



Bluewater District School Board

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

September 27, 2022

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

RE: File No: S-2022-015 ; Z-2022-084
S15 Z84 Tidman Subdivision
Plan Inverhuron Lots 6 to 10; E Victoria St W Albert St
Geographic Township of Kincardine,
Municipality of Kincardine
Roll Number: 410826000411900

Attention: Coreena Smith and/or Planning Department,

Thank you for circulating notification with respect to an application for a Draft Plan of Subdivision to create a subdivision consisting of 12 residential dwelling lots, 1 mixed use residential and commercial lot, 1 park lot and 1 new street for a total of 81 new residential units as well as a Zoning By-law Amendment application with respect to the lands legally referenced above.

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

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

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

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

Sincerely,
Shelley Crummer
Business Analyst

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

From: [Coordinator LRC HSM](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Request for Comments - Kincardine (Tidman) - proposed Plan of Subdivision and Zoning By-law Amendment
Date: Thursday, September 29, 2022 11:20:37 AM

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Kincardine Municipality

RE: S-2022-015 / Z-2022-084

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and offer the following comments regarding the noted Draft Plan of Subdivision. HSM acknowledges the mitigation measures as presented in the Environmental Impact Study and does not support development or encroachment in the area designated as Environmental Protection (EP). The proposed changes from R1 to R3-XX and R4-XX is viewed as intensive given the proximity to sensitive environments and Inverhuron Provincial Park. HSM also notes concern that the site is located in an area of moderate to high archaeological potential given the area contains a branch of the Little Sauble River and a section of glacial Lake Nippissing beach ridge as noted in the Archaeological Assessment Report. Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
email: hsmlrcc@bmts.com
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

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From: [Coordinator LRC HSM](#)
To: [Coreena Smith](#)
Subject: Re: Inverhuron (S15 Z84 Tidman)
Date: Thursday, January 12, 2023 1:46:36 PM

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Kincardine Municipality

RE: S-2022-015 / Z-2022-084

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the response to agency comments for the Tidman Draft Plan of Subdivision and Zoning By-law Amendment. HSM offers the following comments to be considered.

1. HSM continues to view the proposed changes from R1 to R3-XX and R4-XX as intensive given the proximity to sensitive environments such as significant fish habitat and Inverhuron Provincial Park.
2. HSM does not support development or encroachment in the areas designated as Environmental Protection (EP) and recommends that a minimum 30m buffer from the Little Sauble River be maintained.
3. The report has not fully addressed stormwater quality control and the implications of stormwater directly entering the watercourse given the potential for thermal loading to the cold water fishery.
4. Given the proposed development site is located in an area of moderate to high archaeological potential, HSM is requesting to be notified of future activities on this site.

Thank you for the opportunity to further review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
email: hsmlrcc@bmts.com
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

From: [Coordinator LRC HSM](#)
To: [Coreena Smith](#)
Subject: Re: Request for Comments - Kincardine (Tidman) - Proposed Draft Plan of Subdivision and Zoning By-law Amendment
Date: Monday, June 5, 2023 2:34:32 PM
Attachments: [PastedGraphic-5.png](#)

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Coreena,

HSM will not require Draft Condition #33 as noted.

Regards,

Chris Hachey

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



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On Jun 5, 2023, at 2:25 PM, Coreena Smith <CJSmith@brucecounty.on.ca> wrote:

Thank you. Does HSM require Condition #33 or is HSM satisfied with that its interests are addressed through the remaining conditions?

From: Coordinator LRC HSM <hsmlrcc@bmts.com>
Sent: Monday, June 5, 2023 2:07 PM
To: Coreena Smith <CJSmith@brucecounty.on.ca>

Subject: Re: Request for Comments - Kincardine (Tidman) - Proposed Draft Plan of Subdivision and Zoning By-law Amendment

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Hi Coreena,

Thank you for the sending a copy of the Draft Conditions for the Tidman proposed Draft Plan of Subdivision and Zoning By-law Amendment. We have reviewed the information and HSM is satisfied with the information as presented.

HSM appreciates the opportunity to further review this application and provide comments.

Regards,

Chris Hachey

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

<image001.png>

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On Jun 1, 2023, at 2:50 PM, Coreena Smith
<CJSmith@brucecounty.on.ca> wrote:

Chris,

Further to our conversation, I am forwarding over the draft conditions for the Tidman file in Kincardine for your review. Please let me know if HSM interests are addressed through the conditions.

Please also let me know if a specific HSM condition is needed. I have included one specifically at Conditions #33, but if other conditions address

your concerns then I can remove that specific condition.

Your comments would be appreciated by Monday afternoon.

Thanks

From: Coordinator LRC HSM <hsmlrcc@bmts.com>
Sent: Thursday, May 18, 2023 12:39 PM
To: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Re: Request for Comments - Kincardine (Tidman) - Proposed Draft Plan of Subdivision and Zoning By-law Amendment

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Hi Coreena,

Sorry for the late reply but I have been on vacation and appears my out of office reply was not working. Thank you for reaching out and it may be too late to further discuss this file. I am happy to answer any questions or discuss further.

Regards,

Chris

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

<image001.png>

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On May 2, 2023, at 9:07 PM, Coreena Smith
<CJSmith@brucecounty.on.ca> wrote:

Chris,

Thanks for the comments. Would you have some time this week to discuss the file further? I am generally free every morning this week but if the afternoon works better, let me know. Thanks again,

From: hsmrcc@bmts.com <hsmrcc@bmts.com>

Sent: Thursday, April 27, 2023 12:48 PM

To: Coreena Smith <CJSmith@brucecounty.on.ca>

Subject: Request for Comments - Kincardine (Tidman) - Proposed Draft Plan of Subdivision and Zoning By-law Amendment

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Kincardine Municipality

RE: S-2022-015 / Z-2022-084

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the recent response as noted below for the Tidman Draft Plan of Subdivision and Zoning By-law Amendment. HSM is satisfied with the response and the noted changes. It should be noted however that HSM does not support the proposed development overall as we continue to find the development to be intrusive given the proximity to sensitive environments such as significant fish habitat and Inverhuron Provincial Park.

