

Summary **REPORT**

Town of Saugeen Shores
Concession Road 6 Employment Lands

Date:

March 2021 (FINAL)

Prepared for:

Corporation of the Town of Saugeen Shores

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Re/Max

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Executive Summary

The Town of Saugeen Shores retained MHBC Planning, including GM BluePlan, Natural Resource Solutions Inc. (NRSI) and Re/Max, to undertake the preparation of a development plan for the Town's future employment lands located on Concession Road 6 in Port Elgin. The project involved preparing conceptual development plans, undertaking a preliminary natural environment review, determining a servicing strategy, and recommending the market value for the new lots.

Based on our review, the project team determined the recommended development plan would involve construction of a looped (crescent) road through the lands, resulting in a number of smaller parcels of land that would accommodate a broad range of business uses. The lot size within the development concept is 1-2 acres, with potential to merge parcels if a larger land holding is required by a prospective purchaser. The lotting fabric avoids hazardous lands as identified by the Saugeen Valley Conservation Authority (SVCA). Servicing is proposed through a combination of municipal services and private services, with a preliminary estimate of \$3,012,000 to construct the required municipal infrastructure.

In terms of future value of the lands, Russ Coultrup of Re/Max has prepared a valuation, which has determined the present value of the lands is \$150,000 - \$175,000 / acre (\$37.00 - \$43.00 / m²). Based on the preliminary concept prepared with a development area of 95,635 m² (23.631 acres), excluding lands requiring further archaeological work, this translates into an overall value of \$3,538,495 to \$4,112,305.

Next steps for the Town of Saugeen Shores require preparation of an Official Plan amendment and Zoning By-law amendment. Recommending zoning is outlined herein. The Town should also initiate the required street dedication and land division processes. Introduction

1.0 Introduction

The Town of Saugeen Shores has acquired land on Concession Road 6 in Port Elgin, a portion of which is planned to be utilized for future employment lands and a portion which is currently being developed for the Lamont Sports Park. The portion of the lands which are planned for future employment uses total approximately 14.5 hectares (35.8 acres) in area. **Figure 1** on the following page depicts the site context.

A Request for Proposals (RFP) was released in early 2020, seeking a consulting team to assist with preparation of a development plan and undertake a valuation of the future employment lands. MHBC, in collaboration with GM BluePlan, Natural Resource Solutions Inc. (NRSI) and Re/Max, were engaged to undertake this project for the Town.

The purpose of this report is to outline property background information and development considerations, and describe the recommended development concept for the employment lands. This includes land use type, servicing strategy, environmental review, and a preliminary assessment of future value of the parcels of land.

It is anticipated the Town will work to bring applicable *Planning Act* approvals forward in the near future, as well as proceed to implement the recommended servicing strategy.



Figure 1
Location Plan

LEGEND

- Town of Saugeen Shores
- Port Elgin Settlement Boundary
- Subject Lands
- Municipal Roads
- County Roads
- Provincial Roads

300 Concession 6
Community of Port Elgin
Town of Saugeen Shores

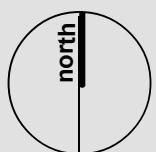
- Contains information licensed under the Bruce Grey Data and Information Sharing BGDISC's Open Data License.
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- Esri Aerial Imagery

DATE: October 1, 2020

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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

2.0 Background review

2.1 Subject lands and surrounding area

The subject lands represent ± 14.5 hectares (± 35.8 acres) of land within a larger parcel that is owned by the Town of Saugeen Shores. A portion of the property is currently being developed for the Lamont Sports Park, which will contain sports fields and parking areas. The portion which is the subject of this report represents an area slated for future employment use and identified as 'development area' on **Figure 2** below. The proposed employment lands are currently used for agricultural purposes, and consist of rolling topography. The subject lands are bounded on the north and east by Mill Creek and the associated slopes. The subject lands are located on the north side of Concession Road 6, and are generally east of Highway #21.

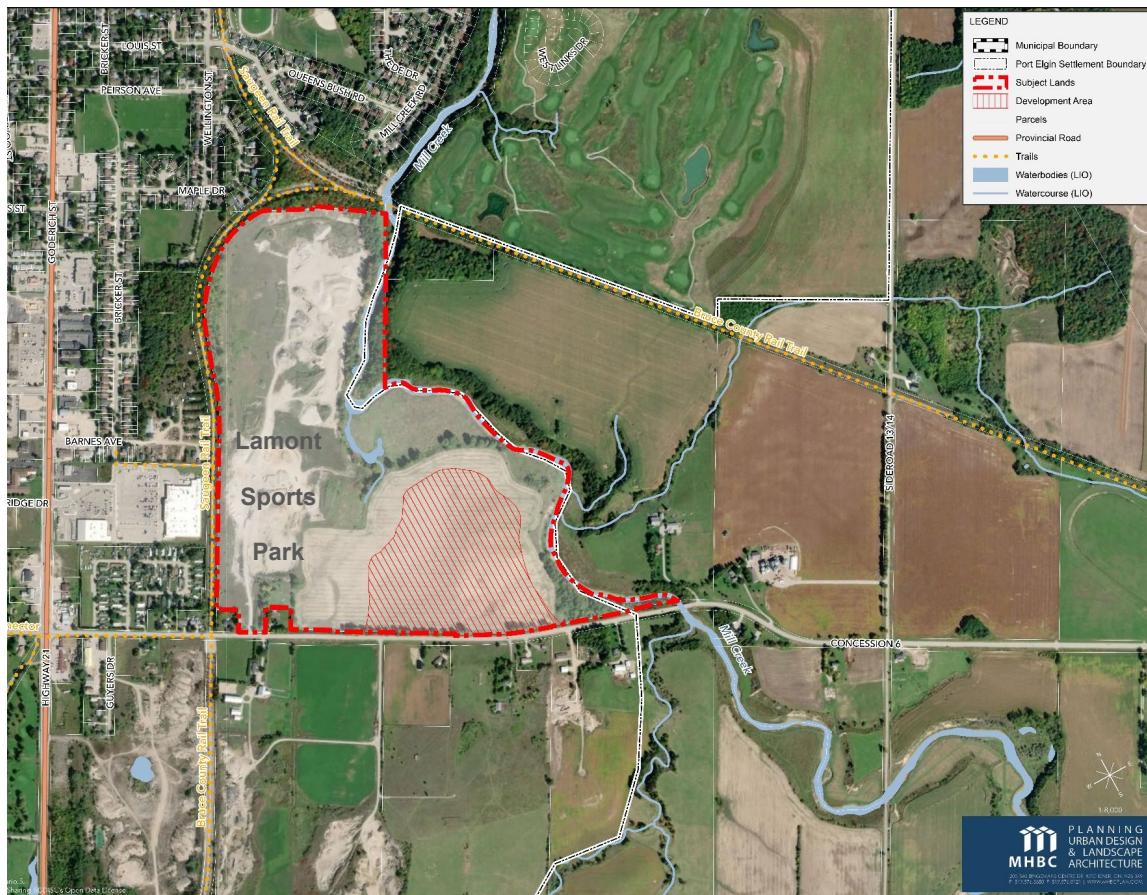


Figure 2: Subject lands (source: MHBC)

The subject lands are located to the southeast of the built-up area of Port Elgin, including a mix of commercial and residential land uses. A trail network (Bruce County Rail Trail and Saugeen Rail Trail) are located to the north and west of the subject lands, and utilize former rail rights-of-way. A natural corridor corresponds to the path of Mill Creek as it traverses the larger parcel of land north of the proposed development area. To the west and south of the subject lands are a mix of rural residential and agricultural land uses.

