



**COMMITTEE OF ADJUSTMENT
WEDNESDAY, JANUARY 6, 2021
1:00 PM CONSENT HEARINGS
AGENDA ADDENDUM**

7. New Applications

7.1 B7-2020 Rutledge Surplus Dwelling Severance

- Comments from Director of Public Works
- Comments from Dufferin County Public Works
- Comments from NVCA
- Comments from WSP
- Comments from County Development and Tourism

7.2 B8-2020 Ferris Boundary Adjustment

- Comments from Director of Public Works
- Comments from Dufferin County Public Works
- Comments from NVCA
- Comments from WSP
- Comments from County Development and Tourism

7.3 B7-2018 Mockingbird Lot Creation

- Picture clarifying severed parcel
- Comments from Director of Public Works
- Comments from Dufferin County Building Services
- Comments from NVCA

7.4 B1-2020 Mansfield Ski Easement (changing of hydro condition)

- Comments from Director of Public Works
- Comments from NVCA



Date: January 6, 2021
To: Committee of Adjustment
From: John Willmetts, Director of Public Works
Re: B07-2020 D&C Rutledge LTD.

ROAD WIDENING

With respect to this application, I have no conditions or concerns.

Yours truly,

John Willmetts

John Willmetts
Director of Public Works
Township of Mulmur

Comments received from Dufferin County Public Works:

B7-2020

1. It is our understanding that no additional entrances will be required as part of the proposed Farm Consolidation. Please provide further clarification if this is not true.
2. We request the dedication of a 2.0 metre wide road allowance along the property frontage on Dufferin County Road 19. The road widening allowance should start at the south property limit of Emergency Number 586274 and extend along the entire property frontage on Dufferin Road 19.

Mike Hooper, C.E.T. | Manager of Engineering |
Public Works Department | County of Dufferin
Phone: 519-941-2816 Ext. 2604 |
mhooper@dufferincounty.ca | 55 Zina Street,
Orangeville, ON L9W 1E5

RE: NVCA Comments B07/2020 {636592 Prince of Wales Road}:

The Nottawasaga Valley Conservation Authority (NVCA) has received a circulation of proposed consent for a surplus farm dwelling and excess agricultural buildings as a result of a farm consolidation. Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies and our Municipal Partnership and Service Agreement with the Township

Ontario Regulation 172/06

We advise that a portion of the property is regulated by the NVCA due to floodplain, meander and slope erosion hazard areas associated with a tributaries of the Pine River.

Natural Hazard - Regulatory Comments

Policies contained within the PPS generally restrict development to areas outside of hazardous lands adjacent to shorelines and large inland lakes as well as river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

The proposed surplus farm dwelling consent is located outside of NVCA regulated areas and will not create any new hazards nor will it aggravate any existing hazards.

Natural Heritage - Advisory Comments

NVCA staff has no natural heritage concerns with the proposed development.

Conclusion

In light of the above noted comments, the NVCA has no objection to the approval of the consent application as applied for.

We respectfully request to receive a copy of the decision and notice of any appeals filed.

Amy Knapp | Planner III
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext.233 | F 705-424-2115
aknapp@nvca.on.ca | nvca.on.ca



MEMO

TO: Jenny Li, Planning Coordinator, County of Dufferin

FROM: Matt Alexander, Project Manager, WSP
Tommy Karapalevski, Planner, WSP

SUBJECT: Application for Consent to Sever (File #: B7-2020) – 636592 County Road 19, Mulmur

DATE: December 21st, 2020

Recommendation

Based on our review of the materials submitted, the proposal is consistent with the Provincial Policy Statement, 2020, the Countryside Area and Agricultural Area designations and the related policies in the Dufferin County Official Plan, provided that:

- A zoning by-law amendment be submitted to prevent any new dwellings to be constructed on the agricultural lands;
- Consultation occur with the Township to ensure appropriate mitigation measures be implemented as recommended in the Ministry of Natural Resources and Forestry’s “Wildland Fire Assessment and Mitigation Standards” due to the presence of hazardous forest types for wildland fire;
- Confirmation be provided as to whether the woodlands located on and adjacent to the subject property are deemed significant;
- Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required relative to the proximity of woodlands;
- Consultation occur with the Township of Mulmur and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject properties are located within a source water protection area (Low Vulnerability Aquifer and Significant Groundwater Recharge Area).

