn't warranted based on the MECP criteria and the proposed water usage at the site, staff will consider our preliminary concerns regarding hydrogeology satisfactorily addressed. We will, however, reserve the right to require a Hydrogeological Study (or other materials, reports, studies, etc.) as part of the submission requirements of the Site Plan Approval process, should additional information be deemed necessary to address concerns raised by Council and/or the public during the OPA/ZBA process.

I trust this information is helpful. Please reach out if you would like to discuss further.

Thanks,

Candace Hamm (she/her)
Development Services Officer
Town of Saugeen Shores
600 Tomlinson Drive, P.O. Box 820, Port Elgin ON N0H 2C0
T 519-832-2008 x182 | **F** 519-832-2140
E candace.hamm@saugeenshores.ca |saugeenshores.ca

From:	Candace Hamm
To:	Bruce County Planning - Lakeshore Hub
Cc:	Coreena Smith
Subject:	2024 02 01 Town of Saugeen Shores Comments in Response to Revised RFC C4 Z56 Carson
Date:	Thursday, February 1, 2024 12:55:42 PM

Good afternoon,

RE: Revised Request for Agency Comments
County Official Plan Amendment file C-2023-004 & Zoning By-law Amendment file Z-2023-056 Carson

Town of Saugeen Shores staff have reviewed the Revised Request for Agency Comments, including the following additional supporting materials:

- Amended Site Plan
- Additional Supporting Materials Email
- Revised Planning Justification Report
- Revised Functional Servicing Report
- Revised Stormwater Management Report
- Transportation Impact Study Response to Ministry of Transportation Comments
- Public Comment Matrix Letter,
- Preliminary Groundwater Supply Evaluation
- Geotechnical Investigation

The following comments are provided:

1. The Revised Request for Agency Comments indicates that a portion of the subject property is proposed to be re-zoned to AC2-x-H – Agricultural Commercial Special with Holding, and that the Holding (H) provision will indicate that development or site alteration shall not occur until the lands have been cleared of archaeological potential through the submission of an Archaeological Assessment.

   In addition to the requirement of the Archaeological Assessment, Town staff recommend that the Holding (H) not be removed from the property until:

   - Ministry of the Environment, Conservation and Parks (MECP) approval has been given for the on-site sewage treatment and disposal systems.
   - The installation of a drilled well that extends into the bedrock aquifer has been completed.

2. Provided the drilled well at the site extends into the bedrock aquifer, as per the recommendations of the Preliminary Groundwater Supply Evaluation, the Town's preliminary concerns regarding hydrogeology will be satisfactorily addressed.

3. In accordance with Section 6.25 of the Town of Saugeen Shores Official Plan, the Town is requesting that the lands proposed to be re-zoned be designated as a Site Plan Control Area, and that development on the site be subject to Site Plan Control.

4. A portion of the subject lands proposed to be re-zoned to Agricultural AC2-x-H - Agricultural Commercial Special with Holding, are zoned Institutional (I) in Town of Saugeen Shores By-law 75-2006. The Institutional Zoning on the property has been carried forward from the previous Comprehensive Zoning By-law (Town of Saugeen Shores By-law 201-2000), and therefore, is not considered by Town staff to be a mapping error. Town staff are generally supportive of the proposal to re-zone the Institutional lands on the property to AC2-x-H. However, the reference in the Planning Justification Report to Section 4.6.1 a) ii) of the Town's By-law does appear to apply in this instance.

5. The Town is requesting that the Applicant's Engineer provide rationale for the use of the Ministry of Transportation (MTO) IDF Parameters for the Stormwater Management quantity control modelling. The rationale can be provided to the Town as part of the Site Plan Control Application process. Town staff are of the opinion that there are adequate lands within the area to be re-designated / re-zoned to accommodate a larger stormwater management pond, should upsizing be required, and that the specific details regarding the modelling parameters do not need to be addressed at the County Official Plan and Zoning By-law Amendment stage.

Town staff continue to encourage investments by local businesses to retain and expand their businesses within Saugeen Shores.

Please ensure the Owner and Applicant are made aware of the Town comments.

Thank you for the opportunity to provide feedback. Please do not hesitate to contact me if you have any questions.

Kind regards,

Candace

Candace Hamm

Development Services Officer
Town of Saugeen Shores
600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0
T 519-832-2008 ext 182
E candace.hamm@saugeenshores.ca

From:	Candace Hamm
To:	Coreena Smith
Cc:	Jay Pausner
Subject:	RE: 2024-03-20 Carson"s Supply Expansion - Follow-up from Public Meeting 05027 C4 Z56
Date:	Wednesday, April 17, 2024 2:38:24 PM
Attachments:	black_rainbowregistered_logo_3c739da1-3819-4834-ac24-db7246dc7725.png twitter-x-logo-42554_d2be9fa8-6b08-475f-8b28-c49a780645ca.png facebook_32x32_c9bd5923-425f-492e-abc0-bef9f71e36a2.png instagram_32x32_16a4d30f-aff9-4d89-9fad-d315bb9bcb05.png 2024-03-20 Carsons Supply Expansion Follow-Up Letter C4 Z56 05027.pdf 05027 Carson"s Supply SP1 2024-03-20 Revised.pdf 05027 Carson"s Supply SK1 2024-03-20.pdf X-Base Plan 05027 2024-03-20.dwg GRH-L Carson WS Revised Report.pdf the-health-safety-and-environmental-performance-of-pvc-pipe.pdf pvc-pipe-safe-and-beneficial-to-public-health.pdf FW Meeting re. Carsons Supply Expansion - Follow-up from Public Meeting.msg

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Good afternoon, Coreena.

As requested, I have reviewed the attached materials that were provided by Cobide Engineering Inc. to the County in response to your March 8, 2024 e-mail. The following Town staff comments are provided:

1. Section '6.6.2 The Proposed Zoning By-law Amendment' section of the Revised Planning Justification Report doesn't take into account s.4.8 of the Town's By-law. Town staff are requesting the inclusion of a Zoning Matrix on the Site Plan that outlines the requirements for the proposed Open Space, proposed Agricultural Commercial, and Agricultural (A) zones, and other by-law provisions (i.e. parking requirements and setbacks, driveway setback, etc.) to demonstrate compliance with the Zoning By-law and outline where relief is required/requested. A draft of the proposed Zoning By-law should be circulated to the Town for review by staff, once available.
2. The Development Site Plan prepared by Cobide isn't stamped or dated, but perhaps this isn't required by the County at the OPA/ZBA stage. The name of the document indicates 05027-SP1 has been revised, but that hasn't been reflected in the Revision/Issue table.

3. The proposed planting strip along the eastern boundary of the area to be re-designated/re-zoned should be extended to connect with/blend into the proposed landscaped berm at the southeast corner of the area to be re-zoned to comply with s.6.4.1 of the Town's By-law.
4. There are minor discrepancies between the Figure No. SK-1 Zoning Sketch 1 and the Development Site Plan. The setback distance of the proposed driveway from the eastern zoning boundary shown on the sketch appears to be less than the required 3.0 m (s.6.4.1 and s.3.27.4 h) of the By-law). The March 20, 2024 Cobide Engineering letter

indicates that the driveway will have a 3 m setback to the adjacent zone boundary, and the 3.0 m wide Tree Planting Strip shown on the Development Site Plan. It's my understanding that the attached CAD drawing, which coincides with the Development Site Plan, will be used to prepare the final schedules. However, if the sketch is to be used for planning reports, it should be updated to accurately reflect the proposal and avoid confusion. The sketch has the proposed manufacturing area labelled as AC1-x, where the information circulated previously indicated a proposed AC2-x-H zone. Is this an error, or has it been determined that the AC1 zone better reflects the proposed use?