2.2 Policy framework

Town of Saugeen Shores Official Plan

The portion of the subject lands proposed for employment use is located within the settlement area of Port Elgin, and is designated as Extractive Industrial on the Land Use Plan (see **Figure 3** on the following page). This designation reflects the past use of the property for aggregate extraction. An Official Plan amendment would be required to facilitate the proposed development.

Town of Saugeen Shores Zoning By-law

The portion of the subject lands proposed for employment use is currently zoned Extractive Industrial 'EX' and Planned Development 'PD' in the Zoning By-law. Lands associated with Mill Creek and the tributary bisecting the subject lands are zoned Environmental Protection 'EP' (see **Figure 4** on the following page). These zones reflect the past aggregate extraction activities that occurred on the subject lands, and also the future potential development for urban land uses. A Zoning By-law amendment would be required to facilitate future employment use.

2.3 Environmental review

NRSI undertook a review of the existing site conditions and preliminary constraints analysis from a natural environment perspective, focusing on recommendations to protect significant natural heritage features within the subject lands.

The subject lands are located within the Saugeen River Watershed, which falls under the jurisdiction of the Saugeen Valley Conservation Authority (SVCA). As such, regulated areas and hazard lands around Mill Creek were reviewed in order to determine potential development setbacks.

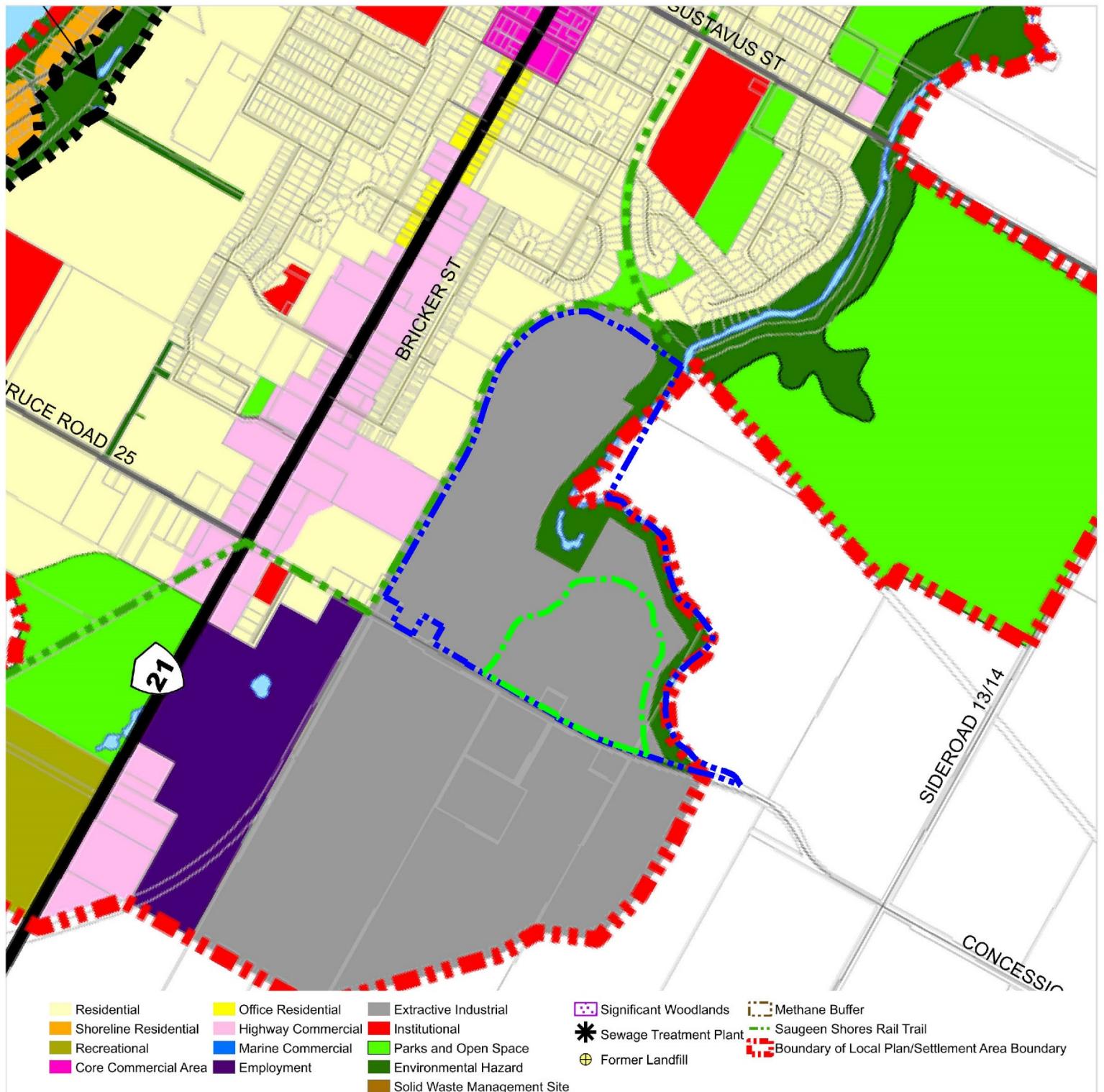


Figure 3
Land Use Plan

Schedule 'A' - Town of Saugeen Shores Local Official Plan, 2014

LEGEND

- Subject Lands
- Development Area

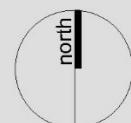
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Community of Port Elgin
Town of Saugeen Shores