Summary

The Purpose of the Consent Application is to permit the severance of a surplus farm dwelling and excess agricultural buildings from the retained agricultural lot.

The documents received by WSP on December 17th, 2020 include:

- Notice of Complete Application and Public Meeting.

The circulation documents were reviewed against the Province of Ontario’s Agricultural Area mapping, the Provincial Policy Statement, 2020 and the Dufferin County Official Plan.

Provincial Policy Statement, 2020 (PPS) and Province of Ontario's Agricultural Area and Natural Heritage Area Mapping

As a result of Growth Plan 2019, the Province's Agricultural Area and Natural Heritage mapping must be studied and implemented into the County's Official Plan before it can be applied at a local level. However, as it relates to land use designations, the mapping should continue to be used as a guide to determine if the subject property is identified as agriculturally sensitive or with identified Natural Heritage features, should the County or local Official Plans not reflect current mapping.

Under Ontario's Agricultural Area mapping, the subject property is located within Prime Agricultural Lands. Per Section 2.3 of the PPS, Prime Agricultural Areas shall be protected for the long-term use of agriculture. Permitted uses and activities in these areas are restricted to agricultural uses, agriculture-related uses and on-farm diversified uses.

Policy 2.3.4.1(a) directs that lots created for agricultural uses must be a size appropriate for the type of agricultural uses common in the area and must be sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

Per Policy 2.3.4.3, the creation of new residential lots in Prime Agricultural Areas shall not be permitted, except in accordance with policy 2.3.4.1(c) which relates to an existing residence surplus to a farming operation. Policy 2.3.4.1(c) states that where previous or current farm acquisition has rendered a residence surplus to a farming operation, a consent may be permitted subject to the following conditions:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.

Under Ontario's Natural Heritage Area mapping, the subject property contains and is adjacent to woodlands.

Dufferin County Official Plan (2017)

The subject property is designated as Countryside Area as shown under Schedule B (Community Structure and Land Use) of the County Official Plan. Part of the subject property is further designated as Agricultural Area under Schedule C (Agricultural Area and Rural Lands). The Agricultural Area designation consists primarily of prime agricultural lands, which are in accordance with Provincial policies. The County Official Plan requires that lands within these areas will be protected for agricultural uses, agriculture-related uses, and on-farm diversified uses, unless appropriate justification is provided for alternative uses.



Per Policy 4.2.2(h), new land uses will comply with the Minimum Distance Separation Formulae, as implemented through the applicable local municipal planning documents. Policy 4.2.3(b) states that in order to avoid land use conflicts within the Agricultural Area designation, new land uses will comply with the MDS formulae, to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities. The MDS formulae will be implemented through the applicable local municipal planning documents.

Per section 4.2.5(g), the creation of new residential lots in the prime agricultural area shall not be permitted except in accordance with policy 4.2.5(c), which states that where a previous or current farm acquisition has rendered a residence surplus to a farming operation, a consent may be permitted subject to the following conditions:

- the retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;
- the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and,
- the surplus dwelling parcel will be subject to Minimum Distance Separation I setback provisions and be zoned to recognize the non-farm residential use, as required.

Schedule E (Natural Heritage Features) identifies woodlands located on and adjacent to the subject property. Given the presence of woodlands, further consultation with the Township of Mulmur and the NVCA should be undertaken to determine whether the woodlands are deemed significant. Section 5.3.4 of the County Official Plan directs that development and site alteration adjacent to significant woodlands is not permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through preparation of an EIS.

The subject property is located on a County road and as such County Public Works should provide any comments regarding access.