Please reach out if you'd like to discuss any of the above comments.

Kind regards,

Candace

Candace Hamm
Development Services Officer
Town of Saugeen Shores
600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0
T 519-832-2008 ext 182
E candace.hamm@saugeenshores.ca

From:	Candace Hamm
To:	Bruce County Planning - Lakeshore Hub
Cc:	Coreena Smith
Subject:	2024 08 21 Town of Saugeen Shores Comments on Revised Request for Agency Comments2 C4 Z56 Carson
Date:	Wednesday, August 21, 2024 2:18:05 PM
Attachments:	black_rainbowregistered_logo_3c739da1-3819-4834-ac24-db7246dc7725.png twitter-x-logo-42554_d2be9fa8-6b08-475f-8b28-c49a780645ca.png facebook_32x32_c9bd5923-425f-492e-abc0-bef9f71e36a2.png instagram_32x32_16a4d30f-aff9-4d89-9fad-d315bb9bcb05.png

Good afternoon,

RE: Revised Request for Agency Comments C4 Z56 Carson

Town staff have reviewed the materials provided and have no additional comments. The items previously noted by staff have been satisfactorily addressed through the updated submission.

Town staff continue to encourage investments by local businesses owners to retain and expand their businesses within Saugeen Shores.

Kind regards,

Candace

Candace Hamm
Development Services Officer
Town of Saugeen Shores
600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0
T 519-832-2008 ext 182
E candace.hamm@saugeenshores.ca

From:	Ed Melanson
To:	Candace Hamm
Cc:	Rob Atkinson
Subject:	RE: 2024 01 12 Revised Request for Agency Comments C4 Z56 Carson Internal Circulation
Date:	Sunday, March 17, 2024 8:44:01 PM
Attachments:	image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png

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Good Evening Candace,

The Saugeen Shores Fire Department has the resources and required capacity required to deal with a fire emergency or other related emergency for both the current plant and the proposed facility. It is my understanding that the new location will be sprinklered for additional safety greatly reducing any risk specific to a fire emergency.

Yours in service,

Ed Melanson

Director, Fire Services/Fire Chief/CEMC
Town of Saugeen Shores Fire Department
612 Emma St, P.O. Box 1000, Port Elgin ON N0H 2C4
T 519-389-6120
C 226-930-0036
E ed.melanson@saugeenshores.ca

From: Candace Hamm <candace.hamm@saugeenshores.ca>
Sent: Thursday, March 14, 2024 11:41 AM
To: Ed Melanson <ed.melanson@saugeenshores.ca>
Subject: RE: 2024 01 12 Revised Request for Agency Comments C4 Z56 Carson Internal Circulation

Hi Ed,

The County Planner is working on providing responses to the questions and concerns that have been raised by members of the public relating to the Carson's Supply Application.

Can you please provide a response to the following:

Please confirm the Town has capacity/resources to deal with a fire or other emergency at the proposed concrete manufacturing and PVC injection and extrusion facilities.

Thank you,

Candace

Candace Hamm

Development Services Officer
Town of Saugeen Shores
600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0
T 519-832-2008 ext 182
E candace.hamm@saugeenshores.ca

From: Ed Melanson <ed.melanson@saugeenshores.ca>
Sent: Tuesday, January 16, 2024 8:30 AM
To: Candace Hamm <candace.hamm@saugeenshores.ca>
Subject: RE: 2024 01 12 Revised Request for Agency Comments C4 Z56 Carson Internal Circulation

Good Morning candace,

I have reviewed the documents and have no objections, questions or concerns at this time.
Thank you for reaching out.

Ed Melanson

Director, Fire Services/Fire Chief/CEMC
Town of Saugeen Shores Fire Department
612 Emma St, P.O. Box 1000, Port Elgin ON N0H 2C4
T 519-389-6120
C 226-930-0036
E ed.melanson@saugeenshores.ca

From: Candace Hamm <candace.hamm@saugeenshores.ca>
Sent: Friday, January 12, 2024 10:11 AM
To: Josh Planz <josh.planz@saugeenshores.ca>; Dana Mitchell <dana.mitchell@saugeenshores.ca>; Jamie McCarthy <jamie.mccarthy@saugeenshores.ca>; Frank Burrows <frank.burrows@saugeenshores.ca>; Ed Melanson <ed.melanson@saugeenshores.ca>
Cc: Jay Pausner <jay.pausner@saugeenshores.ca>; Kristen Sears <kristen.sears@saugeenshores.ca>
Subject: 2024 01 12 Revised Request for Agency Comments C4 Z56 Carson Internal Circulation

Good morning,

The County has circulated a Revised Request for Agency Comments for the County Official Plan Amendment and Zoning By-law Amendment to facilitate the partial relocation and expansion of Carson's Supply at 5331 Bruce Road 3.

The applicant has submitted new and amended documents in response to agency and public comments received as of December 2023.

The Public Meeting for the proposed Zoning By-law Amendment has been scheduled for February 20, 2024.

Please review the information in the folder on Laserfiche (2024 01 09 Revised Request for Agency Comments C4 Z56 Carson) and e-mail me your comments by **January 26, 2024.**

There are a lot of supporting materials to review. If you require more time to provide me your comments, please let me know. Previous documents for the file have been moved to Laserfiche.

If you don't have any comments, a quick 'no comments' e-mail would be great. If I don't receive a response from you by the date noted above, I'll assume you have no comments.

Thanks,

Candace

Candace Hamm
Development Services Officer
Town of Saugeen Shores
600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0
T 519-832-2008 ext 182
E candace.hamm@saugeenshores.ca

Existing Uses	Agriculture
Existing Structures	House, Barn, Shed
Proposed Uses	Industrial and Agricultural
Proposed Structures	2 Industrial Structures
Existing Services	Private
Proposed Services	Private
Access	Year-Round Municipal Road
Surrounding Land Uses	Recreational (Saugeen and Southport Golf Courses), Residential, Institutional (Southport Church), Agricultural, Aggregate Extraction
Designations and Zones	**Existing**
County Official Plan	Agricultural Areas
Local Official Plan	Outside of Local Official Plan Area
Zoning By-law	A - Agricultural
Designations and Zones	**Proposed**
County Official Plan	Agricultural Areas – Exception, Agricultural Areas
Local Official Plan	No Change
Zoning By-law	AC2-x-H - Agricultural Commercial Special with Holding, A-H - Agricultural with Holding

File Numbers: C-2023-004, Z-2023-056

Agency: Bruce County Transportation Services

No Comment: _____ Title: Eng. Technician Signature: 

Comments: Transportation and Environmental Services requests confirmation that there is no increased storm water to Bruce Road 3.
Transportation and Environmental Services is looking for a paved apron at the access point. This can be addressed along with entrance width requirements when applicant applies for an entrance permit.(Entrance permit not a condition on the planning application)

File Numbers: C-2023-004, Z-2023-056

Agency: Bruce County Transportation Services

No Comment: X Title: Eng. Technician Signature: 

Comments:

From: Gary Keeling
To: Coreena Smith
Cc: Ryan Errington
Subject: RE: T&ES Comments C4 Z56
Date: Friday, April 26, 2024 7:12:31 AM

Hi Coreena, TES considers their response acceptable.