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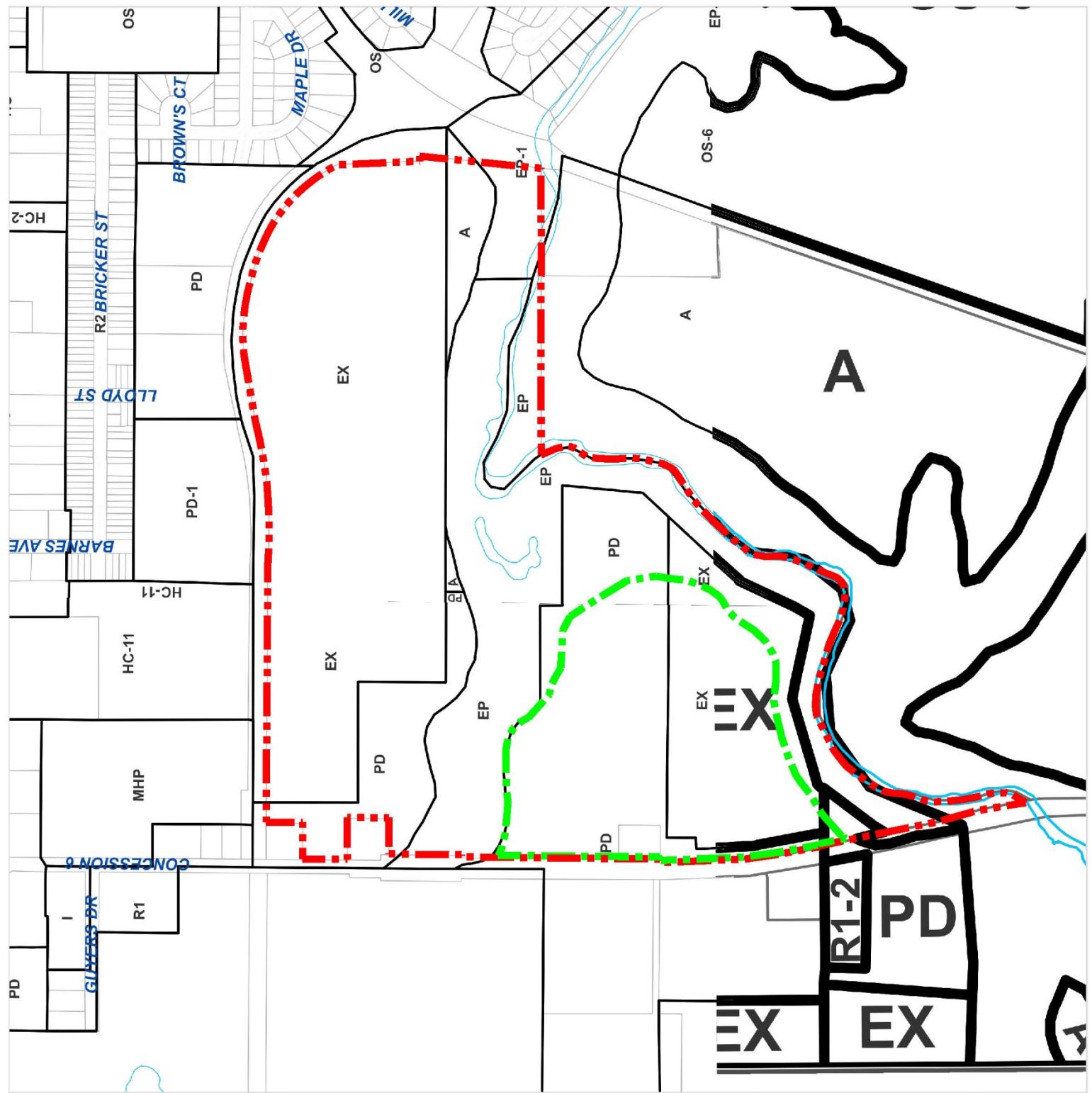


Figure 4
Zoning

Town of Saugeen Shores Zoning
By-Law 75-2006, 2018

LEGEND

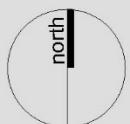
- Subject Lands
- Development Area

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NRSI undertook a site investigation in September 2020 in order to evaluate existing onsite conditions and those of adjacent lands. NRSI also recorded wildlife observations in the field, as well as signs of wildlife presence (such as tracks, scats, dens, nests, etc.). The following species were observed within the proposed development area and broader site:

Common Name	Scientific Name	Observation
Birds		
American Crow	<i>Corvus brachyrhynchos</i>	observed
American Goldfinch	<i>Spinus tristis</i>	observed
Black-capped Chickadee	<i>Poecile atricapillus</i>	observed
Blue Jay	<i>Cyanocitta cristata</i>	observed
Gray Catbird	<i>Dumetella carolinensis</i>	observed
Ring-billed Gull	<i>Larus delawarensis</i>	observed
Sparrow sp.	<i>Passeridae sp.</i>	observed
Turkey Vulture	<i>Cathartes aura</i>	observed
White-breasted Nuthatch	<i>Sitta carolinensis</i>	observed
Butterflies		
Cabbage White	<i>Pieris rapae</i>	observed
Monarch	<i>Danaus plexippus</i>	observed
Mammals		
Coyote	<i>Canis latrans</i>	tracks
Eastern Gray Squirrel	<i>Sciurus carolinensis</i>	observed
Meadow Vole	<i>Microtus pennsylvanicus</i>	observed
White-tailed Deer	<i>Odocoileus virginianus</i>	tracks

Table 1: Wildlife observations, Source: NRSI

Vegetation communities were mapped by the NRSI team in accordance with the Ecological Land Classification (ELC) system using a combination of site review notes and aerial photography (see Map 1 in **Appendix A**).

NRSI found that the majority of the development area was comprised of active agricultural land (harvested wheat field at the time of investigation), with hedgerows, mixed forest, cultural woodland and cultural meadow bordering the field areas.

Recommendations

Based on the site work, NRSI recommended a 10-metre buffer from the natural woodland community, and a 30-metre buffer from the wetland community. A recommendation was made to adjust the entrance so that it avoids tree removal by utilizing a gap in the hedgerow. Further recommendations were made related to planting natural species in order to provide environmental benefit, as well as considerations related to sediment and erosion mitigation. It was noted that any development within the SVCA Regulated Area will require a permit from SVCA.

The full report by NRSI is attached as **Appendix A** for reference.

2.4 Potential constraints

A review of potential development constraints was undertaken, and helped inform the proposed concept. **Figure 5** (below) identifies the various considerations that affect the extent of potential development of the subject lands, and identifies a potential development area for employment uses.