Thank you again for the opportunity to further review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis

hsmrcc@bmts.com

519-483-4000

saugeenmetis.com

204 High Street Southampton, ON

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From: [LANDUSEPLANNING](#)
To: [Klarika Hamer](#)
Subject: Kincardine -Lt 6 to 10 E Victoria St W PL Inverhuron - S-2022-015
Date: Friday, September 9, 2022 12:36:01 PM
Attachments: [BRU_Logo_CMYK_Pos_7fe4ac59-8ed1-4449-be48-9e77bf2cdb4c.jpeg](#)
[image001.png](#)

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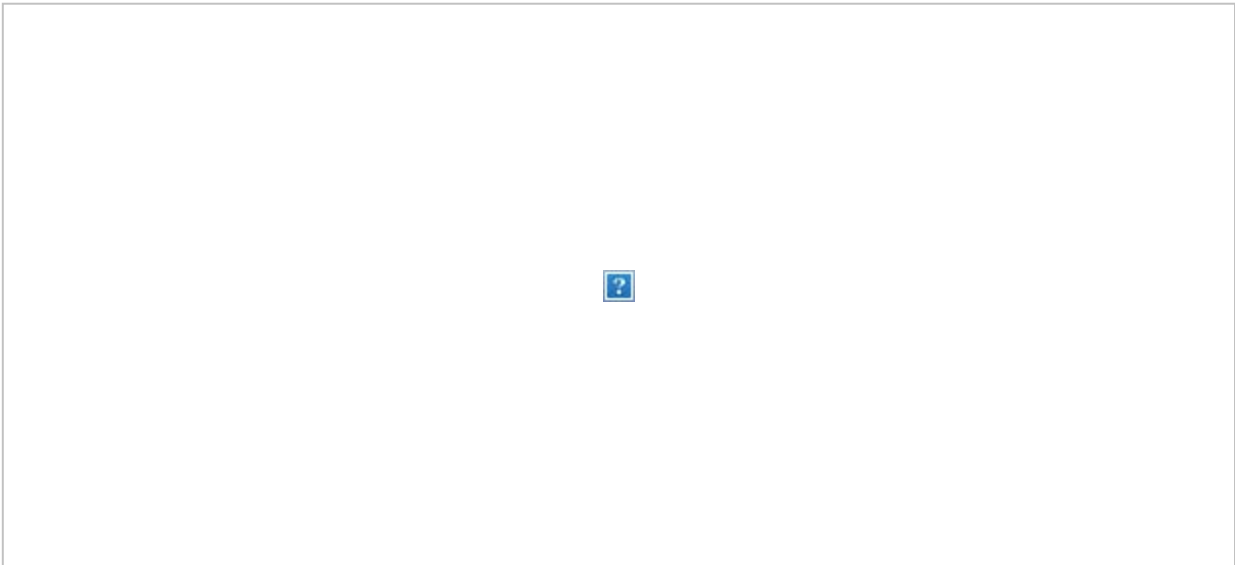
Hello,

We are in receipt of your Draft Plan of Subdivision Application, S-2022-015 dated September 1, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier. To confirm if Hydro One is your local distributor please follow the following link:

[Stormcentre \(hydroone.com\)](http://stormcentre.hydroone.com)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Kitty Luk

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road

Markham, ON | L6G 1B7

Email: landuseplanning@hydroone.com

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

Sent: Thursday, September 1, 2022 3:02 PM

To: Amy Rogers <arogers@kincardine.ca>; Jennifer Lawrie (Clerk@Kincardine.ca) <clerk@kincardine.ca>; Saugeen Valley Conservation Authority (bruce.county@svca.on.ca) <bruce.county@svca.on.ca>; Metis Nation of Ontario (consultations@metisnation.org) <consultations@metisnation.org>; Historic Saugeen Metis (HSMASSTLRCC@bmts.com) <hsmasstlrcc@bmts.com>; Robert <archaeology@saugeenobjibwaynation.ca>; Riel Warrillow (SON) (associate.ri@saugeenobjibwaynation.ca) <associate.ri@saugeenobjibwaynation.ca>; Juanita Meekins <juanita.meekins@saugeenobjibwaynation.ca>; Municipal Property Assessment Corporation (lpuconsents@mpac.ca) <lpuconsents@mpac.ca>; Shelley Crummer (BWDSB) (Shelley_Crummer@bwdsb.on.ca) <shelley_crummer@bwdsb.on.ca>; Al Hastie (BGCDsb) (al_hastie@bgcdsb.org) <al_hastie@bgcdsb.org>; Ontario Power Generation (Executivevp.lawanddevelopment@opg.com) <executivevp.lawanddevelopment@opg.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Customer Communications <CustomerCommunications@HydroOne.com>; EPCOR (gas@epcor.com) <gas@epcor.com>; Shantz, Tyler (MMAH) <Tyler.Shantz@ontario.ca>; Canada Post (stephen.white@canadapost.postescanada.ca) <stephen.white@canadapost.postescanada.ca>; Bruce Telecom (engineering@brucetelecom.com) <engineering@brucetelecom.com>; Planning & Design Circulations Intake (Bell Canada) (circulations@wsp.com) <circulations@wsp.com>; Eastlink (Eng-osprequest@req01.eastlink.ca) <eng-osprequest@req01.eastlink.ca>; HuronTel (customerservice@hurontel.on.ca) <customerservice@hurontel.on.ca>; info@gbtel.ca; Wightman (networkplanning@corporate.wightman.ca) <networkplanning@corporate.wightman.ca>; Westario (customer.service@westario.com) <customer.service@westario.com>; Grey Bruce Health Unit (a.barton@publichealthgreybruce.on.ca) <a.barton@publichealthgreybruce.on.ca>; Ontario Parks, Ministry of the Environment, Conservation and Parks (MECP) (Ontario.Parks.Southwest.Zone@ontario.ca) <ontario.parks.southwest.zone@ontario.ca>; Infrastructure Ontario (NoticeReview@infrastructureontario.ca) <NoticeReview@infrastructureontario.ca>

Cc: Coreena Smith <CJSmith@brucecounty.on.ca>

Subject: Request for Agency Comments S15 Z84 Tidman

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good afternoon,

Please see the attached Applications, Draft Plan, Request for Agency Comments and Notice of Complete Application for Draft Plan of Subdivision file S-2022-015 and Zoning By-law Amendment file Z-2022-084.