Gary

From: Coreena Smith <CJSmith@brucecounty.on.ca>
Sent: Wednesday, April 24, 2024 2:19 PM
To: Gary Keeling <gkeeling@brucecounty.on.ca>
Subject: FW: T&ES Comments C4 Z56

Gary,
Further to your comments (attached) on the C4 Z56 Carson applications in Saugeen Shores, I asked for clarification from the traffic consultant on the assumptions made for the Traffic Impact Study (see attached email). I made this request based on comments we had received from members of the public about traffic concerns. Can you please review the response and advise if it is acceptable from your perspective?
If a call would be easier to discuss, please let me know. I can be reached at 226-909-6305.
Thanks,

From: Jennifer Ryckman <JRyckman@brucecounty.on.ca>
Sent: Monday, January 29, 2024 2:30 PM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>; Klarika Hamer <KHamer@brucecounty.on.ca>
Cc: Gary Keeling <gkeeling@brucecounty.on.ca>; Tracy Grubb <TaGrubb@brucecounty.on.ca>
Subject: T&ES Comments C4 Z56

Good afternoon,

Please see the attached T & Es comments

Thank you.
Jen

Jennifer Ryckman
Transportation Services Assistant
Transportation & Environmental Services
Corporation of the County of Bruce

Office: 519-881-1291

www.brucecounty.on.ca

From: Ray Lux
To: Klarika Hamer
Subject: Re: Industrial Emergency Questions C4 Z56 Carson
Date: Wednesday, March 27, 2024 6:15:31 PM

Yes, we are dispatched through a provincial system out of London. They know where all the ambulances are and would continue sending the next closest units as required for the situation. Typically our Superintendent would respond to a scene and they work with the dispatchers to help coordinate the situation and ensure the resources needed are sent. County boundaries don't make a difference for things like this so Grey and then Huron County would respond if asked.

Ray

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: Wednesday, March 27, 2024 9:14:29 AM
To: Ray Lux <rlux@brucecounty.on.ca>
Subject: RE: Industrial Emergency Questions C4 Z56 Carson

Good morning Ray,

Yes, that information is helpful. Thank you.

If there was a situation where several casualties occur, which exceeded the capacity of the Bruce County Paramedic Services, is there a process for requesting additional paramedic services assistance from surrounding counties? If yes, what does that process look like?

Thanks again,

From: Ray Lux <rlux@brucecounty.on.ca>
Sent: Monday, March 25, 2024 2:55 PM
To: Klarika Hamer <KHamer@brucecounty.on.ca>
Subject: RE: Industrial Emergency Questions C4 Z56 Carson

We respond to medical emergencies and rely on fire departments to deal with industrial hazards. We don't have any specific Chemical Emergency Response Plans nor specific paramedic units to deal with these. If there was a medical issue on site, we would respond as per normal. If for some reason there were medical casualties due to a larger/overarching industrial/chemical emergency, we would rely on the fire department to assist in making sure the area was safe before we entered and/or bringing the patient out to us.

Not sure if this is what you are looking for?

Ray

From: Klarika Hamer <KHamer@brucecounty.on.ca>

Sent: Monday, March 25, 2024 11:21 AM
To: Ray Lux <rlux@brucecounty.on.ca>
Subject: Industrial Emergency Questions C4 Z56 Carson

Good morning Ray,

We are reaching out to Paramedic Services to gain an understanding on the services and capacity levels for an industrial emergency within Bruce County.

Further to the public meeting that was held for County Official Plan file C-2023-004 and Zoning By-law Amendment file Z-2023-056, a question was raised on the emergency response for an industrial emergency. Please refer to the attached Request For Comments for this file. Additional documentation for this application is available on our website at https://www.brucecounty.on.ca/active-planning-applications. The property/business is located within the Town of Saugeen Shores.

Does Paramedic Services have an emergency response plan for industrial emergencies and if yes, what does that look like? Is there a Chemical Emergency Response Plan and Unit?

Looking for Paramedic Services' expertise on how an industrial emergency response would be processed and if Bruce County has sufficient paramedic services for such an emergency.

Thank you for your time and I look forward to hearing from you,

Klarika Hamer
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 226-909-1601
Direct: 226-909-3359
www.brucecounty.on.ca

From: Jeffrey Loney
To: Coreena Smith
Subject: RE: Revised Request for Agency Comments2 C4 Z56 Carson
Date: Friday, October 4, 2024 9:54:39 AM
Attachments: image001.png

Good Morning,

Economic Development has thoroughly reviewed the revised submission for Application C4 Z56 and is satisfied with the evaluation of available industrial lands across the County. The comprehensive assessment of current and future land availability is critical for supporting long-term business growth, innovation, and investment attraction, which aligns with best practices in economic development planning.

In particular, the retention of the existing workforce at the current site, coupled with the thoughtful approach to transitioning work back and forth between the current and new locations, reflects sound economic development principles. Workforce stability is a key factor in maintaining operational continuity, supporting local employment, and minimizing disruption to the broader economy. This approach also mitigates the risk of workforce attrition, a critical consideration given the current labour market challenges.

Furthermore, the planned transition supports sustainable growth by ensuring that existing business operations can continue while the new site is being developed. This phased approach minimizes downtime, enhances productivity, and provides businesses with the flexibility to scale up without compromising current operations. From an economic development standpoint, this strategy encourages business retention and expansion (BRE) while reinforcing regional economic resilience.

We also appreciate the applicant's consideration of infrastructure needs, while some of the information for the Bruce Energy Centre remains out of date, the argument still remains sufficient. By integrating long-term workforce, infrastructure, and operational planning, this project demonstrates a forward-thinking approach to economic development that will benefit the County's industrial sector.

In summary, Economic Development supports this application as it is aligned with core principles of sustainable growth, workforce retention, and investment attraction.

From: Coreena Smith <CJSmith@brucecounty.on.ca>
Sent: Friday, September 20, 2024 12:25 PM
To: Jeffrey Loney <JLoney@brucecounty.on.ca>
Subject: Revised Request for Agency Comments2 C4 Z56 Carson

Jeff,
Here is a link to the Consolidated Agency Comments as of March 20 2024 C4 Z56 Carson.pdf which shows the various formats in which we receive agency/departmental comments (e.g., email, letter, notes on the County's request for comments). County Transportation comments are at the

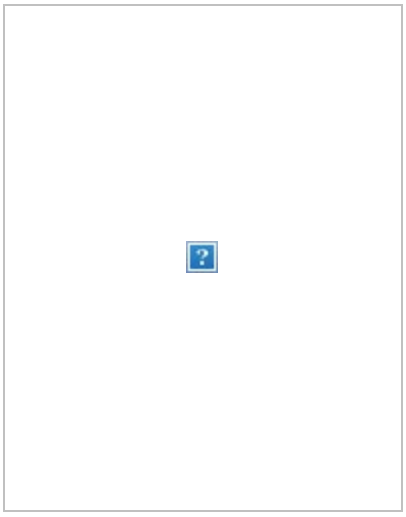
end. This consolidation does not include the most recent comments received from Saugeen Shores (SS5 C4 Z56 Carson.pdf), Saugeen Ojibway Nation and the Historic Saugeen Metis on the Carson file.

Let me know if you need anything else.

Sincerely,

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

Office: 226-909-1601
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, *Métis*, and Inuit children across Canada who were forced to attend residential schools. Artwork by Taylor Cameron, Saugeen First Nation. To learn more visit Orange Shirt Society - Creating Awareness (orangeshirtday.org)

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: Unsubscribe. Please be advised that this may restrict our ability to send messages to you in the future.

Jeffrey Loney
Economic Development Manager
Planning and Development
Corporation of the County of Bruce

Office: 226-909-3306

www.brucecounty.on.ca

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: Unsubscribe. Please be advised that this may restrict our ability to send messages to you in the future.