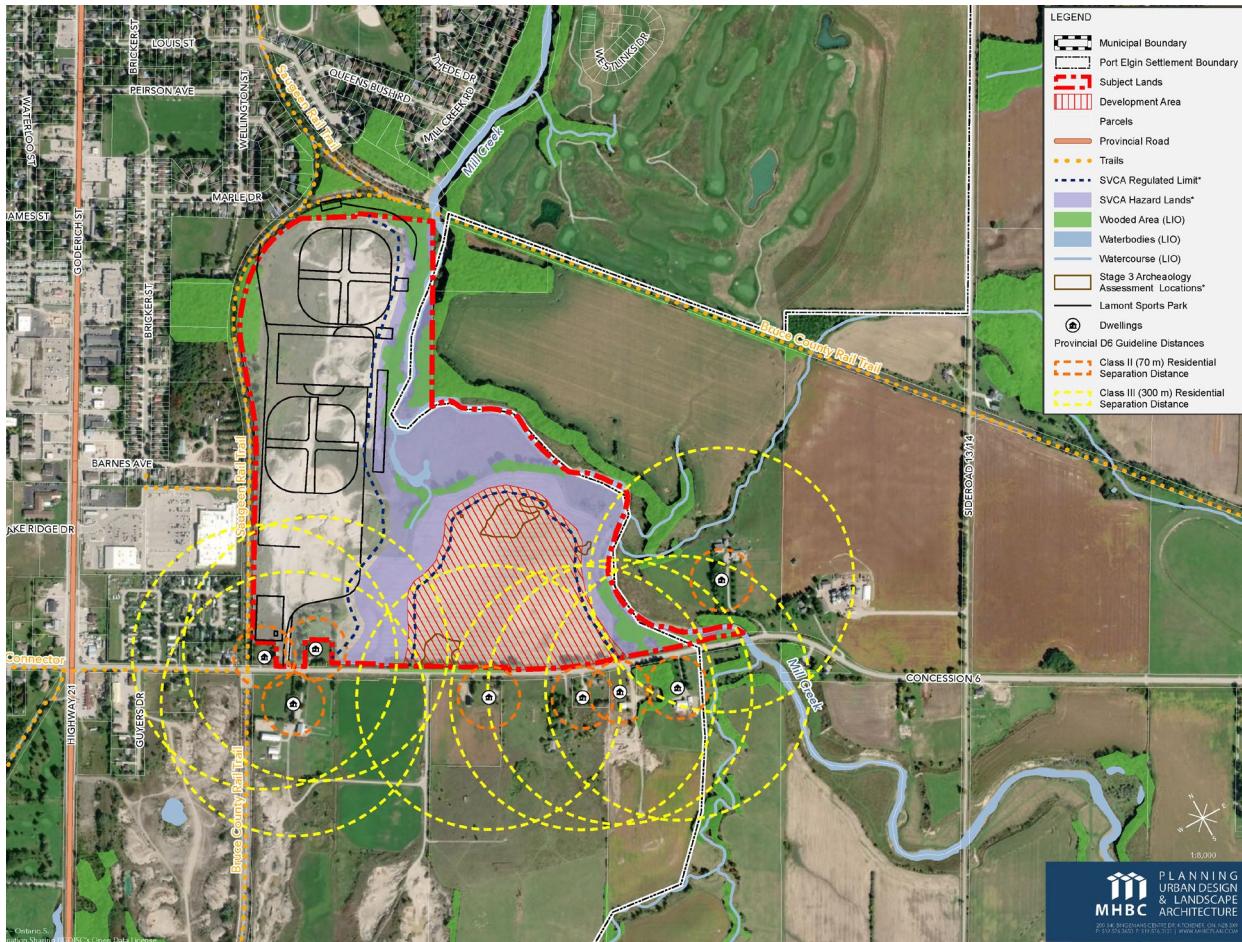


Figure 5: Potential constraints (source: MHBC)

As shown, there are a number of factors required to be taken into account, including:

- **SVCA hazard lands:** Hazard lands are associated with the Mill Creek watercourse and related valley lands, and reflect areas identified as such by SVCA. Development is generally not permitted within these areas, and as such has guided the delineation of potential development areas.
- **Wooded areas:** There are nearby wooded areas associated with the adjacent Mill Creek, and some areas of hedgerow located along the frontage of Concession Road 6.

- Sensitive land uses: There are a number of residential uses located along Concession Road 6. These areas require additional consideration as part of the development of potential site concepts and the identification of future land uses. The Province has provided guidelines for locating industrial uses near sensitive land uses, entitled “D-6: Compatibility between Industrial Facilities” (‘D-6 Guidelines’), which are intended to be applied during the land use planning process and minimize future conflict between sensitive land uses and industrial land uses.

The D-6 Guidelines require additional assessment (e.g. noise, vibration, odour) before certain industrial uses are located within close proximity to sensitive land uses. Accordingly, the guidelines differentiate between different Classes of uses. Class I, Class II and Class III facilities are defined as follows:

Class I Industrial Facility

A place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

Class II Industrial Facility

A place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

Class III Industrial Facility

A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

Absent any detailed noise assessment the D-6 Guidelines establish minimum separation distances from sensitive land uses or incompatible developments. The D-6 Guidelines establish a 20-metre, 70-metre and 300-metre separation distance for Class I, II, and III industrial uses, respectively. Further assessment is required to determine if the setbacks can be reduced and determine any specific mitigation measures to abate potential noise impacts.

The rings shown on **Figure 5** above illustrate the separation distances relative to surrounding sensitive lands uses.

- Archaeological areas: Previous archaeological work has been undertaken on the subject lands, and has identified several areas where resources exist requiring additional work to mitigate. Further Stage 3 and in some cases Stage 4 work requiring excavation of areas with resource concentration is required prior to development occurring in these selected areas.

Additional protection of the archaeological resource areas will be required through protective fencing to ensure they are not disturbed through site activities. In addition, the archaeologist who undertook the original work has advised a survey of the archaeological sites will be required, as well as a letter of commitment from the Town of Saugeen Shores, to ensure the areas are protected until such time as additional fieldwork and mitigation is undertaken. Monitoring during site works of adjacent areas will also be required, to ensure no previously un-identified resources are present. It was agreed that the development concept would avoid the archaeological areas at this time.
- Nearby trails and recreation areas: Although not constraints to development, opportunities may exist to connect to trails and the adjacent Lamont Sports Park. This would encourage active transportation by providing potential connection opportunities.

3.0 Concept development

3.1 Staff / agency consultation

In order to assist the project team in determining a suitable form for the potential lotting of the proposed development area, consultation was undertaken with Town staff as well as the SVCA given the proximity of natural heritage features.

Town staff also provided background regarding available municipal services in the nearby areas, and were able to identify the potential for servicing to be extended to the subject lands. Economic Development and Strategic Initiatives staff provided information regarding inquiries staff have been receiving from businesses searching for lands within the municipality. Based on input from the municipality, it was apparent the local market is generally interested in smaller lot sizes, with many inquiries for 1 acre – 2 acre parcels of land. Consultation with Planning and Engineering staff provided information related to design considerations (e.g. road width, emergency access) and planning process, which assisted in arriving at an overall concept.