Under Appendix 2 (Source Water Protection) the subject properties are located within a source water protection area (Low Vulnerability Aquifer and Significant Groundwater Recharge Area). Policy 5.4.2(c) states that prior to the approval of development applications within designated vulnerable areas, the proponents shall demonstrate to the satisfaction of the County, local municipality, Conservation Authority and Province, where necessary, that the quality and quantity of municipal drinking water sources will not be negatively impacted. It is anticipated that the NVCA will provide further review and comments with respect to the requirements for Source Water Protection as it relates to the changes proposed on the subject properties.

Under Appendix 3 (Potential Forest Hazard Classification for Wildland Fire) the subject property has forest areas that are identified as Extreme Risk of wildland fire. Development is to be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Potential forest hazard classifications for wildland fire identified as high to extreme risk for wildland fire are illustrated on Appendix 3. Appendix 3 is provided for information purposes and is intended to provide a screening tool for identifying areas at risk for wildland fire. The Dufferin County Official Plan encourages that appropriate mitigation measures be implemented as recommended in the Ministry of Natural Resources and Forestry’s “Wildland Fire Assessment and Mitigation Standards”.

Recommendation

Based on our review of the materials submitted, the proposal is consistent with the Provincial Policy Statement, 2020, the Countryside Area and Agricultural Area designations and the related policies in the Dufferin County Official Plan, provided that:

- A zoning by-law amendment be submitted to prevent any new dwellings to be constructed on the agricultural lands;
- Consultation occur with the Township to ensure appropriate mitigation measures be implemented as recommended in the Ministry of Natural Resources and Forestry’s “Wildland Fire Assessment and Mitigation Standards” due to the presence of hazardous forest types for wildland fire;
- Confirmation be provided as to whether the woodlands located on and adjacent to the subject property are deemed significant;
- Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required relative to the proximity of woodlands;
- Consultation occur with the Township of Mulmur and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject properties are located within a source water protection area (Low Vulnerability Aquifer and Significant Groundwater Recharge Area).

Date: January 4th, 2021

To: Tracey Atkinson, MCIP, RPP, CAO/Planner Township of Mulmur

RE: Application for Consent to Sever B7-2020-636592 County Road 19, Mulmur, ON

The County's Department of Development and Tourism has reviewed the above noted application from the Township of Mulmur and provide the following summary of comments and recommendations along with the detailed comments provided by our consulting planners:

The proposed Consent Application is to permit the severance of a surplus farm dwelling and excess agricultural buildings from the retained agricultural lot is consistent with the Provincial Policy Statement, 2020, the Countryside Area designation and Agricultural Area designation and the related policies in the Dufferin County Official Plan. We have the following recommendations pertaining to this application:

- A zoning by-law amendment be submitted to prevent any new dwellings to be constructed on the agricultural lands;
- Consultation occur with the Township to ensure appropriate mitigation measures be implemented as recommended in the Ministry of Natural Resources and Forestry's "Wildland Fire Assessment and Mitigation Standards" due to the presence of hazardous forest types for wildland fire;
- Confirmation be provided as to whether the woodlands located on and adjacent to the subject property are deemed significant and whether an Environmental Impact Statement (EIS) is required relative to the proximity of woodlands;
- Consultation occur with the Township of Mulmur and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject properties are located within a source water protection area (Low Vulnerability Aquifer and Significant Groundwater Recharge Area).

If you have any questions regarding the comments outlined above or in the detailed memo, please do not hesitate to contact the undersigned.

Regards,

Darrell Keenie, Director of Development and Tourism

Jenny Li, Planning Coordinator

CORPORATION OF THE

township of mulmur

R.R.2, Lisle, Ontario • L0M 1M0

TELEPHONE: 705-466-3341 • FAX 705-466-2922



Date: January 6, 2021

To: Committee of Adjustment

From: John Willmetts, Director of Public Works

Re: Application for Consent File: NO: B08-2020 Ferris

With respect to this application, I request that the Committee impose the following conditions

1. Acquire a road widening (3.05 metres) from the retained portion along the east side of concession 2WHS.

It would be advisable to impose this condition to allow the Township more flexibility to perform necessary road improvements in the future.