From: Patient Relations
To: Klarika Hamer
Cc: Fry, Graham; Dixon, Jesse
Subject: RE: Industrial Emergency Questions C4 Z56 Carson
Date: Wednesday, April 10, 2024 10:27:12 AM
Attachments: image002.png

Hi Klarika
I am responding to your email on behalf of our Contingency Planning committee from Brightshores. This group looks after planning and preparing our hospitals for emergency situations. We do have standardized corporate plans for CBRN response, Disaster responses and evacuations. These plans are enacted when we are notified by local agencies or identify issues through our emergency departments.
We have in the past tested these response plans at our Southampton hospital in conjunction with Bruce Power.
I am not sure if you need to know the specifics of these plan but our group would be happy to discuss this with you if you have further questions.
Thanks

Diana Ryman *(she/her)*
Director of Quality and Safety
Brightshores Health System
T 519.376.2121 x2311
www.brightshores.ca

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: Tuesday, April 9, 2024 14:48
To: Web Contact <web@brightshores.ca>; Monck, Marta <mmonck@brightshores.ca>
Cc: Patient Relations <patientrelations@brightshores.ca>
Subject: RE: Industrial Emergency Questions C4 Z56 Carson
Importance: High

Good afternoon,

Further to my email below from March 25, 2024, would someone be able to provide us with a response?

Kind regards,

From: Klarika Hamer
Sent: Monday, March 25, 2024 11:11 AM
To: web@brightshores.ca; mmonck@brightshores.ca
Subject: Industrial Emergency Questions C4 Z56 Carson

Good morning,

Please forward this email to the respective department/staff for this inquiry.

We are reaching out to Brightshores Health System to gain some understanding on the services and the capacity levels for an industrial emergency within Bruce County.

Further to the public meeting that was held for County Official Plan file C-2023-004 and Zoning By-law Amendment file Z-2023-056, a question was raised on the emergency response for an industrial emergency. Please refer to the attached Request For Comments for this file. Additional documentation for this application is available on our website at https://www.brucecounty.on.ca/active-planning-applications. The property/business is located within the Town of Saugeen Shores.

Does Brightshores Health System have an emergency response plan for industrial emergencies and if yes, what does that look like? Is there a Chemical Emergency Response Plan and Unit?

Do our local hospitals have capacity and sufficient health care services for industrial emergencies? How are the hospitals notified and where do patients get transferred for care?

Looking for Brightshores Health System's expertise on how an industrial emergency response would be processed and if Bruce and Grey Counties have sufficient health care services for such an emergency.

Thank you for your time and I look forward to hearing from you,

Klarika Hamer
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 226-909-1601
Direct: 226-909-3359
www.brucecounty.on.ca

From:	Amy Rogers
To:	Pegelo, Jessica (MTO)
Cc:	Bruce County Planning - Lakeshore Hub
Subject:	RE: Request for Comments C4 Z56 Carson
Date:	Tuesday, August 15, 2023 8:24:50 AM
Attachments:	~WRD0000.jpg image001.png

Good morning Jessica,
Thank you for letting us know,
Amy

From: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Sent: Monday, August 14, 2023 5:21 PM
To: Amy Rogers <AmRogers@brucecounty.on.ca>
Subject: RE: Request for Comments C4 Z56 Carson

** [**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 Amy,
Thank you for circulating MTO with the OPA and ZBA applications. MTO will require more time to review and provide comments. Generally, MTO require four to six to review and comment on applications.
Comments will be provided.
Kind Regards,
Jessica Pegelo
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
E-mail: jessica.pegelo@ontario.ca

From: Amy Rogers <AmRogers@brucecounty.on.ca>
Sent: August 4, 2023 9:39 AM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Request for Comments C4 Z56 Carson

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good morning,
Please see the attached Request for Agency Comments, Notice of Complete Application, Planning Justification Report, Functional Servicing Report, Stormwater Management Report, Transportation Impact Study, Site plan, and Application for file number C-2023-004 and Z-2023-056. All files are available to download from the County website: Planning Saugeen Shores | Bruce County.
SVCA – Please be advised that $580.00 has been collected on behalf of the SVCA for the review of

From:	Pegelo, Jessica (MTO)
To:	Coreena Smith
Cc:	Amy Rogers
Subject:	RE: Request for Comments C4 Z56 Carson
Date:	Thursday, September 21, 2023 4:18:57 PM
Attachments:	image001.png

Good afternoon Coreena,

Documents Reviewed:

- Site Plan – Prepared By: Cobide Engineering Inc., Dated: May 2023
- Traffic Impact Study – Prepared By: Paradigm Transportation Solutions Limited, Stamped By: M.A. Brouwer, Dated: 2023/06/05
- Functional Servicing Report - Prepared By: Cobide Engineering Inc., Stamped By: T.L. Burnside, Dated: 6/8/2023
- Stormwater Management Report – Prepared By: Cobide Engineering Inc., Stamped By: T.L. Burnside, Dated: 3/6/2023

The Ministry of Transportation (MTO) have completed a review of the proposal to redesignate a portion of the property from Agricultural Areas to Agricultural Areas with Exceptions and to rezone that same area from Agricultural (A) to Agricultural Commercial Special with Holding (AC2-x-H) to permit a concrete manufacturing plant with outdoor storage, parking and a stormwater management pond, and a future PVC manufacturing facility. The proposal has been considered in accordance with the requirements of *the Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies. The following outlines MTO's comments:

The subject property is located adjacent to Highway 21, within MTO's Permit Control Area (PCA), and as such, MTO permits are required before any demolition, grading, construction or alteration to the site commences.

Highway 21 at this location is classified as a 2B Arterial in MTO's Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply.

Building and Land Use

MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.

Upon review of the above referenced site plan, MTO have the following comments:

- SWM plan outlet is not shown in plan view or in a detail. The outlet structure itself must be entirely on private lands with the appropriate setback based on highway class.

- The landscaped berm should be shown in more detail than simply hatching an area where it will be built. At a minimum the location of the toe of slope should be shown. MTO require that the toe of slope be located a minimum of 3m from the highway property limit.
- The Functional Servicing Report indicates that there will be a connection made to an existing watermain in the southwest corner of the property. The watermain connection and the location of the watermain on Highway 21 should be shown on the site plan.
- The Functional Servicing Report recommends on-site sewage treatment. The location of the on-site sewage treatment should be shown on the site plan.

Functional Servicing Report and Storm Water Management

Upon review of the above referenced Functional Servicing Report and Stormwater Management Report, MTO have the following comments:

Stormwater Management Report

- Page 1… The report indicates that *"The lands are 53 hectares in total…"* The drainage area in catchments 101 and 201 are 43.73 hectares. Please confirm the size of the lands.