You would have just received an email from files@sendthisfile.com providing a link to the following documents in relation to this submission:

- Notice of Complete Application and Request for Agency Comments (attached to this email for ease of reference);
- Applications (attached to this email for ease of reference);
- Draft Plan; (attached to this email for ease of reference);
- Planning Justification Report
- Functional Servicing Report
- Environmental Impact Study
- Archaeological Assessment

The link to the documents is also set out below and is available for the next 14 days. Should you have any difficulty accessing the documents, please let me know.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2FqSAIRPtUrHERQs1uQFphqZRB&data=05%7C01%7Ckhamer%40brucecounty.on.ca%7Cbc252baaf3904ce7546c08da8c4b9781%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C637976553552032207%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&data=OGiuW1f1PdvjSmw1P%2Fp5JSQ58jle3dtvzZF5%2F1lepjo%3D&reserved=0>

The Public Meeting Notice for the proposed Draft Plan of Subdivision and Zoning By-law Amendment Application will be circulated at a later date.

Brandi – Please be advised that \$2,070.00 has been collected on behalf of the SVCA for the review of this Application.

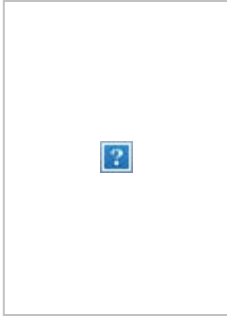
John – the Development Sign that is required to be posted at the property is being sent to you via courier. Once posted, please email a picture of the posted sign to bcplpe@brucecounty.on.ca.

Kind regards,

Klarika Hamer

Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 519-881-1782
www.brucecounty.on.ca



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From: [LIU, Alan](#) on behalf of [LANDUSEPLANNING](#)
To: [Klarika Hamer](#)
Subject: County of Bruce - S-2022-015
Date: Friday, October 28, 2022 3:25:15 PM
Attachments: [image001.png](#)

**** [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.**

Hello,

We are in receipt of your Plan of Subdivision application, S-2022-015 dated October 21, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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

Sent: Friday, October 21, 2022 3:24 PM

To: Amy Rogers <arogers@kincardine.ca>; Jennifer Lawrie (Clerk@Kincardine.ca) <clerk@kincardine.ca>; Saugeen Valley Conservation Authority (bruce.county@svca.on.ca) <bruce.county@svca.on.ca>; Metis Nation of Ontario (consultations@metisnation.org) <consultations@metisnation.org>; Historic Saugeen Metis (HSMASSTLRCC@bmts.com) <hsmasstrcc@bmts.com>; Robert J. Martin (SON) (archaeology@saugeenjobwaynation.ca) <archaeology@saugeenjobwaynation.ca>; Riel Warrilow (SON) (associate.ri@saugeenjobwaynation.ca) <associate.ri@saugeenjobwaynation.ca>; Juanita Meekins <juanita.meekins@saugeenjobwaynation.ca>; Municipal Property Assessment Corporation (lpiconsents@mpac.ca) <lpiconsents@mpac.ca>; Shelley Crummer (BWDSB) (Shelley_Crummer@bwdsb.on.ca) <shelley_crummer@bwdsb.on.ca>; Al Hastie (BGCDsb) (al_hastie@bgcdsb.org) <al_hastie@bgcdsb.org>; Ontario Power Generation (Executivevp.lawanddevelopment@opg.com) <executivevp.lawanddevelopment@opg.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Customer Communications <CustomerCommunications@HydroOne.com>; EPCOR (gas@epcor.com) <gas@epcor.com>; Shantz, Tyler (MMAH) <Tyler.Shantz@ontario.ca>; Canada Post (stephen.white@canadapost.postescanada.ca) <stephen.white@canadapost.postescanada.ca>; Bruce Telecom (engineering@brucetelecom.com) <engineering@brucetelecom.com>; Planning & Design Circulations Intake (Bell Canada) (circulations@wsp.com) <circulations@wsp.com>; Eastlink (Eng-osprequest@req01.eastlink.ca) <eng-osprequest@req01.eastlink.ca>; HuronTel (customerservice@huronel.on.ca) <customerservice@huronel.on.ca>; info@gbtel.ca; Wightman (networkplanning@corporate.wightman.ca) <networkplanning@corporate.wightman.ca>; Westario (customer.service@westario.com) <customer.service@westario.com>; Grey Bruce Health Unit (a.barton@publichealthgreybruce.on.ca) <a.barton@publichealthgreybruce.on.ca>; Ontario Parks, Ministry of the Environment, Conservation and Parks (MECP) (Ontario.Parks.Southwest.Zone@ontario.ca) <ontario.parks.southwest.zone@ontario.ca>; Infrastructure Ontario (NoticeReview@infrastructureontario.ca) <NoticeReview@infrastructureontario.ca>

Cc: Corenea Smith <CJSmith@brucecounty.on.ca>; Caroline Baker <caroline@bakerpg.com>; John Hood Tidman <john@jht2.ca>

Subject: Public Meeting Notice S15 284 Tidman

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good afternoon,

Please see the attached Public Meeting Notice for Draft Plan of Subdivision file S-2022-015 and Zoning By-law Amendment file Z-2022-084.

John – the Development Sign that is required to be posted at the property is being sent to you via courier. Please post the sign by October 31, 2022. 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: 519-881-1782
www.brucecounty.on.ca



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Coreena Smith
1243 MacKenzie Drive
Port Elgin, ON
N0H 2C6

October 3, 2022
File #: Z-2022-084, S-2022-015

Dear Ms. Smith

**RE: PLAN INVERHURON LOTS 6 TO 10; E VICTORIA ST W ALBERT ST
410826000411900
Tidman (S15 Z84)**

Municipal Staff has reviewed the application submission and offer the following comments:

CBO

1. Provide detail on FSR to show adequate Fire Hydrant servicing, fire flows, and locations will be provided for the development.
2. Ensure SVCA approvals are in place.

Fire Chief

3. Without further details regarding building size, etc. it is not possible to ascertain if the existing Municipal water supply is able to service projected fire loads.
4. The density for an area that is limited in its water supply is concerning.

Director of Infrastructure and Development

5. Municipal servicing is viable.
6. Proposed road cross section does not align with Municipal standards, inclusive of sidewalks, storm, and curb.

Manager of Environmental Services

7. The 150 mm water main on Alma would support the development; however, this may be upsized along Jordan Street to a larger diameter to accommodate future development.
8. Need an additional hydrant added somewhere up between Lot 1 & Lot 10 to ensure adequate protection and spacing requirements
9. If the proposed road is to be assumed by the Municipality, a cul-de-sac design is not preferred. Preference is to run the road straight to the unopened right-of-way at the North end of the site, and connect to Jordan Road.