Yours truly,

John Willmetts

John Willmetts
Director of Public Works
Township of Mulmur

Comments received from Dufferin County Public Works:

B8-2020

1. No additional Entrances will be permitted on Dufferin County Road 17 as a result of the proposed lot line adjustment. In accordance with Dufferin County's Entrance Policy 5-3-17 if an additional entrance is required access shall be gained from a Town, Village or Township right-of-way.
2. We request the dedication of a 5.0 metre road widening allowance along the property frontage on Dufferin County Road 17. The road widening allowance should start at the original west property limit of Emergency Number 586184 where the previous road widening was terminated, and extend along Dufferin County Road 17 up to the 2nd Line intersection.

Mike Hooper, C.E.T. | Manager of Engineering |
Public Works Department | County of Dufferin
Phone: 519-941-2816 Ext. 2604 |
mhooper@dufferincounty.ca | 55 Zina Street,
Orangeville, ON L9W 1E5

RE: NVCA Comments B08/2020 {596577 2nd LINE WEST}:

Application B08-2020 is not within:

- a flood susceptible area;
- a hazardous site (characterized by unstable soils or bedrock);
- an erosion hazard area, or;
- an area subject to this Authority's Development, Interference With Wetlands and Alterations To Shorelines and Watercourses Regulation (Ontario Regulation 172/06).
- No Natural Heritage Features present

Sincerely,

Amy Knapp | **Planner III**
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext.233 | **F** 705-424-2115
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MEMO

TO: Jenny Li, Planning Coordinator, County of Dufferin

FROM: Matt Alexander, Project Manager, WSP
Tommy Karapalevski, Planner, WSP

SUBJECT: Application for Consent to Sever (File #: B8-2020) – 586184 County Road 17 & 596577 2nd Line West, Mulmur

DATE: January 4th, 2021

Recommendation

Based on our review of the materials submitted, the proposal is consistent with the Provincial Policy Statement, 2020, the Countryside Area and Agricultural Area designations and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided as to whether the woodlands located on and adjacent to the subject property are deemed significant;
- Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required relative to the proximity of woodlands; and
- Consultation occur with the Township of Mulmur and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject properties are located within a source water protection area (Low Vulnerability Aquifer and Significant Groundwater Recharge Area).

Summary

The Purpose of the Consent Application is to permit a lot line adjustment which increases the lot size of 586184 County Road 17 (Part 2) to 17.4 hectares to settle an estate. 596577 2nd Line West (Part 1) will decrease to 19.83 hectares in lot size and maintain the existing farm house, bank barn and pole barn. No new lots are proposed.

The documents received by WSP on December 17th, 2020 include:

- Notice of Complete Application and Public Meeting.

The circulation documents were reviewed against the Province of Ontario's Agricultural Area mapping, the Provincial Policy Statement, 2020 and the Dufferin County Official Plan.

Provincial Policy Statement, 2020 (PPS) and Province of Ontario's Agricultural Area and Natural Heritage Area Mapping

As a result of Growth Plan 2019, the Province's Agricultural Area and Natural Heritage mapping must be studied and implemented into the County's Official Plan before it can be applied at a local level. However, as it relates to land use designations, the mapping should continue to be used as a guide to determine if the subject property is identified as agriculturally sensitive or with identified Natural Heritage features, should the County or local Official Plans not reflect current mapping.

Under Ontario's Agricultural Area mapping, the subject property is located within Prime Agricultural Lands. Per Section 2.3 of the PPS, Prime Agricultural Areas shall be protected for the long-term use of agriculture. Permitted uses and activities in these areas are restricted to agricultural uses, agriculture-related uses and on-farm diversified uses.

Policy 2.3.4.1(a) directs that lots created for agricultural uses must be a size appropriate for the type of agricultural uses common in the area and must be sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

Under Ontario's Natural Heritage Area mapping, the subject property is adjacent (within 120 metres) to woodlands.

Dufferin County Official Plan (2017)

The subject property is designated as Countryside Area as shown under Schedule B (Community Structure and Land Use) of the County Official Plan. Part of the subject property is further designated as Agricultural Area under Schedule C (Agricultural Area and Rural Lands). The Agricultural Area designation consists primarily of prime agricultural lands, which are in accordance with Provincial policies. The County Official Plan requires that lands within these areas will be protected for agricultural uses, agriculture-related uses, and on-farm diversified uses, unless appropriate justification is provided for alternative uses.