- Page 4… The report indicates that *"The main design guideline utilized in the review is the Ministry of the Environment's "Stormwater Management Planning and Design (SWMP&D) Manual," dated March 2003."* The proponent should be directed to the document titled "MTO Stormwater Management Requirements for Land Development Proposals 2009 (References Updated April 2022)". This requirement was identified in MTO's pre-consultation comments provided in October 2022.
- Page 4… The report indicates that *"…information on the long-term operation and maintenance techniques for stormwater management facilities that **may** be implemented in the development of the subdivision…"*. MTO require details in the report on how the pond **will** be maintained.
- Page 5… The report indicates that "Surface water flows by sheet flow and discharges to the Highway 21 roadside ditch" in the pre-development condition. Based on a review of the contours shown on the pre-development SWM areas plan this does not seem likely. Some drainage would sheet flow into adjacent privately owned lands and/or into the drainage system for Carlisle Street. Please explain or revise in the report.
- Page 6… In the post development condition, should there not be more catchment areas? One (or more) for the portion from the top of the berm westerly that will drain uncontrolled into either the highway ditch or the adjacent privately owned lands and another for the remainder that will drain controlled towards the pond. Please explain or revise in the report.
- Page 7… The outlet configuration of the proposed pond described in the report is not shown on any of the plans provided. MTO require that the outlet

configuration of the proposed pond be shown on all plans.
- Page 10… Sections 7.1 and 7.2 seem to be written for a residential subdivision. These sections discuss minimum grades from the back of curb, runoff draining from rooftops being directed overland across the grass lawns, notes being added to lot grading plans and grassed drainage swales along rear yards. None of these seem applicable to this proposed development. Please explain or revise in the report.
- Page 10… The report indicates that *"The wet pond facility will have a forebay that will be the primary location for sediment removal."* The location of the berm along three sides of the pond would make access to the forebay challenging. Without knowing where the outlet is this is difficult to assess. The location of the outlet and the forebay should be shown on site plan as well as the access route to the forebay. No access will be permitted from Highway 21 for pond maintenance.

Functional Servicing Report

- Page 4… The report indicates that *"The proposed watermain will be connected to the municipal system on Highway 21. There is currently a 500mm diameter watermain on Highway 21. This watermains will provide service to the proposed development via a proposed connection at the southwest corner of the site."* The report should indicate which side of the highway the watermain is on. Is a highway crossing required?

The applicant should be directed to MTO's Stormwater Management Requirements for Land Development Proposals using the following link:

Stormwater Management Planning and Design Manual | Ontario.ca

MTO anticipate receiving a revised Functional Servicing Report and Stormwater Management Report for review.

Access & Traffic Impact Review

MTO have reviewed the TIS and have the following comments:

- MTO require that trip generation, distribution, and assignment patterns for both the existing and proposed new site be indicated separately.
- MTO require that the consultant identify the LUC of the ITE trip generation manual that is used for trip estimation.

The TIS shall assess any potential impacts to the highway by the anticipated development traffic. The TIS shall identify any highway improvements necessitated by the development and shall be completed by a Registry, Appraisal and Qualification System (RAQS) approved traffic consultant and in accordance with MTO's TIS guidelines.

Note that the cost of the TIS and any highway improvements as a result of the development are the financial responsibility of the developer.

All access must be off of Bruce Road 3.

MTO anticipate receiving a revised TIS for review.

Signs

Any/all signage visible from Highway 21, including temporary development signs, must be identified on the plans, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit before installation.

Encroachments

Any encroachments and works identified within the Highway 21 property limits are subject to MTO conditions, approval and permits, prior to construction. All provincial highway property encroachments are strictly regulated and must meet all conditions set out by MTO.

General Comments

MTO looks forward to the advancement of this development, and we anticipate receiving additional details for review and comment as the project progresses.

Please feel free to contact me directly should you have any questions or concerns.

Kind Regards,

Jessica Pegelo
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
E-mail: jessica.pegelo@ontario.ca

Ontario

From: Coreena Smith <CJSmith@brucecounty.on.ca>
Sent: September 15, 2023 1:46 PM
To: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: FW: Request for Comments C4 Z56 Carson

Good afternoon,
I am just following up on this request for comments for a proposal in Saugeen Shores. Comments were due August 25, 2023 and I know some had requested an extension to that period.

It would be appreciated if you could provide feedback no later than September 22, 2023.

Sincerely,

From: Amy Rogers <AmRogers@brucecounty.on.ca>
Sent: Friday, August 4, 2023 9:39 AM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Request for Comments C4 Z56 Carson

Good morning,

Please see the attached Request for Agency Comments, Notice of Complete Application, Planning Justification Report, Functional Servicing Report, Stormwater Management Report, Transportation Impact Study, Site plan, and Application for file number C-2023-004 and Z-2023-056. All files are available to download from the County website: Planning Saugeen Shores | Bruce County.

SVCA – Please be advised that $580.00 has been collected on behalf of the SVCA for the review of this Application.

Roger – the Development Sign that is required to be posted at the property is being sent to you via courier. Please post the sign by August 14, 2023. Once posted, please email a picture of the posted sign to bcplpe@brucecounty.on.ca.

Thank you,

Amy Rogers
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 226-909-3107
Direct: 1-226-909-3107
www.brucecounty.on.ca

From: Pegelo, Jessica (MTO)
To: Bruce County Planning - Lakeshore Hub
Subject: FW: Revised Request for Agency Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson
Date: Tuesday, February 6, 2024 12:13:41 PM
Attachments: Additional Supporting Materials Email C4 Z56 Carson.pdf
Planning Justification Report Revised C4 Z56 Carson.pdf
Functional Servicing Report Revised C4 Z56 Carson.pdf
Stormwater Management Report Revised C4 Z56 Carson.pdf
Transportation Impact Study - Response to MTO Comments C4 Z56 Carson.pdf
Public Comment Matrix Letter C4 Z56 Carson.pdf
Preliminary Groundwater Supply Evaluation C4 Z56 Carson.pdf
Site Plan Revised C4 Z56 Carson 2023 12 13.pdf
Geotechnical Investigation C4 Z56 Carson Reduced.pdf
Revised Request for Agency Comments C4 Z56 Carson.pdf
Public Meeting Notice Z56 Carson.pdf

Good afternoon,

MTO are in the process of reviewing the revised documentation submitted as part of Applications C4 and Z56. MTO may not be able to provided comments by the requested return date of February 14, 2024. However, generally, MTO are supportive of the proposal and comments will be provided soon.

If there are any questions, please let me know.

Kind Regards,

Jessica Pegelo
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
E-mail: jessica.pegelo@ontario.ca

Ontario

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: January 9, 2024 11:09 AM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Revised Request for Agency Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson

From: Pegelo, Jessica (MTO)
To: Bruce County Planning - Lakeshore Hub
Subject: FW: Revised Request for Agency Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson
Date: Monday, March 11, 2024 12:05:44 PM

Documents Reviewed:

- Site Plan – Prepared By: Cobide Engineering Inc., Dated: December 2023
- Traffic Impact Study – Prepared By: Paradigm Transportation Solutions Limited, Stamped By: M.A. Brouwer, Dated: 2023/06/05
- Transportation Letter - Prepared By: Paradigm Transportation Solutions Limited, Signed By: Matt Brouwer, Dated: 12/6/2023
- Functional Servicing Report - Prepared By: Cobide Engineering Inc., Stamped By: T.L. Burnside, Dated: 12/5/2023
- Stormwater Management Report – Prepared By: Cobide Engineering Inc., Stamped By: T.L. Burnside, Dated: 12/5/2023

The Ministry of Transportation (MTO) have completed a review of the proposal to redesignate a portion of the property from Agricultural Areas to Agricultural Areas with Exceptions and to rezone that same area from Agricultural (A) to Agricultural Commercial Special with Holding (AC2-x-H) to permit a concrete manufacturing plant with outdoor storage, parking and a stormwater management pond, and a future PVC manufacturing facility. The Holding (H) provision indicates that development or site alteration shall not occur until the lands have been cleared of archaeological potential through submission of an Archaeological Assessment. The applications will facilitate a partial relocation and expansion of Carson's Supply, a commercial business located in Port Elgin.

The proposal has been considered in accordance with the requirements of *the Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies. The following outlines MTO's comments:

The subject property is located adjacent to Highway 21, within MTO's Permit Control Area (PCA), and as such, MTO permits are required before any demolition, grading, construction or alteration to the site commences.

Highway 21 at this location is classified as a 2B Arterial in MTO's Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply.