If you have any questions or concerns, please don't hesitate to connect with the Planning Coordinator at arogers@kincardine.ca.

Sincerely,

Dwayne McNab
Manager of Development Services/CBO

DM/ar

Coreena Smith
1243 MacKenzie Drive
Port Elgin, ON
N0H 2C6

January 4, 2023
File #: Z-2022-084, S-2022-015

Dear Ms. Smith

**RE: PLAN INVERHURON LOTS 6 TO 10; E VICTORIA ST W ALBERT ST
410826000411900
Tidman (S15 Z84)**

Municipal staff has reviewed the response letter and supporting documentation from the applicant for the above noted subdivision application dated December 16, 2022.

Staff is satisfied with the response regarding the proposed cul-de-sac road pattern. The details of the cross section of the proposed Municipal road will need to be confirmed during the technical review period.

The Municipality is generally satisfied with the applicant's response in order to move forward with the application process.

If you have any questions, please do not hesitate to contact the Planning Coordinator at planning@kincardine.ca.

Sincerely,

Dwayne McNab
Manager of Development Services/CBO

DM/ar

CC: Caroline Baker, Baker Group

From: [Sherwood, Sarah \(MECP\)](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Cc: [Davidson, Scott \(MECP\)](#); [Aldworth, James \(MECP\)](#)
Subject: RE: Request for Agency Comments S15 Z84 Tidman
Date: Friday, September 30, 2022 1:21:01 PM
Attachments: [image002.png](#)

**** [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 Bruce County Planning & Development,

Attn: Coreena Smith, Planner

Thank you for circulating the development proposal (file numbers S-2022-015, Z-2022-084) to Ontario Parks.

Inverhuron Provincial Park is situated to the west of the proposed development. Inverhuron Provincial Park is a 288 hectare, cultural heritage class park that provides a variety of outdoor recreational opportunities, while protecting significant archaeological, historical, biological and geological resources. The entrance to the park is located on Jordan Rd, immediately adjacent to the proposed development. Ontario Parks has reviewed the proposal and have the following comments:

1. In order to buffer the provincial parks lands from the development footprint, and to maintain a somewhat natural corridor along Jordan Rd, Ontario Parks recommends that as much of the vegetation as possible be kept along Jordan Road. A hedge row along Jordan Road would also act as a visual barrier to reduce the impact of residential noise and activities on adjacent wildlife patterns. Please considered incorporating a natural, vegetated buffer along Jordan Rd to buffer impacts to Inverhuron Provincial Park. Similarly, tree planting and other restorative measures were not indicated within the supporting materials. Ontario Parks recommends compensative native tree planting within the river buffer and open space lot be considered to offset the negative impacts of woodlot removal elsewhere within the proposed development. This would maintain wildlife corridors around the park and retain some connectivity within the proposed development site.
2. Ontario Parks is concerned regarding increased traffic and safety along Jordon Rd. Inverhuron Provincial Park encourages active recreational opportunities including hiking and cycling, which sometimes occur outside the park as well.
3. Has Saugeen Ojibway Nation (SON) been engaged or had a chance to review the development proposal? It was not clear in the materials provided, if advice was sought from SON or if advice from SON had already been incorporated into the proposal or archaeological assessment. SON is extremely active in the area and has significant knowledge about the area's natural heritage and archaeological landscape.

4. Ontario Parks noticed a discrepancy within the Application Form. In Section 10 – Provincial Policy Statement (page 4) of the application form the applicant has indicated that the proposed development was not within 500 meters of a waste stabilization pond or sewage lagoon and is therefore not required to complete a feasibility study for residential or other sensitive uses. However, Ontario Parks is aware of a sewage lagoon/waste pond located approximately 385 meters from the development, located north of the Concession Rd 2 and Albert Rd corner. Ontario Parks is requesting an explanation as to why a feasibility study was not required given the proximity of the development location to a sewage lagoon.
5. Little Sauble River has been identified as significant fish habitat and enters Inverhuron Provincial Park downstream of the proposed development and flows through the park before terminating in Lake Huron. The supporting materials indicate that given the thermal regime of the Little Sauble River and the lack of current development on the site, a 30 m buffer from the limits of said watercourse is recommended. Saugeen Conservation Authority indicated that in situation where no development currently exists, a minimum 30 m setback will be encouraged. The archaeological assessment identified that a 25 m environmental setback is to be placed on either side of the centerline of the Little Sauble River with no soil disturbance allowed within it. The proposed development footprint shows encroachment into the 30 m buffer on lots 12 and 14. The environmental impact study indicates that encroachment into this buffer is not anticipated to cause detrimental impacts to the Little Sauble River. Ontario Parks requests clarification as to how the proponent will mitigation the negative impacts of encroaching into the 30 m river buffer.

I would be happy to chat further about any items above.

