

Agency Comments

Town of Saugeen Shores:

Comment: The Town of Saugeen Shores of provided Conditions of Draft Approval which have been integrated into the final document.

Historic Saugeen Metis: No objection or opposition

Union Gas: Enbridge Gas Inc.'s operating as Union Gas, ("Union") request that as a condition of final approval the owner/developer provide Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union.

Westario: Please contact Westario Power for electrical service, and send all development plans to Engineering at Westario.

SVCA comment letters included below.



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (jsteeper@brucecounty.on.ca)

June 14, 2019

Corporation of the County of Bruce
Planning & Development – Lakeshore Office
1243 MacKenzie Road
Port Elgin, ON N0H 2C6

ATTENTION: Julie Steeper, Applications Technician

Dear Ms. Steeper,

RE: Proposed Draft Plan of Subdivision 41T-19-2.48,
Proposed Saugeen Shores Official Plan Amendment 34-19.48
Proposed Zoning By-law Amendment Z-27-19.48
Part Park Lot Q, Southampton Plan; Lots 7 to 9
E of Rankin St; RP 3R9440, Part 1
Geographic Town of Southampton
Town of Saugeen Shores (R. Davidson Planning)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed Draft Plan of Subdivision, Saugeen Shores Official Plan Amendment (SSOPA) and proposed Zoning By-law Amendment (ZBA) in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, as amended October 16, 2018, and the Memorandum of Agreement between the Authority and the County of Bruce relating to Plan Review.

It is our understanding, the applications would facilitate a residential plan of subdivision to develop 35 townhome lots and three blocks for open space and conservation. The proposed SSOPA would re-designate those areas currently designated 'Parks & Open Space' and 'Highway Commercial' to 'Residential' with modifications to the 'Environmental Hazard' designation. The proposed ZBA would rezone lands currently zoned 'Planned Development' and 'Environmental Protection' to 'Residential Third Density (R3)' and the conservation blocks are proposed to be zoned 'Open Space', and the hazard lands are proposed to be zoned 'Environmental Protection'.

In preparing these comments, SVCA staff has reviewed the following supporting material:

- Planning Report, Ron Davidson, Land Use Planning Consultant Inc. (April 1, 2019),
- Draft Plan of Subdivision, Darryl M. Robins Consulting Inc. (March 19, 2019),
- Constraints Site Plan, Darryl M. Robins Consulting Inc. (March 19, 2019),
- Functional Servicing Report, Darryl M. Robins Consulting Inc. (March, 2019),



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

- Site Servicing Plan (first submission), Darryl M. Robins Consulting Inc. (March 19, 2019),
- Grading Plan (first submission), Darryl M. Robins Consulting Inc. (March 19, 2019),
- Stormwater Management Report, Darryl M. Robins Consulting Inc. (March, 2019),
- Stormwater Management Plan (first submission), Darryl M. Robins Consulting Inc. (March 19, 2019),
- Natural Heritage Environmental Impact Study, AWS Environmental Consulting Inc. (December 2014),
- Natural Heritage Environmental Impact Study Compliance Letter, AWS Environmental Consulting Inc. (October 19, 2018); and,
- Natural Heritage Environmental Impact Study Supplemental Letter Report, AWS Environmental Consulting Inc. (June 13, 2018), attached.
- Natural Heritage and Natural Hazard Policies contained within the County of Bruce Official Plan, Town of Saugeen Shores Official Plan, and the Provincial Policy Statement, 2014.

The Archaeological Assessment, prepared by Amick Consultants Ltd. (not dated) has not been reviewed by SVCA staff, as this is outside of our current mandate and policies.

Based on our review of the above-noted information and plans, the proposed applications are generally acceptable to SVCA staff, subject to the conditions recommended for Draft Plan approval outlined in this correspondence. Please see below for further comment.

Natural Hazards:

In the opinion of SVCA staff, the subject property is affected by the Hurricane Hazel Flood Event (HHFE), as shown on the Town of Southampton Flood Risk Mapping (April 1991). The location of the floodplain elevation/limit on the subject property has been investigated by the applicant via topographic survey and is shown to be reduced (from the original floodplain mapping) on the subject property as a result of site specific elevations. SVCA staff have reviewed this revision and we find it to be acceptable. Consequently, the revised HHFE is shown on the Draft Plan of Subdivision and Constraint Plan as “Regulatory Floodplain” for the subject property, which SVCA staff also find acceptable.