Building and Land Use

MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.

Upon review of the above referenced site plan, MTO have the following comments:

- The stormwater management plan outlet is shown in plan view, however, MTO require that the outlet structure itself be located entirely on private lands and setback a minimum of 14m from the highway property limit.
- The landscaped berm should be shown in more detail than simply hatching an area where it will be built. At a minimum the location of the toe of slope should be shown. MTO require that the toe of slope be located a minimum of 3m from the highway property limit.
- The Functional Servicing Report indicates that there will be a connection made to an existing watermain in the southwest corner of the property. The watermain connection and the location of the watermain on Highway 21 should be shown on the site plan and include a setback distance measured from the highway property limit.
- The Functional Servicing Report recommends on-site sewage treatment. The location of the on-site sewage treatment should be shown on the site plan.

Storm Water Management

Upon review of the above referenced Stormwater Management Report, page 7 identifies that:

The outlet configuration for the SWM Facility will be as follows:

- A 300mm outlet pipe with a 225mm orifice that will outlet towards the existing ditch.
- A 450mm outlet pipe that will outlet towards the existing ditch.

MTO does not like the use of orifice plates as a means of control. MTO's concern is that the continued functioning of such a control device cannot be guaranteed. If proposed, an orifice plate must be permanently bolted in place so that it can not be removed. Alternatively, a section of reducer pipe with an inside diameter equivalent to the inside diameter of the orifice design may be acceptable.

The stormwater management plan outlet is shown in plan view and section view in the Stormwater Management Plan Section (Drawing No. 05027-SGR-1), however, MTO require that the outlet structure itself be located entirely on private lands and setback a minimum of 14m from the highway property limit. Additionally, MTO require a detailed cross-section of the stormwater management outlet, including setback distances measured from the highway property limit.

MTO anticipate receiving a revised report and drawings for review.

Functional Servicing Report

MTO reviewed the above referenced Functional Servicing Report and have no further concerns at this time. However, MTO require a detailed plan showing setback distances measured from the highway property limits.

- The Functional Servicing Report indicates that there will be a connection made to an existing watermain in the southwest corner of the property. The watermain connection and the location of the watermain on Highway 21 should be shown on the site plan and include setback distances measured from the highway property limit.
- The Functional Servicing Report recommends on-site sewage treatment. The location of the on-site sewage treatment should be shown on the site plan.

Access & Traffic Impact Review

MTO reviewed the above referenced Traffic Impact Study and transportation letter and since the proposed development is a low-traffic generator with a max. of 28 (16 inbound and 12 outbound) two-way trips in the morning peak hours. These trips are not high enough to cause measurable impacts on the operations of the surrounding roadway network, especially when all the roads in the vicinity are already low volume. Therefore, MTO accept the conclusions and recommendations identified in the TIS.

MTO require that all access to the subject property be taken off of Bruce Road 3.

Signs

Any/all signage visible from Highway 21, including temporary development signs, must be identified on the plans, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit before installation.

Encroachments

Any encroachments and works identified within the Highway 21 property limits are subject to MTO conditions, approval and permits, prior to construction. All provincial highway property encroachments are strictly regulated and must meet all conditions set out by MTO.

General Comments

MTO looks forward to the advancement of this development, and we anticipate receiving additional details for review and comment as the project progresses.

Please feel free to contact me directly should you have any questions or concerns.

Kind Regards,

Jessica Pegelo
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
E-mail: jessica.pegelo@ontario.ca

Ontario

From: Coreena Smith <CJSmith@brucecounty.on.ca>
Sent: March 6, 2024 11:18 AM
To: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Subject: RE: Revised Request for Agency Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson

Hi Jessica,
Just following up on the status of MTO's review for the resubmission of file 'C4 Z56 Carson' in Saugeen Shores. If MTO is able to provide comments before March 20, it would be greatly appreciated.
Sincerely.

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: Tuesday, February 6, 2024 12:29 PM
To: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: FW: Revised Request for Agency Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson

Hi Coreena – please see below.

From: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Sent: Tuesday, February 6, 2024 12:12 PM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Subject: FW: Revised Request for Agency Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson

1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

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

August 9, 2023

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

Attention: Coreena Smith, Planner

Dear Coreena Smith,

RE: Z-2023-056 and C-2023-004 (Carson)
5331 Bruce Road 3
Lots 10 and 11 Plan 154 Part Lots K and L Concession 12
Roll No.: 411044000203700

Geographic Township of Saugeen
Town of Saugeen Shores

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 application is to redesignate a portion of the property from Agricultural Areas to Agricultural Areas with Exceptions and to rezone that same area from Agricultural (A) to Agricultural Commercial Special with Holding (AC2-x-H) to permit a concrete manufacturing plant with outdoor storage, parking and a stormwater management pond, and a future PVC manufacturing facility. The Holding (H) provision indicates that development or site alteration shall not occur until the lands have been cleared of archaeological potential through submission of an Archaeological Assessment. The

applications will facilitate a partial relocation and expansion of Carson's Supply, a commercial business located in Port Elgin.

Recommendation

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

Delegated Responsibility and Advisory Comments

Natural Hazards

SVCA mapping shows the property is not affected by any natural hazards. Furthermore, the property is not zoned EP in the Town of Saugeen Shores Zoning By-law and the property is not designated Hazard Lands in the County of Bruce OP. As such, the applications are consistent with the natural hazard policies of the PPS (2020), and the Bruce County OP.

Drinking Water Source Protection

The property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact Carl Seider at c.seider@greysauble.on.ca.

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 SVCA Regulated Area. As such, the proposed development does not need permission from this office.

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. 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 decisions and notice of any appeals filed.

Should you have any questions, please contact the undersigned at m.oberle@svca.on.ca.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Valley Conservation Authority
MO/

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)

From:	Michael Oberle
To:	Klarika Hamer; Bruce County Planning - Lakeshore Hub
Cc:	Coreena Smith
Subject:	RE: SVCA Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson
Date:	Tuesday, January 9, 2024 11:43:36 AM
Attachments:	SVCA_Comments_Z-2023-056_and_C-203-004_Carson.pdf

** [**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,

Please be advised that the SVCA does not have any additional comments to provide for the revised request for comments, and that SVCA comments dated August 9, 2023 (attached) are still applicable. I trust that this is helpful.

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

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: Tuesday, January 9, 2024 11:09 AM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Revised Request for Agency Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson

****[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.**

Good morning,

The applicant has submitted new and amended documents in response to agency and public comments received as of December 2023.

Please see the attached Revised Request for Agency Comments, Amended Site Plan, Additional Supporting Materials Email, Revised Planning Justification Report, Revised Functional Servicing Report, Revised Stormwater Management Report, Transportation Impact Study Response to Ministry of Transportation Comments, Public Comment Matrix Letter, Preliminary Groundwater Supply Evaluation, Geotechnical Investigation for County Official Plan Amendment file C-2023-004 and Zoning By-law Amendment file Z-2023-056.

Risk Management Office
237897 Inglis Falls Road
RR4 Owen Sound, ON N4K 5N6
Phone: 519-470-3000 Toll Free: 877-470-3001
rmo@greysauble.on.ca

Notice of Restricted Land Use
Clean Water Act – ss. 59(2)(a)

TO/ATTN: COBIDE ENGINEERING

Location Address: 5331 BRUCE ROAD 3, SOUTHAMPTON

Assessment Roll #: 411044000203700

Property Owner Name 2128080 ONTARIO INC. and/or

Person engaged in Activity (where applicable) _____

Notice No. RLU-4110-2023-015 RMP File No. n/a

From the information noted in the application to facilitate the relocation and operation of a concrete manufacturing plant on this property it has been determined that **neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities)** applies on the above-noted property, pursuant to the *Clean Water Act, 2006*.