Regards,
Sarah

Sarah Sherwood | A/Senior Park Planner - SWZ

659 Exeter Road, London, Ontario, N6E 1L3

P: 226-219-8104 **W:** OntarioParks.com



Ministry of the Environment, Conservation and Parks

Please note: As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

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

Sent: Thursday, September 1, 2022 3:02 PM

To: Amy Rogers <arogers@kincardine.ca>; Jennifer Lawrie (Clerk@Kincardine.ca) <clerk@kincardine.ca>; Saugeen Valley Conservation Authority (bruce.county@svca.on.ca) <bruce.county@svca.on.ca>; Metis Nation of Ontario (consultations@metisnation.org) <consultations@metisnation.org>; Historic Saugeen Metis (HSMASSTLRCC@bmts.com) <hsmasstlrcc@bmts.com>; Robert <archaeology@saugeenojibwaynation.ca>; Riel Warrilow (SON) (associate.ri@saugeenojibwaynation.ca) <associate.ri@saugeenojibwaynation.ca>; Juanita Meekins <juanita.meekins@saugeenojibwaynation.ca>; Municipal Property Assessment Corporation (lpuconsents@mpac.ca) <lpuconsents@mpac.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Al Hastie <al_hastie@bgcdsb.org>; Ontario Power Generation (Executivevp.lawanddevelopment@opg.com) <executivevp.lawanddevelopment@opg.com>; Hydro One (landuseplanning@hydroone.com) <landuseplanning@hydroone.com>; Hydro One (CustomerCommunications@HydroOne.com) <customercommunications@hydroone.com>; EPCOR (gas@epcor.com) <gas@epcor.com>; Shantz, Tyler (MMAH) <Tyler.Shantz@ontario.ca>; Canada Post (stephen.white@canadapost.postescanada.ca) <stephen.white@canadapost.postescanada.ca>; Bruce Telecom (engineering@brucetelecom.com) <engineering@brucetelecom.com>; Planning & Design Circulations Intake (Bell Canada) (circulations@wsp.com) <circulations@wsp.com>; Eastlink (Eng-osprequest@req01.eastlink.ca) <eng-osprequest@req01.eastlink.ca>; HuronTel (customerservice@hurontel.on.ca) <customerservice@hurontel.on.ca>; info@gbtel.ca; Wightman (networkplanning@corporate.wightman.ca) <networkplanning@corporate.wightman.ca>; Westario (customer.service@westario.com) <customer.service@westario.com>; Grey Bruce Health Unit (a.barton@publichealthgreybruce.on.ca) <a.barton@publichealthgreybruce.on.ca>; Ontario Parks - Southwest Zone (MECP) <Ontario.Parks.Southwest.Zone@ontario.ca>; Infrastructure Ontario (NoticeReview@infrastructureontario.ca) <NoticeReview@infrastructureontario.ca>

Cc: Coreena Smith <CJSmith@brucecounty.on.ca>

Subject: Request for Agency Comments S15 Z84 Tidman

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

Good afternoon,

Please see the attached Applications, Draft Plan, Request for Agency Comments and Notice of Complete Application for Draft Plan of Subdivision file S-2022-015 and Zoning By-law Amendment file Z-2022-084.

You would have just received an email from files@sendthisfile.com providing a link to the following documents in relation to this submission:

- Notice of Complete Application and Request for Agency Comments (attached to this email for ease of reference);
- Applications (attached to this email for ease of reference);
- Draft Plan; (attached to this email for ease of reference);

- Planning Justification Report
- Functional Servicing Report
- Environmental Impact Study
- Archaeological Assessment

The link to the documents is also set out below and is available for the next 14 days. Should you have any difficulty accessing the documents, please let me know.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sendthisfile.com%2FqSAIRPtUrHERQs1uQFphqZRB&data=05%7C01%7Ckhamer%40brucecounty.on.ca%7Cbc252baaf3904ce7546c08da8c4b9781%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C637976553552032207%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I6k1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=OGiuW1f1PdvjSmw1P%2Fp5JSQ58jle3dtvzZF5%2F1lepio%3D&reserved=0>

The Public Meeting Notice for the proposed Draft Plan of Subdivision and Zoning By-law Amendment Application will be circulated at a later date.

Brandi – Please be advised that \$2,070.00 has been collected on behalf of the SVCA for the review of this Application.

John – the Development Sign that is required to be posted at the property is being sent to you via courier. 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: 519-881-1782
www.brucecounty.on.ca



Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

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: [Sherwood, Sarah \(MECP\)](#)
To: [Coreena Smith](#); [Robert](#); [Juanita Meekins](#)
Subject: RE: Inverhuron (S15 Z84 Tidman)
Date: Monday, February 6, 2023 12:22:31 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

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Good morning Coreena,

Ontario Parks, part of MECP, does not have any further comments at this time. Our initial comments have been addressed and resolved. Through previous conversations, it is clear compensation measures and avoidance plans are in place to mitigate any impacts to Inverhuron Provincial Park, which lies to the west of the project site.

Please keep Ontario Parks inform of any project changes as the proposal moves forward.

Regards,
Sarah

Sarah Sherwood | (A) Senior Park Planner | Southwest Zone – Ontario Parks


659 Exeter Road, London, Ontario, N6E 1L3

P: 226-219-8104 **W:** OntarioParks.com



Ministry of the Environment, Conservation and Parks

Please note: As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.



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

October 4, 2022

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

ATTENTION: Coreena Smith, Planner

Dear Ms. Smith,

RE: Proposed Subdivision S-2022-015 and Proposed Zoning By-law Amendment Z-2022-084 (Tidman)
Unassigned civic address
Roll No.: 410826000411900
Lots 6 To 10; E Victoria St W Albert St Plan Inverhuron
Geographic Township of Bruce
Municipality of Kincardine

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce representing natural hazards, natural heritage, and water resources; and the applications have also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

A Draft Plan of Subdivision application has been submitted to create a subdivision consisting of 12 residential dwelling lots, 1 mixed-use residential and commercial lot, 1 park lot, and 1 new street. Up to 81 new residential units are proposed in a range of housing formats. A Zoning By-law Amendment application has been submitted to facilitate the development.

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

1. Planning Justification Report prepared by Baker Planning Group, dated June 2022;
2. Environmental Impact Study (EIS) prepared by Sumac Environmental Consulting Ltd., dated May 2022;
3. Functional Servicing Report prepared by GRITT Engineering Inc., dated June 2, 2022; and
4. Draft Plan of Subdivision drawing prepared by D. Culbert Ltd., dated May 18, 2022.

Background

Prior to purchasing the property, Mr. Tidman contacted the SVCA on October 22, 2019 regarding purchasing the property, but no further action was requested of by Mr. Tidman of the SVCA at that time. Then, on referral by the Municipality of Kincardine, Mr. Tidman contacted the SVCA on June 23, 2020, as part of the pre-submission consultation process for a future subdivision proposal. SVCA conducted a site inspection of the property on September 4, 2020, and provided preliminary pre-submission consultation comments dated September 17, 2020 to Mr. Tidman. The SVCA comments outlined SVCA requirements for the proposed development including the recommendation for the preparation of an Environmental Impact Study (EIS), and the potential for floodplain engineering, depending on the proposal. SVCA had been in contact with the biologist for the EIS, and the engineer for the site servicing report.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the application through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

The natural hazard features affecting the property are the flooding and erosion and valley slope hazards of the watercourse: Little Sauble River. The floodplain associated with the watercourse does not have engineered Hurricane Hazel Flood Event (HHFE) floodplain mapping, however, it is the opinion of SVCA staff that the flooding and erosion hazard limit of the river would be contained within the Natural Environment (NE) designation as shown on Schedule A to the Municipality of Kincardine OP, and the Environmental Protection (EP) zone as shown in the Municipality of Kincardine Zoning by-law. SVCA staff note that the NE designation and EP zone generally coincides with the natural hazard mapping as plotted by the SVCA for the property.