Per Policy 4.2.2(h), new land uses will comply with the Minimum Distance Separation Formulae, as implemented through the applicable local municipal planning documents. Policy 4.2.3(b) states that in order to avoid land use conflicts within the Agricultural Area designation, new land uses will comply with the MDS formulae, to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities. The MDS formulae will be implemented through the applicable local municipal planning documents.

Per section 4.2.5(g), the creation of new residential lots in the prime agricultural area shall not be permitted except in accordance with policy 4.2.5(c), which states that where a previous or current farm acquisition has rendered a residence surplus to a farming operation, a consent may be permitted subject to the following conditions:

- the retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;
- the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and,
- the surplus dwelling parcel will be subject to Minimum Distance Separation I setback provisions and be zoned to recognize the non-farm residential use, as required.

Schedule E (Natural Heritage Features) identifies woodlands adjacent (within 120 metres) to the subject property. Given the presence of woodlands, further consultation with the Township of Mulmur and the NVCA should be undertaken to determine whether the woodlands are deemed significant. Section 5.3.4 of the County Official Plan directs that development and site alteration adjacent to significant woodlands is not permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through preparation of an EIS.

The subject property is located on a County road and as such County Public Works should provide any comments regarding access.

Under Appendix 2 (Source Water Protection) the subject properties are located within a source water protection area (Low Vulnerability Aquifer and Significant Groundwater Recharge Area). Policy 5.4.2(c) states that prior to the approval of development applications within designated vulnerable areas, the proponents shall demonstrate to the satisfaction of the County, local municipality, Conservation Authority and Province, where necessary, that the quality and quantity of municipal drinking water sources will not be negatively impacted. It is anticipated that the NVCA will provide further review and comments with respect to the requirements for Source Water Protection as it relates to the changes proposed on the subject properties.

Recommendation

Based on our review of the materials submitted, the proposal is consistent with the Provincial Policy Statement, 2020, the Countryside Area and Agricultural Area designations and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided as to whether the woodlands located on and adjacent to the subject property are deemed significant;
- Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required relative to the proximity of woodlands; and
- Consultation occur with the Township of Mulmur and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject properties are located within a source water protection area (Low Vulnerability Aquifer and Significant Groundwater Recharge Area).

Date: January 4th, 2021

To: Tracey Atkinson, MCIP, RPP, CAO/Planner Township of Mulmur

RE: Application for Consent to Sever B8-2020-586184 County Road 17 & 596577 2nd Line West, Mulmur, ON

The County's Department of Development and Tourism has reviewed the above noted application from the Township of Mulmur and provide the following summary of comments and recommendations along with the detailed comments provided by our consulting planners:

The proposed Consent Application is to permit a lot line adjustment which increases the lot size of 586184 County Road 17 (Part 2) to 17.4 hectares to settle an estate. 596577 2nd Line West (Part 1) will decrease to 19.83 hectares in lot size and maintain the existing farm house, bank barn and pole barn and no new lots are proposed. The proposal is consistent with the Provincial Policy Statement, 2020, the Countryside Area and Agricultural Area designation and the related policies in the Dufferin County Official Plan. We have the following recommendations pertaining to this application:

- Confirmation be provided as to whether the woodlands located on and adjacent to the subject property are deemed significant and whether an Environmental Impact Statement (EIS) is required relative to the proximity of woodlands;
- Consultation occur with the Township of Mulmur and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject properties are located within a source water protection area (Low Vulnerability Aquifer and Significant Groundwater Recharge Area).

If you have any questions regarding the comments outlined above or in the detailed memo, please do not hesitate to contact the undersigned.