Consequently, **no policies apply to the activities identified in the application**, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). However, it is important to note that the above property is located within the Events-based Area for the Southampton Drinking Water System, whereby the storage of fuel greater than 22,500 litres is regulated, and would require the development of a risk management plan.

If any activities or operations on this property change, please contact this office. If you have any questions, please contact this office (519-470-3000 or toll-free 1-877-470-3001) or via email at c.seider@greysauble.on.ca.

Signature of RMO:  Date: October 30, 2023

From: Carl Seider
To: Coreena Smith
Cc: RMO Mailbox
Subject: RE: Request for Comments C4 Z56 Carson
Date: Wednesday, February 14, 2024 2:23:11 PM
Attachments: image001.png
image002.png
image003.png

Hi Coreena,

Thanks for the email seeking clarification on the RMO Notice issued for this application. A couple factors were considered based on the information provided. There is only a small portion of the property that actually falls within the source protection area (Intake Protection Zone 3), whereby the only threat that applies is storage and handling of fuel in quantities greater than 22,500 litres (dotted green line in North/West corner of the property). In this area it looks like there is a stormwater management pond planned, which falls within the IPZ-3 zone. The other noted activities, including outdoor storage and PVC injection/extrusion facility falls completely outside the IPZ zone where source protection policies do not apply. That being said, policies related to chemical storage and stormwater management facilities only apply to our groundwater systems in the Region, as opposed to the surface water intakes such as in Southampton. Hope this helps clarify the comments provided.

If you would like to discuss this further, please feel free to contact us.

Regards,

Carl Seider
Risk Management Official

519.376.3076 Ext. 201
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca

From: Coreena Smith <CJSmith@brucecounty.on.ca>
Sent: Wednesday, February 14, 2024 1:44 PM
To: RMO Mailbox <rmo@greysauble.on.ca>
Subject: RE: Request for Comments C4 Z56 Carson

Good afternoon,
Thank you for the comments attached to this email. The County is seeking clarification from the RMO on the following.

Your notice states that the application is to facilitate the relocation and operation of a concrete manufacturing plant at 5331 Bruce Road 3 in Saugeen Shores. The applications will actually permit a concrete manufacturing plant with outdoor storage, parking and a stormwater management pond, and a future polyvinyl chloride (PVC) injection and extrusion facility on the subject lands. Does this clarification of purpose, change the RMO's comments in any way?

Thank you,

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: Monday, October 30, 2023 3:35 PM
To: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: FW: Request for Comments C4 Z56 Carson

Hi Coreena – please see below and attached.

From: Karen Gillan <k.gillan@greysauble.on.ca>
Sent: Monday, October 30, 2023 3:26 PM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: RMO Mailbox <rmo@greysauble.on.ca>; Klarika Hamer <KHamer@brucecounty.on.ca>
Subject: RE: Request for Comments C4 Z56 Carson

open attachments unless you recognize the sender and know the content is safe.

Good afternoon,
Please find attached the Section 59 Notice for the property at 5331 Bruce Road 3.
If you have any questions, please contact this office, email is preferred.
Regards,

Karen Gillan
Risk Management Official

226-668-2556 (mobile)
548-877-0599 (office)
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: October 30, 2023 2:49 PM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Request for Comments C4 Z56 Carson

Good afternoon,

Please see the attached Application, Site Plan, Request for Agency Comments, Notice of Complete Application, Planning Justification Report, Functional Servicing Report, Stormwater Management Report and Transportation Impact Study for County Official Plan Amendment file C-2023-004 and Zoning By-law Amendment Z-2023-056.

If possible, please provide your comments by **November 13, 2023**. Please let us know if you require more time to provide comments.

Kind regards,

Klarika Hamer
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 226-909-1601
Direct: 226-909-3359
www.brucecounty.on.ca

From: Carl Seider
To: Klarika Hamer; Bruce County Planning - Lakeshore Hub
Cc: RMO Mailbox
Subject: Re: Public Meeting Notice C4 Carson
Date: Tuesday, October 29, 2024 3:33:53 PM
Attachments: Outlook-demkknnv.png
Outlook-2joeb44d.png
Risk_Management_Letterhead_s.59(2a)_5331_BRUCE_RD3_CARSONS_SUPPLY_EBA_22500L.pdf

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Please find attached a copy of the Sec.59 Notice that was issued last year regarding the proposed application for this property. Only a small portion of the property falls within the source protection area where fuel storage activities would be considered a significant threat.

If you have any questions on this Notice, please let us know.

Regards,

Carl Seider
Risk Management Official

519.376.3076 Ext. 201
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca

Grey Sauble CONSERVATION

Klarika Hamer

From: SON Archaeology <archaeology@saugeenojibwaynation.ca>
Sent: Monday, August 26, 2024 9:35 AM
To: Coreena Smith
Subject: Fwd: TMHC Stage 1-2 AA at 5331 Bruce County Road 3, Town of Saugeen Shores

Hi Coreena,

As discussed in our meeting on August 21st, here is the recommendation via TMHC.

Miigwech,

Natalie
SON Archaeology Department
Resource & Infrastructure Department

Environment Office
Saugeen Ojibway Nation.

10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

---------- Forwarded message ---------
From: **Liam Browne** <lbrowne@tmhc.ca>
Date: Thu, Jun 13, 2024 at 2:09 PM
Subject: RE: TMHC Stage 1-2 AA at 5331 Bruce County Road 3, Town of Saugeen Shores
To: Dana Kieffer <dkieffer@cobideeng.com>, Jason Carson <jcarson@carsonsupply.com>
Cc: SON Archaeology <archaeology@saugeenojibwaynation.ca>

Hi Dana and Jason,

The report has been accepted by SON.

When it comes time for the topsoil stripping for the development SON would like to an opportunity to inspect the stockpiled soil to see if any artifacts are present. This activity would be beyond the scope of the Stage 1-2 assessment completed and need not involve TMHC. This will need to be coordinated between yourselves and SON.

I will move forward with submission of the report to the MCM now.

Best,

Liam

Liam Browne, MA, P1048
Pipeline Archaeological Projects Unit Manager
lbrowne@tmhc.ca
519-282-0095

TMHC Inc.
1108 Dundas Street, Unit 105
London, ON | N5W 3A7
www.tmhc.ca
519-641-7222

From: SON Archaeology <archaeology@saugeenojibwaynation.ca>
Sent: June 13, 2024 1:03 PM
To: Liam Browne <lbrowne@tmhc.ca>
Subject: Re: TMHC Stage 1-2 AA at 5331 Bruce County Road 3, Town of Saugeen Shores

Good afternoon liam,

SON Archaeology has reviewed the report and finds it acceptable. However, SON Archaeology would like to inspect the stripped soil when stripping is undertaken.

Miigwech,

Kove Sartor
SON Archaeology Department
Resource & Infrastructure Department

Environment Office
Saugeen Ojibway Nation.