Proposed Saugeen Shores Official Plan Amendment (SSOPA) and Zoning By-law Amendment (ZBA):

It is SVCA staff’s understanding the applicant proposes to revise the ‘Environmental Hazard (EH)’ designation and zoning on the property to reflect the above-noted revised floodplain limit. Based on staffs review and understanding of the Environmental Hazard policies of the Saugeen Shores Official Plan (SSOP, s. 3.18) and the Hazard Lands policies of County of Bruce’s Official Plan (BCOP, s. 5.8) it is our opinion the proposed amendments are in conformance with the purpose and intent of both official plans for natural hazard management.

Natural Heritage:

In the opinion of SVCA staff, and as supported in the aforementioned Natural Heritage Environmental Impacted Study (EIS) and updated reports, the Significant Natural Heritage Feature affecting the property is Significant Woodland.

Significant Woodlands:

Significant Woodlands comprise the entirety of the property as shown on Schedule “A” of the SSOP as the ‘Significant Woodlands Overlay’. The ‘Tree Preservation and Significant Woodlands’ policies of the SSOP (s. 2.6.8.), in general, support development within the Significant Woodland Overlay provided an EIS demonstrates that the interior woodland features and values are retained. Section 2.6.8.6 of the SSOP further states that development may be permitted within the Significant Woodlands in non-interior areas, provided standard mitigation measures are applied as outlined in the policy, including tree preservation, re-planting plans for appropriate native species; and lot grading controls. Consequently, the aforementioned EIS was completed in 2014 with addendums to the report completed in October, 2018 and June, 2019. SVCA staff have reviewed the EIS and we find the report and addendums acceptable.

The EIS includes a comprehensive evaluation of all significant natural heritage features that could be contained within the Significant Woodland on the property. As a result, it was demonstrated that the only provincially significant natural heritage feature on the property is Significant Woodland with no interior habitat. However, it is noted the woodland features two locally significant plants, where mitigation measures are recommended for preservation of these species. The report concludes that “with the recommended mitigative measures established and constrained tree cutting impacts through the implementation of a ‘Tree Conservation Plan’, site development will have no anticipated negative impacts or loss of ecological function to the Natural Heritage features assessed for the Study Lands.” The report further recommends that the mitigation measures be implemented through Site Plan Control, Development Agreement and/or Development permits/approvals. The recommended mitigation measures are outlined in Section 14 of the report and include replanting locally significant plant species and development buffers around these species; and a ‘Tree-Conservation Plan’.

As indicated in AWS Consulting Inc.’s June 13, 2019 letter, the locally significant plant species have been relocated and the Tree Retention Plan design has been completed and incorporated into the ‘Constraints Site Plan’, which has been reviewed by AWS and found to be in compliance with their recommendations. Therefore the recommended mitigation measures have been completed by the applicant to date.

Stormwater Management (SWM) Report and Plan / Grading Plan:

SVCA staff has reviewed the preliminary Stormwater Management Report prepared Darryl M. Robins Consulting Inc, with specific attention to quality and quantity control; and proposed site grading. In general, the proposed grading plan is acceptable and we note that the SWM report appears to conform to the general intent of SVCA’s SWM guidelines provided to the applicant in 2017. However, we have concerns regarding the future effectiveness of the treatment facilities in the event of maintenance issues. For example;

- Over-sized storm sewers are proposed for both quantity and quality control. These structures will be equipped with a trash guard and sump. SVCA staff would like more clarity and detail as to how these structures will continue to perform both their quantity and quality control functions in the future should sediment/debris build-up become an issue. The SWM report should provide recommendations for maintenance of the proposed infrastructure.
- SVCA staff recommends the report provide more detail on the proposed quality control design by providing TSS calculations or tables with reference to the Ministry of Environment’s (currently, the

Ministry of Environment, Conservation and Parks) Stormwater Management Planning and Design Manual.

Please note, the above concerns, if addressed, should not impact the proposed draft plan lot layout. However, a future amendment to the lot configuration may be required if SVCA's concerns for stormwater quality / quantity cannot be addressed and/or accommodated in the current proposed infrastructure.

SVCA Regulation:

The floodplain on the subject property plus 15 metres is subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. This Regulation is made in accordance with Section 28 of the *Conservation Authorities Act*, R.S.O, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse.