Consultation with SVCA staff was undertaken in order to obtain preliminary feedback about the overall site development concept. Preliminary concepts were shared with staff, and discussions occurred regarding development area and servicing strategy. Staff were supportive of the overall approach to avoid hazard lands with the proposal, and also the approach to address major stormwater flows through the use of a central stormwater management pond system.

3.2 Design considerations

Based on feedback obtained from municipal and agency staff, as well as project team information related to environmental constraints and potential servicing options, there were a number of pertinent design considerations that the team took into account:

- Smaller lots (in the 1 acre – 2 acre) size range, to offer maximum flexibility for smaller businesses. Small lots could also be consolidated easily if there is interest in larger land holdings from a particular company.

- Avoidance of sensitive environmental areas, such as nearby steep slopes, watercourses, woodlands and wetlands.
- Opportunities to provide pedestrian connections to the adjacent open space, park areas and the established settlement area should be explored and potentially recommended to staff for further development.
- Onsite stormwater management was desired, in order to provide a comprehensive approach to site development and water management.
- Lot-level sanitary services were identified as the likely preferred option to provide wastewater services.
- Municipal water is available nearby and should be utilized instead of private wells.
- Consideration of the type and range of permitted uses relative to surrounding sensitive land uses.
- Accommodating a development pattern that avoids identified archaeological resources.
- A road pattern that provides a direct connection to Concession Road 6 and maximizes the efficient use of the land and ensures the safe circulation of industrial traffic.
- Regular lotting patterns that do not create an inefficient use of land or wasted space.

The above design considerations informed the development of preliminary site concepts, which were then reviewed in more detail with Town staff in order to obtain additional feedback.

3.3 Recommended concept

The preferred site development concept consists of a total of 17 lots, with frontage of most lots on an internal 26.0 m wide street that loops through the property in a u-shaped/crescent pattern, providing two points of access. A stormwater management facility is located in the northwest corner of the site, corresponding to a logical low area in the property. Archaeological areas mentioned previously have been shown as open space blocks, although there is potential those areas could be integrated into the development if additional archaeological assessment were completed with Provincial clearance of the site from any further archaeological concerns. A trail connection is

shown passing through the stormwater management block, so that it may connect to trails and the broader settlement area to the west.

The proposed design contains a mix of lot sizes and configurations, allowing consideration of a broad range of business types and sizes. The proposed lot sizes range in size from 4,226 m² (1.09 ac) to 11,508 m² (2.84 ac) with the majority being less than 5,500 m² (1.40 ac).

Several of the lots are located immediately adjacent to Concession Road 6, and could form the first phase of development given their frontage on the road. Two lots (#10 & #11) are proposed to only obtain access from Concession Road 6, while three lots (#12, #13, #17) could obtain temporary access from the Concession Road, with future access occurring from the internal road. Alternatively, a short section of internal roadway could be constructed as an initial phase then later extended.

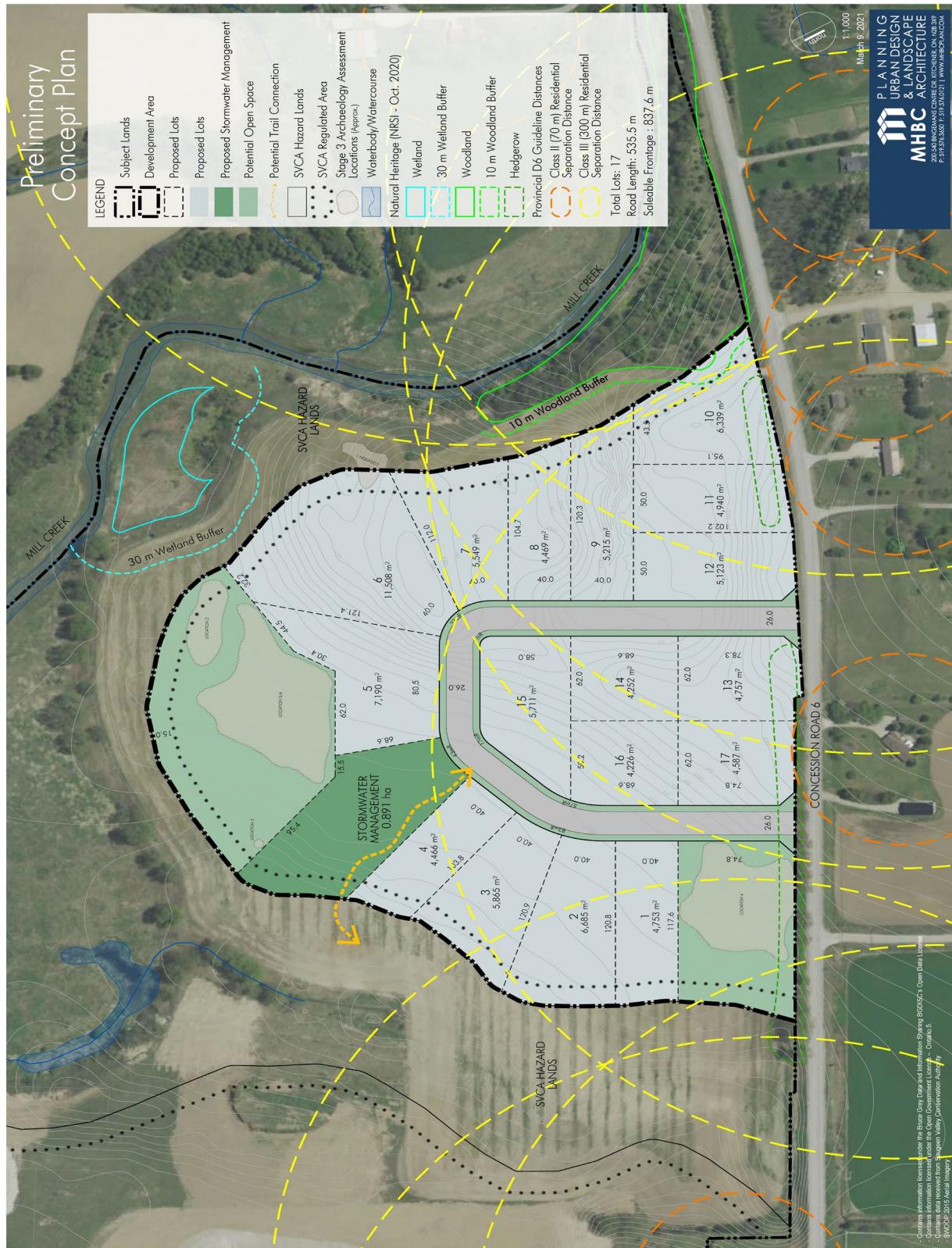


Figure 6: Proposed development concept (source: MHBC)

4.0 Servicing strategy

GM BluePlan has conducted the preparation of an overall servicing strategy for the subject lands. The strategy confirms the lands can be serviced for employment uses in a feasible manner, from a civil engineering perspective. The servicing brief prepared by GM BluePlan is attached as **Appendix B**, with pertinent information summarized below.