Provincial Policy Statement – Section 3.1

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

County of Bruce OP and Municipality of Kincardine OP Policies

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

Natural Heritage:

As part of SVCA pre-submission correspondence, SVCA noted natural heritage features affecting the property. A Environmental Impact Study (EIS) Report, dated May 2022, was prepared by Sumac Environmental Consulting Ltd. Provided the recommendations (EIS section 8.2.1 through 8.2.10) are followed, it is the opinion of SVCA staff

that the applications appear to be consistent with Section 2.1 of the Provincial Policy Statement, and the natural heritage policies of the Bruce County OP, and the Municipality of Kincardine OP.

Statutory Comments

SVCA staff has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The eastern area of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area will require permission (SVCA permit) from SVCA, prior to carrying out the work.

"Development" as defined under the Conservation Authorities Act means:

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

And;

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

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. For the property, the SVCA Approximate Screening Area includes the watercourse (Little Sauble River) and its related flood and erosion and valley slope hazards, as well as an offset distance from these features.

SVCA Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, is proposed within the SVCA Approximate Screening Area on the property, the SVCA should be contacted, as permission (SVCA permit) will be required. Based on the Draft Plan of Subdivision drawing, prepared by D. Culbert Ltd., dated May 18, 2022, it appears that development proposed on lots 11 through 14 will require a SVCA permit. Further detailed information for lots 11 through 14 will be required prior to SVCA permit being issued for works on lots 11 through 14.

Recommendations

The applications are generally acceptable to SVCA staff provided the below concerns regarding the reports are addressed; and that recommendations as noted below are included as part of draft plan approval:

Functional Servicing Report prepared by GRITT Engineering Inc., dated June 2, 2022

1. Figure 4 and 7 denote a 25 metre setback from the centre line of the watercourse (Little Sauble River). This setback is less than the 30 metre setback from top of bank of the watercourse as discussed and shown in the EIS section 7.2. There should be clear discussion and consensus between the reports as to what the recommended/required development setback from the watercourse should be.
2. The report should specifically address the flooding and erosion hazards of the river, and if the flooding and erosion hazard of the river has not been specifically evaluated, the rationale for not doing so.
3. The report should clearly state why stormwater quality control is not required for this proposal, and why outlet of stormwater directly to the watercourse is proposed.
4. The report should clearly identify the proposed development envelopes for each proposed lots.

Environmental Impact Study (EIS) prepared by Sumac Environmental Consulting Ltd., dated May 2022

5. As mentioned above, the Functional Servicing Report Figure 4 and 7 denote a 25 metre setback from the centre line of the watercourse (Little Sauble River). This setback is less than the 30 metre setback from top of bank of the watercourse as discussed and shown in the EIS section 7.2. There should be clear discussion and consensus between the reports as to what the recommended/required development setback from the watercourse should be.
6. all recommendations from the EIS (section 8.2.1 through 8.2.10) must be followed.
7. Figure 3 shows proposed development within the 30 metre offset buffer from river top of bank, how has proposed development within the 30 metre buffer been addressed in the EIS.
8. Figure 4: ecological offsetting plan, the area shown for ecological offsetting does not appear to be practical. Although offsetting could occur beyond the specific building locations, offsetting is unlikely to occur on any lot proposed for residential or any site work/development (site grading, room for construction access, and eventual yards, lawns, and the parkland area are all likely to be non-natural. Areas proposed for ecological offsetting, should have a site specific zone/tree retention plan or other means should be recommended to ensure the offsetting areas and natural areas proposed to be left undisturbed have been designated and/or zoned accordingly with a 'no development zone' or other comparable measure.
9. A tree retention plan should be created for the proposed development.

Planning Justification Report prepared by Baker Planning Group, dated June 2022

10. The zones for the proposed zoning by-law schedule should include any proposed recommendations/restrictions/limits to lots within the subdivision as proposed in the Functional Servicing Report and/or EIS.

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

- a) all recommendations from the EIS (section 8.2.1 through 8.2.10) must be followed, with written confirmation from the project ecologist/biologist that each recommendation has/is/continues to being followed;
- b) Final Lot Grading, Drainage, Tree Retention, and Sediment and Erosion Control Plan;
- c) Final Functional Servicing Report; and

d) that the Subdivision Agreement between the Owner and the Municipality of Kincardine contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Lot Grading, Drainage, Tree Retention, and Sediment and Erosion Control Plan, and Final Functional Servicing Report.

Summary

SVCA staff has reviewed the applications in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

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

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated;
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

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

Sincerely,



Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

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

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

January 13, 2023

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

ATTENTION: Coreena Smith, Planner

Dear Ms. Smith,

RE: Updated Comments
Proposed Subdivision S-2022-015 and Proposed Zoning By-law Amendment Z-2022-084 (Tidman)
Unassigned civic address
Roll No.: 410826000411900
Lots 6 To 10; E Victoria St W Albert St Plan Inverhuron
Geographic Township of Bruce
Municipality of Kincardine

Below is further to and should be read in conjunction with Saugeen Valley Conservation Authority (SVCA) staff comments dated October 4, 2022 regarding the above referenced applications.

SVCA staff have received and reviewed the following additional information provided to the SVCA on December 17, 2022:

1. Applicant Response to Comments prepared by baker Planning Group, dated December 16, 2022; and
2. Erosion Hazard Evaluation prepared by GRITT Engineering Inc., dated March 26, 2022.

Recommendations

Again, the applications are generally acceptable to SVCA staff provided the below concerns regarding the reports are addressed, it appears that the following have not been answered. Also, recommendations as noted below should be included as part of draft plan approval:

Functional Servicing Report prepared by GRITT Engineering Inc., dated June 2, 2022

1. The report should clearly state why stormwater quality control is not required for this proposal, and why outlet of stormwater directly to the watercourse is proposed.
2. Drawing C300-Conceptual Grading and Servicing Plan denotes a 25-metre setback (to be zoned EP) from the centre line of watercourse. A proposed zoning schedule should be prepared, if different than Drawing C300, that coincides the 25-metre setback from watercourse. We note the proposed EP zone as shown on the page 38 of the Planning Justification Report does not appear to coincide with Drawing C300.