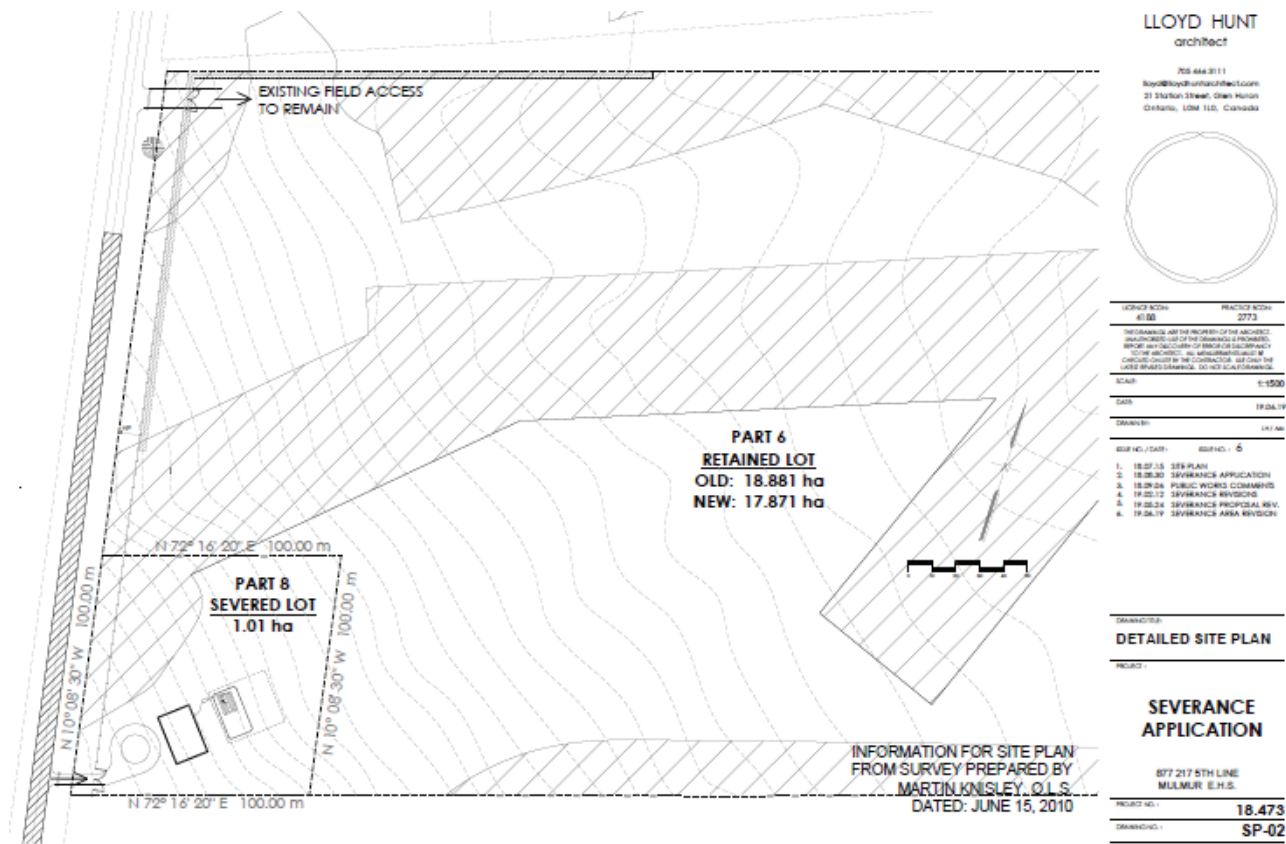
Regards,

Darrell Keenie, Director of Development and Tourism

Jenny Li, Planning Coordinator

PROPOSED CONFIGURATION

	B07-2018 Severed	RETAINED
Frontage (approx.)	100m	Approx. 250m
Depth (approx.)	100m	624m
Area (approx.)	1.0 ha	Approx. 17.8 ha
Use	Building lot	Building Lot/Agricultural



BACKGROUND

The subject lands were created by consent under application B15/2004, being the creation of the approximate 20ha parcel in the Rural designation and proposed as the 2nd severance from an original 100 acre parcel. The current application would be the 3rd severance.

This application was circulated and reviewed in 2018. At the time of the original submission the Township had concerns as the lot was on a year round maintained road. Since that time, trees have been planted on the lands to the west. In addition, the Township has made arrangements for increased capacity for snow removal, including purchasing a tractor and snow blower.