4.1 Overall approach

The site is proposed to be serviced through the use of municipal water, currently located approximately 360 metres to the west from the subject lands. Private septic systems are proposed. Stormwater is proposed to be managed through a shared facility located onsite.

GM BluePlan has planned for the potential development of the subject land in phases, with the first phase consisting of the lots closest to Concession Road 6. The first phase of development will require the extension of an existing watermain across the frontage of the site, as well as construction of the proposed stormwater management pond, including temporary drainage and access routes. The potential for a temporary pond was investigated, but determined to be less desirable as it would add to project costs and could complicate future phases.

4.2 Proposed works

The following section provides a high-level review of the proposed site works and servicing components.

Access and roadways: The proposed internal street is proposed to be developed with a rural cross-section on a 26.0 metre right-of-way, with grades from 0.5% to 5.0%. Ditch grades are proposed to match road grades, with stabilization where needed due to sloping. Proposed intersections were reviewed as well, and the potential need for reducing the speed limit to 60 km/h was noted.

Grading and erosion control: There is approximately 11.5 metres of relief across the site, with the potential for additional grading costs due to the rolling topography.

GM BluePlan noted that efforts should be made to minimize alterations to topography while also yielding useable lots and roadways. Most drainage is proposed to be directed to the internal roadway and pond, with some drainage potentially being directed to the rear of the perimeter lots.

Water supply: There is currently no municipal water servicing at the subject lands, although an existing 300 mm diameter watermain (constructed in 2018) is located west of the site. The proposed supply through the subject lands would be looped through the subdivision, with hydrants space according to the Town's standards. Adequate water supply and fire flow appears to be available, but would need to be further reviewed depending on the preferred use as calculations were based on general assumptions on the type of industry.

Sanitary servicing: There is currently no sanitary system across the frontage of the subject lands. Potentially extending the existing sewer located 560 metres west of the site was investigated, although grades and required sloping make the proposal unfeasible. In addition, downstream upgrades may be required. Given the initial investigation, it is proposed to service each lot through private on-site systems. Packaged plants may be acceptable, although details would need to be confirmed through site plan approval. GM BluePlan recommends the Town consider restricting heavy water users to maximize the developable area of each lot (see Section 4.3 below for additional information).

Stormwater management: Through the use of roadside ditches, stormwater will be directed to the proposed onsite pond system. The initial pond size is shown at 0.89 ha (6% of the developable area) as a preliminary size, which will be fully designed and sized through the approval process.

Utilities and lighting: GM BluePlan contacted hydro, telecommunications and gas service providers to confirm availability of services. Services are either available onsite or could be extended from Highway 21 to the subject lands. Regarding lighting, it is recommended street lighting be in conformance with the Town's design standards.

Based on the preliminary work to date, GM BluePlan has determined the site can be serviced to acceptable standards. **Appendix B** includes a preliminary servicing sketch outlining the overall strategy and works.

4.3 Septic system considerations

GM BluePlan undertook additional investigation to determine potential septic system footprints, in order to confirm viability of the proposed lot sizing. Assumptions were made based on three different building and land use scenarios as follows:

<i>Small dry industrial</i> (15 staff 1 loading bay)	calculated flow = 1,275 L/day septic dimensions = 30 m x 20 m
<i>Medium dry industrial</i> (40 staff, 3 loading bays)	calculated flow = 3,450 L/day septic dimensions = 35 m x 45 m
<i>Large dry industrial</i> (100 staff, 6 loading bays)	calculated flow = 8,400 L/day septic dimensions = 68 m x 30 m

The above examples are calculated using Ontario Building Code flow values, a conventional type of septic system, and an infiltration ('T' time) of 50 minutes / cm. It should be noted that based on site characteristics and flow testing, the overall septic footprint may be able to be reduced if infiltration rates are higher. In addition, other types of septic systems are available that could reduce the septic footprint.

While the above are preliminary calculations, they demonstrate that in all but the large industrial uses the proposed lot sizes are more than sufficient to accommodate the use and septic system (assuming a maximum 50% building area and 10% landscaped area per the Zoning By-law). In the case of a large user, a larger lot could be selected or multiple lots could be combined as desired.

4.4 Preliminary cost estimate

GM BluePlan undertook preparation of an 'order of magnitude' cost estimate, for the purposes of providing Town staff with a preliminary overall cost for budgeting purposes. The estimate includes internal site works such as grading, stormwater management, water mains and appurtenances, road works and external servicing costs.

Based on the initial work prepared, the preliminary cost estimate is \$3,407,000.00 (including HST but excluding miscellaneous expenses such as contingencies and mobilization). Costs also exclude the 'soft' costs to obtain the planning approvals and complete the necessary technical reports/plans to support the subdivision approval.

Table 2 below provides the breakdown of costs.

PRELIMINARY CONSTRUCTION COST ESTIMATE - SUMMARY	
GMBP Project No.: 320011	
	TOTAL AMOUNT
Grading and Erosion Control	\$1,300,000.00
Watermain Servicing	\$290,000.00
Road Works	\$550,000.00
Stormwater Management Facility	\$275,000.00
Hydro Servicing	\$80,000.00
Street Lighting	\$110,000.00
External Servicing - Watermain Extension	\$410,000.00
SUBTOTAL	<hr/> \$3,015,000.00
PLUS H.S.T. (13 %)	\$392,000.00
TOTAL CONSTRUCTION ESTIMATE	\$3,407,000.00

Notes:

1. This estimate is **PRELIMINARY** (Class 'D' / Order of Magnitude) only, subject to potentially significant changes.
2. GM BluePlan Engineering Limited does not guarantee the accuracy of this estimate; actual costs may be dependent upon numerous, currently unknown factors (draft plan configuration, final design details, material costs and availability, actual weather and soil conditions, scheduling and staging, contractor competency, etc.)
3. Costs above based on Conceptual Plan by MHBC.
4. This estimate excludes contingencies, mobilization and other miscellaneous costs, costs associated with utility upgrades or expansions, street signs, maintenance during warranty periods, any external road improvements and all associated professional costs.
5. This estimate also excludes individual driveway entrances, culverts, etc. all of which are assumed to be included as part of the Site Plan for each lot.
6. The above may not necessarily be a complete list of all construction items.