Environmental Impact Study (EIS) prepared by Sumac Environmental Consulting Ltd., dated May 2022

1. All recommendations from the EIS (section 8.2.1 through 8.2.10) must be followed.

2. Figure 3 shows proposed development within the 30 metre offset buffer from river top of bank, how has proposed development within the 30 metre buffer been addressed in the EIS. Although noted in the Applicant Response to Comments, SVCA staff have not received confirmation from Sumac Environmental Consulting Ltd. that development within the 30 metre distance to the watercourse is acceptable.
3. Figure 4: ecological offsetting plan should be completed as soon as possible and included as part of the draft conditions of approval.
4. A tree retention plan should be created for the proposed development and be included as part of the draft conditions of approval.

Planning Justification Report prepared by baker Planning Group, dated June 2022

1. The zones for the proposed zoning by-law schedule should include any proposed recommendations/restrictions/limits to lots within the subdivision as proposed in the Functional Servicing Report and/or EIS. Specifically, as mentioned above, Drawing C300-Conceptual Grading and Servicing Plan denotes a 25 metre setback (to be zoned EP) from the centre line of watercourse. A proposed zoning schedule should be prepared, if different than Drawing C300, that coincides the 25 metre setback from watercourse. We note the proposed EP zone as shown on the page 38 of the Planning Justification Report does not appear to coincide with Drawing C300.

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

- a) all recommendations from the EIS (section 8.2.1 through 8.2.10) must be followed, with written confirmation from the project ecologist/biologist that each recommendation has/is/continues to being followed;
- b) Final Lot Grading, Drainage, Tree Retention, and Sediment and Erosion Control Plan;
- c) Final Functional Servicing Report; and
- d) that the Subdivision Agreement between the Owner and the Municipality of Kincardine contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Lot Grading, Drainage, Tree Retention, and Sediment and Erosion Control Plan, and Final Functional Servicing Report.

Summary

SVCA staff has reviewed the applications in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

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

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated;
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

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

County of Bruce Planning and Development
S-2022-015 and Z-2022-084 (Tidman)
Updated Comments - January 13, 2023
Page 3 of 3

Sincerely,

A handwritten signature in blue ink that reads "Michael Oberle".

Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

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

From: [Michael Oberle](#)
To: [Coreena Smith](#)
Subject: RE: SVCA comments - Inverhuron (S15 Z84 Tidman)
Date: Friday, June 30, 2023 9:34:50 AM
Attachments: [image001.png](#)
[image002.png](#)

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Good morning Coreena,

Thank you for asking the below question.

Since the CA is no longer able to comment to natural heritage, and since the county has included similar conditions with respect to the highlighted conditions, it is not necessary to include the below highlighted areas as part of the SVCA conditions.

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: Coreena Smith <CJSmith@brucecounty.on.ca>
Sent: Thursday, June 29, 2023 7:55 PM
To: Michael Oberle <m.oberle@SVCA.ON.CA>
Subject: RE: SVCA comments - Inverhuron (S15 Z84 Tidman)

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Michael,

I am finalizing my recommendation report to Kincardine Council on the subject file. I am wanting to confirm if the SVCA still wants the language highlighted in yellow as part of its conditions. The County has included similar language with respect to Natural Heritage requirements.

Let me know at your earliest convenience.

Thanks,

From: Michael Oberle <m.oberle@SVCA.ON.CA>
Sent: Tuesday, May 2, 2023 2:17 PM
To: Coreena Smith <CJSmith@brucecounty.on.ca>; Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>

Subject: SVCA comments - Inverhuron (S15 Z84 Tidman)

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Good afternoon Ms. Smith,

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

SVCA has reviewed the response to SVCA comments in the March 9, 2023 email of below.

The comments are generally acceptable to the SVCA.

We note that on the attached Figure 1 - Zoning By-law Amendment (attached for reference), that the third line should state "from residential one (R1) and environmental protection (EP) zone to environmental protection (EP) zone" as part of the area is already, and is to continue to be zoned EP.

As noted in SVCA January 13, 2023 comments, SVCA staff appreciate the following being included as conditions of draft approval:

[REDACTED]

b) Final Lot Grading, Drainage, [REDACTED], and Sediment and Erosion Control Plan;

c) Final Functional Servicing Report; and

d) that the Subdivision Agreement between the Owner and the Municipality of Kincardine contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Lot Grading, Drainage, [REDACTED], and Sediment and Erosion Control Plan, and Final Functional Servicing Report.

SVCA staff look forward to continue to be involved, when required, as part of this project.

Should you have any questions, please do not hesitate to contact me.

Kind regards,

Mike

Michael Oberle

Environmental Planning Coordinator

Cell: 519-373-4175

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

www.saugeenconservation.ca

From: Coreena Smith <CJSmith@brucecounty.on.ca>

Sent: Wednesday, April 26, 2023 3:16 PM

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

Subject: FW: Inverhuron (S15 Z84 Tidman)

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

Michael,

The applicant for the subject file has provided a response below to your comments dated January 13, 2023 (attached for reference). Please let me know if this satisfies SVCA's concerns.

I am starting preparation of draft conditions on the file. Your comments would be appreciated by May 3, 2023.

I am available to discuss these comments further if that would be of assistance. My direct line is 226-909-6305.

Sincerely,

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

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



From: Caroline Baker <caroline@bakerpg.com>
Sent: Thursday, March 9, 2023 11:40 AM
To: Coreena Smith <CJSmith@brucecounty.on.ca>; Amy Rogers <arogers@kincardine.ca>; Klarika Hamer <KHamer@brucecounty.on.ca>
Cc: John Hood Tidman <john@jht2.ca>
Subject: Inverhuron (S15 Z84 Tidman)

**** [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,

Thank you for the conference call to discuss the comments received on the revised submission for Inverhuron. We have had a chance to review the comments in detail and have consulted with GRIT

Engineering and Sumac Environmental. The comments are addressed as follows:

HSM Comments

1. With respect to the intensity on the Site, it is directed by the PPS and the OP and there are minimum density targets to be met.
2. While a 25m buffer is supported by the EIS for the development, the Owner is agreeable to providing the 30m setback from the Top of Bank. For Reference, the 30m buffer is shown on Figure 3 to the EIS and is the dotted yellow line. This modification does not require an update to the Draft Plan, but does impact the proposed area being rezoned. In this regard, please find attached an updated draft amending zoning schedule to delineate the boundaries of the EP, R3-____ and R4-____ zones.
3. The Owner will include lot line swales with quality controls for those lots that outlet to the creek
4. The comment related to notification is received.