PLANNING POLICIES & PROVISIONS:

Please see 2018 report.

FINANCIAL IMPACT:



Date: January 6, 2021
To: Committee of Adjustment
From: John Willmetts, Director of Public Works
Re: B07 2018 Mockingbird Woods Ltd

ROAD WIDENING

With respect to this application, I have no conditions or concerns as a road widening has already been acquired.

Yours truly,

John Willmetts

John Willmetts
Director of Public Works
Township of Mulmur



BUILDING

Date: January 5, 2021

To: Township of Mulmur

Re: Request for Comments
B 07 2018
Re - Severance Consent

Mockingbird Woods Ltd.
Con 6 EHS Pt Lot 14

This letter serves to confirm that I have commenced a preliminary review of the application and other information submitted with your request for comments.

Please be advised that the application for the above noted address has not revealed any issues. The Building Department has no other comments at this time.

If you should have any questions pertaining to this letter, please do not hesitate to contact the undersigned. Please note that construction shall not commence prior to obtaining a building permit.

Regards,

Rita Geurts, M.A.A.T.O., CBCO
Building Inspector / Plans Examiner
T: 519-941-2816 ext. 2704
rgeurts@dufferincounty.ca

RE: NVCA Comments B07/2018 (Con 6 EHS Pt Lot 14):

The Nottawasaga Valley Conservation Authority (NVCA) has received a re-circulation of proposed consent to create a building lot. Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies and our Municipal Partnership and Service Agreement with the Township

Ontario Regulation 172/06

We advise that a portion of the property is regulated by the NVCA due to floodplain, meander and slope erosion hazard areas associated with a tributaries of the Pine River.

Natural Hazard - Regulatory Comments

Policies contained within the PPS generally restrict development to areas outside of hazardous lands adjacent to shorelines and large inland lakes as well as river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

The NVCA provided comments to the Committee of Adjustment on September 24, 2018 on a concept plan which illustrated the proposed lot configuration bisecting a mapped drainage feature. At the time, the NVCA could did not support the application and recommended that the proposed lot be reconfigured with lot lines outside the mapped watercourse.

The applicant has now revised the application with the new lot located outside of the mapped watercourse. NVCA is of the opinion that the proposed severance will not create any new hazards nor will it aggravate any existing hazards.

Natural Heritage - Advisory Comments

NVCA staff has no natural heritage concerns with the proposed development

Conclusion

In light of the above noted comments, the NVCA has no objection to the approval of the consent application as applied for.

We respectfully request to receive a copy of the decision and notice of any appeals filed.

Amy Knapp | Planner III
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext.233 | F 705-424-2115
aknapp@nvca.on.ca | nvca.on.ca



Date: January 6, 2021
To: Committee of Adjustment
From: John Willmetts, Director of Public Works
Re: B01-2020 Mansfield ski Club

ROAD WIDENING

With respect to this application, I have no conditions or concerns.

Yours truly,

John Willmetts

John Willmetts
Director of Public Works
Township of Mulmur

Tracey Atkinson

From: Amy Knapp <aknapp@nvca.on.ca>
Sent: June 22, 2020 8:21 AM
To: Tracey Atkinson
Subject: FW: Attached Image
Attachments: 1369_001.pdf

Good Morning Tracey,

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the planning application and have determined the subject lands is not within:

- a flood susceptible area;
- a hazardous site (characterized by unstable soils or bedrock);
- an erosion hazard area, or;
- an area subject to this Authority's Development, Interference With Wetlands and Alterations To Shorelines and Watercourses Regulation (Ontario Regulation 172/06).
- No Natural Heritage Features present

Sincerely,

Amy Knapp | Planner III
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext.233 | F 705-424-2115
aknapp@nvca.on.ca | nvca.on.ca

I am currently working remotely as the Nottawasaga Valley Conservation Authority is taking preventative measures to limit the spread of COVID-19. You may experience some delays or disruptions as we follow recommendations of health professionals to slow the virus from spreading.

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