Table 2: Preliminary servicing costs, Source: GM BluePlan

5.0 Property valuation

Russ Coultrup from Re/Max Land Exchange Ltd., has undertaken an assessment of recent employment land sales in the Saugeen Shores areas. Based on his research, taking into account the proposed servicing strategy, it has been determined the lands have a value of \$150,000 - \$175,000 / ac (\$37.00 - \$43.00 / m²). The following table illustrates the recommended values per lot, based on the current lotting configuration.

Lot. #	Area (m ²)	Area (ac)	Current value (\$37/m ²)	Current value (\$37/m ²)	Frontage (m)
#1	4,753	1.174	\$175,861	\$204,379	40.0
#2	6,685	1.652	\$247,345	\$287,455	40.0
#3	5,865	1.449	\$217,005	\$252,195	40.0
#4	4,466	1.104	\$165,242	\$192,038	40.0
#5	7,190	1.777	\$266,030	\$309,170	80.5
#6	11,508	2.844	\$425,796	\$494,844	40.0
#7	5,549	1.371	\$205,313	\$238,607	40.0
#8	4,469	1.104	\$165,353	\$192,167	40.0
#9	5,215	1.289	\$192,955	\$224,245	40.0
#10	6,339	1.566	\$234,543	\$272,577	101.5 (Conc. 6)
#11	4,940	1.221	\$182,780	\$212,420	50.0 (Conc. 6)
#12	5,123	1.266	\$189,551	\$220,289	50.0 (Conc. 6)
#13	4,757	1.175	\$176,009	\$204,551	78.3
#14	4,252	1.051	\$157,324	\$182,836	68.6
#15	5,711	1.411	\$211,307	\$245,573	58.0
#16	4,226	1.044	\$156,362	\$181,718	68.6
#17	4,587	1.133	\$169,719	\$197,241	74.8
Total	95,635	23.631	\$3,538,495	\$4,112,305	950.3

Table 3: Preliminary property valuation, Source: MHBC / Re/Max

It should be noted the above calculations do not include the areas of the property that presently contain archaeological resources requiring further study.

Appendix C contains the detailed advice from Re/Max.

6.0 Implementation

Based on the preliminary work conducted to-date, the following is provided to assist the Town of Saugeen Shores regarding implementation of the proposed development.

6.1 Lot division guidance

It is recommended that the Town of Saugeen Shores initiate work to set out the development plan for the parcel of land. This could be undertaken through Draft Plan of Subdivision, Consent, or Part Lot Control processes, depending on the timing and form of development. The project team's understanding is that Town staff are consulting with their solicitor to determine the recommended approach for lot creation and road dedication. The development should follow the general layout and lot pattern of the preliminary concept developed by MHBC, with input from the study team and agency staff.

The size of the stormwater management pond should be confirmed through a more detailed functional servicing investigation and preliminary stormwater management report undertaken by a civil engineering firm, as well as grading and servicing design. This work may result in refinement of the development concept.

Consideration should be given to further investigating the archaeological resource areas, so that they can be cleared for future development. In particular, the location closest to Concession Road 6 would be particularly desirable for business use. For the purposes of the development plan, it is recommended these areas be placed in separate blocks that will be 'held' pending resolution of archaeological concerns. There will be a requirement to fence the resource areas in the interim and protect them from ground disturbance until mitigation is complete. Once the sites are cleared from an archaeological resource perspective, the Town could proceed to convey the lands for development. When designing the final development plan, consideration should be given to providing street frontage to the block of land behind Lots 5 and 6, in order to accommodate the future development of the lands affected by the archaeological areas.

Regarding potential noise impacts, it is recommended that a preliminary noise assessment be undertaken, and applicable conditions incorporated into the approval as necessary. Conditions would likely speak to the need for further noise assessment as a

condition of site plan approval, once the specific use is determined. Alternatively, a Holding (H) zone could be utilized as discussed below. Either option will ensure that any further noise study and mitigation are properly addressed as the site-specific development for each lot is finalized.

6.2 OPA / ZBA application guidance

6.2.1 Official Plan

It is recommended the Official Plan amendment application include re-designating the development area of the subject lands to 'Employment', in recognition of the proposed use of the land. The stormwater management pond should be designated as 'Parks and Open Space', with the sizing to be confirmed through the subdivision design and preparation of preliminary stormwater management report. Areas of the subject lands outside the development area should be designated as 'Environmental Hazard' and 'Open Space' as applicable, taking into account the most recent environmental mapping.

6.2.2 Zoning By-law

Regarding zoning, it is recommended the proposed amendment include re-zoning the development area of the subject lands to 'Light Industrial – LI'. The standard zone regulations (attached as **Appendix E**) appear to be appropriate for the site, although special regulations are recommended as applicable to address potential noise impact considerations and onsite archaeological resources.

The LI zone requires a minimum 10% landscaped open space to be provided onsite. In discussions with Town staff, there is a desire to ensure adequate landscaping is provided, irrespective of space provided for a septic system. As such, it is recommended the Zoning By-law contain regulations which require a minimum 10% landscaped area over and above the lot area dedicated to a septic system. The following wording is suggested:

"Notwithstanding the regulations of the Light Industrial - LI zone, on lands zoned 'L1-__', the required 10% minimum landscaped open space shall not include areas of the property utilized for the purposes of a private sewage disposal system."

Noise impact considerations

As noted earlier in this report, portions of the subject lands are located within proximity to sensitive land uses, which may require specific site mitigation as the lots are developed. The Class II industry separation distance is 70 metres, which does not

impact any lots; whereas the Class III industry separation distance impacts much of the site. **Figure 7** on the following page has superimposed the broader 300-metre Class III separation distance on the development concept, to illustrate areas of the site not subject to further noise considerations.