Subject to subsection 28(25) of the *Conservation Authorities Act* defines "development" is defined as:

- 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 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 further that;

"Alteration", according to s. 5 of *Ontario Regulation 169/06*, as amended, generally includes the straightening, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

As previously noted, the floodplain has been identified on the Draft Plan of Subdivision and is satisfactory to SVCA staff. However, we note that the "Limit of Regulated Area" as noted on the Draft Plan of Subdivision (March 19, 2019) is incorrect. The SVCA regulation limit is 15 metres from the floodplain and should be correctly noted on the Draft Plan and all other plans submitted with these applications. The regulated limit should reflect the floodplain contours and not identify as a straight line. Previous SVCA correspondence with Darryl M. Robins Consulting Inc. (2017) shows the current "Limit of Regulated Area" as the "Limit of Non-Developable Area", which was acceptable to SVCA. SVCA staff is not recommending this "Limit of Non-Developable Area" be amended, but rather that the reference on the plan be changed; and that the actual 15 metre SVCA regulated area be shown correctly, which would likely fall north of the non-developable line in some areas. However, this amendment should not affect the proposed as it appears the majority of the SVCA regulation limit will be contained within the proposed Environmental Hazard and Open Space Zones.

Recommended Conditions for Draft Approval

The proposed Draft Plan of Subdivision is generally acceptable to SVCA staff, provided the following recommendations for conditions are included in draft 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 studies/reports, completed to the satisfaction of the Saugeen Valley Conservation Authority;
 - a) Final Lot Grading Plan
 - b) Final Stormwater Management Report and Plan
 - c) Sediment and Erosion Control Plan
2. That the Subdivision Agreement between the Owner and the Town of Saugeen Shores contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Lot Grading Plan, Final Stormwater Management Report and Plan, Final Sediment and Erosion Control Plan; and Tree Preservation Plan; and,
3. That a Site Plan Control Agreement between the Owner and the Town of Saugeen Shores be required and contain provisions to implement the Tree Preservation / Constraints Plan,

Conclusion

All of the plan review functions listed in the Memorandum of Agreement between the Authority and the County of Bruce relating to Plan Review have been assessed by SVCA staff with respect to this proposal. The proposed Draft Plan of Subdivision, Saugeen Shores Official Plan Amendment and proposed Zoning By-law Amendment are acceptable to SVCA staff, provided the above recommendations are included in draft approval. Staff further recommend that the Draft Plan of Subdivision and other plans as noted-above are amended to correctly reference the SVCA's regulated area.

If the above-noted recommendations are implemented, it is SVCA staff's opinion, the applications will be in general conformance with the natural heritage and natural hazard policies of the Bruce County Official Plan, the Town of Saugeen Shores Official Plan, and the Provincial Policy Statement, 2014.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

Corporation of the County of Bruce
Planning and Development
41T-19-2.48; SSOPA34-19.48; and Z-27-19.48
June 14, 2019
Page 6 of 6

BW/

cc: Tessa Fortier, Planner – Lakeshore Hub, County of Bruce (via email)
Linda White, Clerk, Town of Saugeen Shores (via email)
Jay Pausner, Supervisor – Development Services, Town of Saugeen Shores (via email)
Mike Myatt, SVCA Member (via email)
Cheryl Grace, SVCA member (via email)



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (tfortier@brucecounty.on.ca)

November 18, 2019

Corporation of the County of Bruce
Planning & Development – Lakeshore Office
1243 MacKenzie Road
Port Elgin, ON N0H 2C6

ATTENTION: Tessa Fortier, Planner – Lakeshore Hub

Dear Ms. Fortier,

RE: Proposed Draft Plan of Subdivision 41T-19-2.48 - Amended
Part Park Lot Q, Southampton Plan; Lots 7 to 9
E of Rankin St; RP 3R9440, Part 1
Geographic Town of Southampton
Town of Saugeen Shores

As per your request, Saugeen Valley Conservation Authority (SVCA) staff has reviewed the amended Draft Plan of Subdivision for the above-noted file in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, as amended October 16, 2018, and the Memorandum of Agreement between the Authority and the County of Bruce relating to Plan Review. It is SVCA staff's understanding, the Draft Plan of Subdivision has been amended to include affordable housing units as per Council's request. SVCA staff find the amended draft plan acceptable, subject to conditions; and we offer the following comments.

SVCA staff previously provided comments on the proposed subdivision on June 14, 2019 (attached). Please refer to those comments for information on the natural hazards, natural heritage, and SVCA's regulated areas affecting the development.

In preparing these comments, SVCA staff has reviewed the following supporting material:

- Draft Plan of Subdivision, Figure M16042-DP (Darryl M. Robins Consulting Inc., revised September 30, 2019),
- Revised Stormwater Management Report – Hampton Woods Development (Darryl M. Robins Consulting Inc., September 2019),
- Stormwater Management Plan, Figure M16042-SWM (Darryl M. Robins Consulting Inc., revised September 30, 2019),
- Grading Plan, Figure M16042-GP (Darryl M. Robins Consulting Inc., revised September 30, 2019),
- Site Servicing Plan, Figure M16042-SS (Darryl M. Robins Consulting Inc., revised September 30, 2019),
- Details and Notes, Figure M16042-DN (Darryl M. Robins Consulting Inc., revised September 30, 2019); and,



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

- Constraints Site Plan, Figure M16042-SP (Darryl M. Robins Consulting Inc., revised September 30, 2019).