10129 Hwy 6

Georgian Bluffs, ON

N0H 2T0

saugeenojibwaynation.ca

On Thu, Jun 13, 2024 at 12:23 PM Liam Browne <lbrowne@tmhc.ca> wrote:

> Hi Kove,
>
> Please find attached the report for this project. There were no finds and as such, we have not recommended any further assessment.
>
> If you have any questions about the report please let me know.
>
> Best,

Liam

Liam Browne, MA, P1048
Pipeline Archaeological Projects Unit Manager
lbrowne@tmhc.ca
519-282-0095

TMHC Inc.
1108 Dundas Street, Unit 105
London, ON | N5W 3A7
www.tmhc.ca
519-641-7222

From: Robert Martin <bob.martin@mail.utoronto.ca>
Sent: January 19, 2024 1:05 PM
To: Liam Browne <lbrowne@tmhc.ca>; SON Archaeology <archaeology@saugeenojibwaynation.ca>
Cc: Jason Carson <jcarson@carsonsupply.com>; Dana Kieffer <dkieffer@cobideeng.com>
Subject: Re: TMHC Stage 1-2 AA at 5331 Bruce County Road 3, Town of Saugeen Shores

Miigwetch, Liam!

All best wishes,

Robert J. Martin, PhD

From: Liam Browne <lbrowne@tmhc.ca>
Sent: Friday, January 19, 2024 11:44 AM
To: Robert Martin <bob.martin@mail.utoronto.ca>; SON Archaeology <archaeology@saugeenojibwaynation.ca>
Cc: Jason Carson <jcarson@carsonsupply.com>; Dana Kieffer <dkieffer@cobideeng.com>
Subject: TMHC Stage 1-2 AA at 5331 Bruce County Road 3, Town of Saugeen Shores

Hi Rob,

TMHC has been contracted by Jason Carson of 2128080 Ontario Inc. through Cobide Engineering Ltd. to complete a Stage 1-2 assessment of part of 5331 Bruce County Road 3 (https://maps.app.goo.gl/B1sp5oxhYNH2MEhq5 - see attached Fieldmap) in the Town of Saugeen Shores, Bruce County, Ontario. I see that yourself and Dana have already discussed this project.

The property consists of an active agricultural field and a woodlot. The Stage 2 assessment will consist of a pedestrian survey at 5 m intervals of the field and a test pit survey at 5 m intervals of the woodlot. We anticipate completing the fieldwork for this project over the course of three days with a crew of 8 in the spring. Would SON like to be involved in the fieldwork for this project?

I am currently working through Stage 1 background research for the property. The early surveyors were not overly enthusiastic about conditions in the area of the subject property. Much of the land in the adjacent ROWs was described as swampy and thickly treed by cedar and hemlock. A small creek was recorded as flowing westward through Bruce Road 3 into the area that is now the woodlot (see attached McNabb map). The description of the creek in the surveyor's notes clarifies that what looks to be part of the creek to the north of Bruce Road 3 is just a crinkle in the actual map! Perhaps the creek emptying into the woodlot explains why this area was not cleared for agriculture? There are no registered Indigenous archaeological sites within 1 km of the property.

In terms of 19th-century potential, the property is roughly 75 m to the southeast of the Victoria Hotel (see attached Gilmour-Lynch map) and is also in close proximity to what appears to be a mill on Lot 10, Con 12 (see attached HistoricAtlas map).

Does SON has any traditional or ecological knowledge for the property that we should consider during the compilation of background information? If so, and SON is willing to share, please let us know so we can include it in the Stage 1 background research.

Please let me know if there is any other information you require as SON considers this project.

Best,

Liam

Liam Browne, MA, P1048
Project Manager/Staff Archaeologist
lbrowne@tmhc.ca
519-282-0095

TMHC Inc.
1108 Dundas Street, Unit 105
London, ON | N5W 3A7
www.tmhc.ca
519-641-7222

From:	Coordinator LRC HSM
To:	Bruce County Planning - Lakeshore Hub
Subject:	Request for Comments - Saugeen Shores (2128080 Ontario Inc.) - proposed Zoning By-law Amendment and Official Plan Amendment
Date:	Wednesday, August 9, 2023 3:12:19 PM
Attachments:	PastedGraphic-5.png

Saugeen Shores Municipality

RE: **Z-2023-056 / C-2023-004**

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

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519.483.4000

From:	Coordinator LRC HSM
To:	Bruce County Planning - Lakeshore Hub
Subject:	Request for Comments - Town of Saugeen Shores (Carson) Resubmission of Proposed Zoning By-Law Amendment
Date:	Wednesday, July 31, 2024 11:54:35 AM
Attachments:	PastedGraphic-5.png

Town of Saugeen Shores

RE: C-2023-004, Z-2023-056

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the updated documents and maintains no objection or opposition to the proposed Zoning By-Law Amendment.

Thank you for the opportunity to review this matter.

Regards,

Georgia Lumley

Coordinator, Lands, Waters & Consultation
Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519.483.4000

From: Ontario Lands
To: Amy Rogers
Subject: RE: Request for Comments C4 Z56 Carson
Date: Tuesday, August 8, 2023 6:51:41 AM

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes…) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.
In the event that an easement is required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.

We trust the foregoing is satisfactory.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

Kelly Buchanan
Analyst Land Services

From: Amy Rogers <AmRogers@brucecounty.on.ca>
Sent: Friday, August 4, 2023 9:39 AM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: [External] Request for Comments C4 Z56 Carson

Good morning,

Please see the attached Request for Agency Comments, Notice of Complete Application, Planning Justification Report, Functional Servicing Report, Stormwater Management Report, Transportation Impact Study, Site plan, and Application for file number C-2023-004 and Z-2023-056. All files are available to download from the County website: Planning Saugeen Shores | Bruce County.

SVCA – Please be advised that $580.00 has been collected on behalf of the SVCA for the review of this Application.

Roger – the Development Sign that is required to be posted at the property is being sent to you via courier. Please post the sign by August 14, 2023. Once posted, please email a picture of the posted sign to bcplpe@brucecounty.on.ca.

Thank you,

Amy Rogers
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 226-909-3107
Direct: 1-226-909-3107
www.brucecounty.on.ca

COB_Logo.png

From: Ontario Lands
To: Klarika Hamer
Subject: RE: Revised Request for Agency Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson
Date: Tuesday, January 9, 2024 11:14:03 AM

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, does have service lines running within the area which may or may not be affected by the proposed Site Plan.
Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.
If there is any work (i.e. underground infrastructure rebuild or grading changes…) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.
Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.
In the event that an easement is required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost..

We trust the foregoing is satisfactory.

Kelly Buchanan
Land Analyst

—
ENBRIDGE GAS INC.
TEL: 519-436-4673| FAX: 519-436-5320
50 Keil Dr N, Chatham ON N7M 5M1

enbridge.com
Safety. Integrity. Respect.

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: Tuesday, January 9, 2024 11:09 AM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: [External] Revised Request for Agency Comments C4 Z56 Carson and Public Meeting Notice Z56 Carson

Good morning,

The applicant has submitted new and amended documents in response to agency and public comments received as of December 2023.

Please see the attached Revised Request for Agency Comments, Amended Site Plan, Additional Supporting Materials Email, Revised Planning Justification Report, Revised Functional Servicing Report, Revised Stormwater Management Report, Transportation Impact Study Response to Ministry of Transportation Comments, Public Comment Matrix Letter, Preliminary Groundwater Supply Evaluation, Geotechnical Investigation for County Official Plan Amendment file C-2023-004 and Zoning By-law Amendment file Z-2023-056.

Please also see the attached Public Meeting Notice for Zoning By-law Amendment file Z-2023-056.

All documentation for this application is available on our website at https://www.brucecounty.on.ca/active-planning-applications.

Roger – the Development Sign that is required to be posted at the property is being sent to you via courier. Please post the sign immediately upon receipt. Once posted, please email a picture of the posted sign to bcplpe@brucecounty.on.ca.

Kind regards,

Klarika Hamer
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 226-909-1601
Direct: 226-909-3359
www.brucecounty.on.ca

COB_Logo.png