SVCA Comments

- Stormwater quality has been detailed in the FSR and further detailed design will occur through the Draft Plan of Subdivision Conditions – it is noted that the Owner is agreeable to adding lot line swales with quality controls for stormwater that is to outlet to the stream
- The plans in the FSR and PJR align; however, see note about regarding the revised proposed 30m setback from the top of bank
- Ecological off-setting will be completed as part of detailed design

County Comments

- It was requested that the proposed parkland block be located on the “more” ecologically importation portion of the Site and a suggestion was made to move the parkland to the northern property boundary.
- Sumac Environmental has reviewed this request and has confirmed the following “Lot 13 contains a relatively large reach of the Little Sauble River that would greatly benefit from being on parkland as opposed to backyard space. Unlike Lot 11, Lot 13 is already in a state of regeneration towards a diverse deciduous forest evident by the young sugar maple, elm and ash throughout. With the removal of non-native shrub species, Tatarian honeysuckle, on Lot 13 as proposed in the Ecological Offsetting Plan, this area is well on its way to becoming an integral component of the overall form and function of significant woodland. The deciduous forested community (FOD5-1) is being preserved at the rear of Lots 11, 12 and 13 and will be enlarged through the undertaking of restoration plantings in the proposed parkland area and remaining unforested areas of the Little Sauble River buffer area. For these reasons, Sumac Environmental Consulting Ltd. (Sumac) is of the opinion that Lot 13 should remain as parkland.”

We trust the above is sufficient to proceed with a Staff Recommendation Report.

If you have any questions, please let us know.

Thank you,
Caroline

Caroline Baker, MCIP, RPP

PRINCIPAL

PHONE: 226-921-1130

EMAIL: caroline@bakerpg.com

WEB: www.bakerpg.com



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From: [Robert Martin](#)
To: [Coreena Smith](#)
Subject: Re: FW: Inverhuron (S15 Z84 Tidman)
Date: Tuesday, February 7, 2023 7:54:54 AM
Attachments: [image001.png](#)
[cob_logo_482ea6ae-463f-4d00-8147-f4e02eda1e3e.png](#)

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Good morning,

I have no further comment on archaeology at this time, if archaeological resources are revealed in future please contact SON immediately.

Miigwetch,

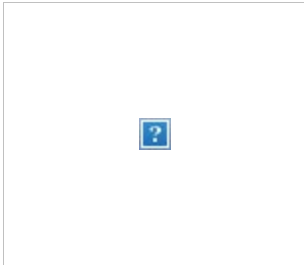
Robert

Robert J. Martin, PhD

Archaeology Coordinator

archaeology@saugeenojibwaynation.ca

(519)534-5507 ex 112



10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0

saugeenojibwaynation.ca

On Sat, Dec 17, 2022 at 3:55 PM Coreena Smith <CJSmith@brucecounty.on.ca> wrote:

Hello all,

The agent for S15 Z84 Tidman has provided the attached response to agency comments. The Erosion Hazard Evaluation has also been attached for SVCA's review.

Please review the attached materials and let me know if your comments have been addressed and if you have any further comments or conditions of draft plan approval.

Please provide feedback by January 13, 2023. If you need more time, please let me know.

From: [Karen Heisler](#)
To: [Coreena Smith](#)
Cc: [Charlene Leonard](#)
Subject: Re: Follow-up
Date: Sunday, May 28, 2023 8:58:33 AM
Attachments: [image001.png](#)

**** [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.

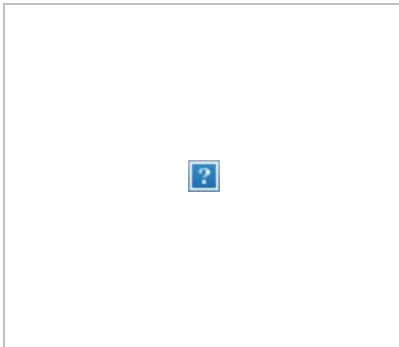
Hello Coreena,

Please add the following conditions to the subdivision relating to natural heritage.

1. That prior to development or site alteration, the Saugeen Ojibway Nation Environment Office confirm that its interests related to natural heritage features in the Plan area have been addressed.

Thank you,

Karen
Karen Heisler, Ph.D.
Resources & Infrastructure Associate
T: (519)534-5507



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

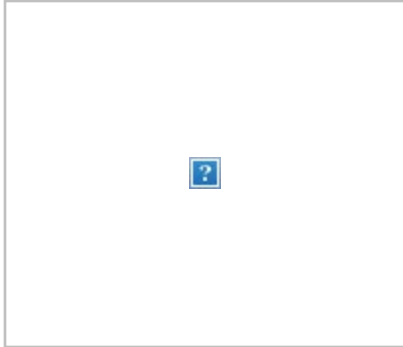
I am grateful to live, work, and benefit from the Lands and Waters of the Saugeen Ojibway Nation.

On Thu, May 25, 2023 at 2:11 PM Karen Heisler <associate.ri@saugeenojibwaynation.ca> wrote:

Thank you Coreena, I will get back to you shortly.

Karen

Karen Heisler, Ph.D.
Resources & Infrastructure Associate
T: (519)534-5507



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saugeenojibwaynation.ca

I am grateful to live, work, and benefit from the Lands and Waters of the Saugeen Ojibway Nation.

On Wed, May 24, 2023 at 4:51 PM Coreena Smith <CJSmith@brucecounty.on.ca> wrote:

Karen,

I am following up on your email below based on our in-person discussion last week regarding the S15 Z84 Tidman file in Kincardine. I understand SON EO has no further archaeological comments but there may be a desire to add a condition to the subdivision relating to natural heritage. If a condition is desired, the following is some suggested language:

1. That prior to development or site alteration, the Saugeen Ojibway Nation Environment Office confirm that its interests related to ~~archaeological resource potential~~ and natural heritage features in the Plan area have been addressed.

I struck out language relating to archaeology but it can also be kept too if needed.

If alternative condition or no condition at all is preferred, please advise.

Please let me know by June 2, 2023.