The following comments are offered for information based on our review of the aforementioned reports and plans.

Stormwater Management Report and Plan:

In general, SVCA staff find the report and plan acceptable. It appears staff's concerns noted in our June 14th letter have been addressed. However, we further note the following;

1. Post development stormwater flows are being controlled to the pre-development levels for all the design storms except for the 2-yr storm. It is SVCA staff's opinion, the Municipality should be satisfied with this exceedance as storm flows are proposed to outlet to the Municipality's existing storm infrastructure.
2. SVCA staff would like a statement from the engineer (Darryl M. Robins Consulting Inc.) concluding the 100-yr storm runoff (surface flow) is directed so that existing and proposed buildings are not flooded on or off site.
3. Regarding Figure M16042-SWM - the "Regulatory Flood Line from SVCA Flood Risk Map Sheet 7 of 17" note is not pointing at the correct floodplain elevation, which is 196.16 mASI east of Division Street. It is our recommendation this should be corrected.

Grading Plan:

4. Based on our review of contour information delineated on the Grading Plan, it appears regulatory floodplain may back-up into the roadside ditch east of Division Street during a regional storm event. As such, filling and grading associated with proposed Street 'B' and Lots 1 to 11, may be located within the regional floodplain. Although there appears to be a minor amount of backwater within this ditch associated with a regional storm event, SVCA staff would like the engineer (Darryl M. Robins Consulting Inc.) to provide a statement advising of the anticipated impact (if any) on the regional floodplain elevation.
5. Sidewalks proposed west of Division Street are also located within and adjacent to the regional floodplain near the N. Rankin Street intersection. As such, SVCA staff would like the engineer (Darryl M. Robins Consulting Inc.) to provide a statement similar to the above, advising of the anticipated impact (if any) on the regional floodplain elevation.
6. A SVCA permit will be required for filling and grading proposed within or adjacent to the aforementioned floodplain, pursuant to Ontario Regulation 169/06. Please see staff's letter from June 14th for more information on SVCA's Regulation.

Site Servicing Plan & Constraints Site Plan:

7. The "Non-Developable" layer as indicated in the legend of these plans is not illustrated on the drawings. SVCA recommends this should be corrected.

Recommended Conditions for Draft Approval:

The proposed Draft Plan of Subdivision is generally acceptable to SVCA staff. However, considering the aforementioned concern/recommendations, SVCA staff further recommend the following conditions are included in draft 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 studies/reports, completed to the satisfaction of the Saugeen Valley Conservation Authority;
 - a) Final Lot Grading Plan
 - b) Final Stormwater Management Report and Plan
 - c) Sediment and Erosion Control Plan
2. That the Subdivision Agreement between the Owner and the Town of Saugeen Shores contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Lot Grading Plan, Final Stormwater Management Report and Plan, Final Sediment and Erosion Control Plan; and Tree Preservation Plan; and,
3. That a Site Plan Control Agreement between the Owner and the Town of Saugeen Shores be required and contain provisions to implement the Tree Preservation / Constraints Plan.

Conclusion:

All of the plan review functions listed in the Memorandum of Agreement between the Authority and the County of Bruce relating to Plan Review have been assessed by SVCA staff with respect to this proposal. The proposed Draft Plan of Subdivision is acceptable to SVCA staff, provided the above recommendations are included in draft approval. A permit from SVCA under Ontario Regulation 169/06 is required prior to filling and grading within or adjacent to the regulatory floodplain.

If the above-noted recommendations are implemented, it is SVCA staff's opinion, the application will be in general conformance with the natural heritage and natural hazard policies of the Bruce County Official Plan, the Town of Saugeen Shores Official Plan, and the Provincial Policy Statement, 2014.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

Corporation of the County of Bruce
Planning and Development
Amended Draft Plan - 41T-19-2.48
November 18, 2019
Page 4 of 4

BW/

cc: Linda White, Clerk, Town of Saugeen Shores (via email)
Jay Pausner, Supervisor – Development Services, Town of Saugeen Shores (via email)
Ron Davidson, Land Use Planning Consultant Inc. (via email)
Laura Swanson, P. Eng., Darryl M. Robins Consulting Inc. (via email)
Mike Myatt, SVCA Member (via email)
Cheryl Grace, SVCA member (via email)