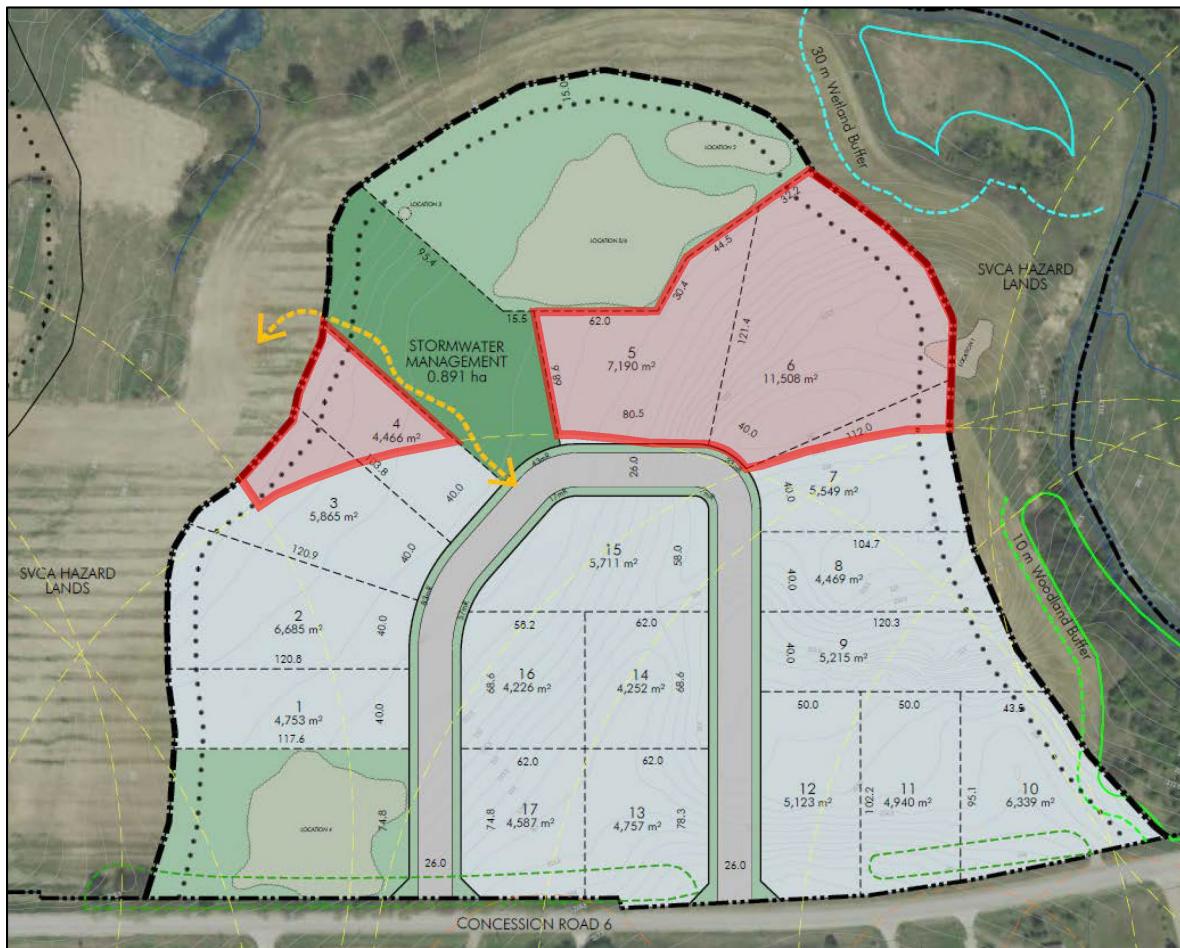


Figure 7: Site concept with D-6 noise separation distances depicted (source: MHBC)

As an alternative to conditions incorporated through the Draft Plan or Consent process as noted in Section 6.1, the Zoning By-law amendment could include provision for consideration of requiring a further noise study for certain uses on the lots located closer than 300 metres from sensitive receptors. This can be achieved through a site-specific Holding (H) provision, along with specific regulations including language which requires adequate demonstration of mitigation to acceptable levels of noise and vibration impacts associated with Class III industrial uses. Suggested wording for the (H) zone is as follows:

"That Class III Industrial Facilities proposed within the area zoned as 'LI-__(H)', as defined as "A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products,

large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.", not be permitted without adequate demonstration of mitigation to acceptable levels of noise and vibration impacts associated with such use."

Either the zoning approach or approval condition approach will provide for the necessary study and oversight related to potential noise impacts.

Archaeological site considerations

The areas of the site containing archaeological resources will be required to have a Holding (H) zone applied, which requires successful mitigation of archaeological potential prior to the (H) being removed. Suggested wording is as follows:

"Prior to any ground disturbance within the archaeological resource areas identified as 'L1-__(H), further Stage 3 (and potentially Stage 4) archaeological investigation is required in accordance with the recommendations contained within the reports undertaken on behalf of the Town of Saugeen Shores. Clearance from the Ministry of Heritage, Tourism, Sport and Culture Industries and implementation of applicable mitigation will be required to release the (H)."

In addition, draft approval conditions (should the Plan of Subdivision process be followed) or consent conditions could be imposed to restrict development of these lands until Ministry clearance is obtained.

Permitted uses

The planned function of the employment lands will be to provide for a wide range of uses to support the economy of the Town. As such, it may be desirable to expand permitted uses to include those not traditionally found within industrial areas through the implementation of site specific zoning regulations. Suggested uses to consider include more business park-type uses such as: conference centres; education / skills development facilities; research and development facilities; computer, electronic, data processing or server centres, biotechnological establishments, and contractor's yards.

6.3 Next steps

In order to advance the approval of and construction of the proposed development, it is recommended the Town of Saugeen Shores undertake the following:

- 1) Bring forward the applicable capital budget items to undertake design and construction of the applicable municipal servicing of the property as part of 2021 / 2022 municipal budget. This would include both onsite design and services within the Concession Road 6 roadway.
- 2) Engage a project team to provide the necessary expertise and support for *Planning Act* applications, so that applications can be advanced while servicing is being developed. The project team should include the following:
 - **civil engineering** (site servicing, grading / erosion control, SWM design)
 - **geotechnical investigation** (to confirm soil conditions and provide recommendations for earthmoving, trenching, dewatering, building foundation support, pipe bedding, pavement design)
 - **scoped environmental assessment** (to build on preliminary NRSI work)
 - **acoustic assessment** (to provide preliminary high-level guidance and input on appropriate wording for conditions)
 - **archaeology** (to provide direction on protecting archaeological resources until such time as further fieldwork and mitigation is completed)
 - **land use planning** (development plan preparation, zoning / official plan amendments, planning justification report)
- 3) Engage civil engineering firm to undertake design of the applicable servicing work within the roadway, followed by preparing a tender package to undertake required servicing work.
- 4) Prepare and submit *Planning Act* applications, to ensure the subject lands are able to be brought online quickly.

Regarding overall timing, the Town should plan for approximately 4-6 months to undertake the necessary work to support the final development concept and Official Plan / Zoning By-law amendment processes, followed by an approximate 6-month approvals and plan registration or consent process. This would align well with timing to construct required servicing infrastructure such that the lots could be available for building permits in mid-2022 (assuming initiation of the project in April 2021).

7.0 Summary

The development of the subject lands for employment uses represents an exciting opportunity for the Town of Saugeen Shores, and is important to the future growth of the municipality.

Preliminary work undertaken by the project team has reviewed potential constraints to development and recommended an overall development strategy for the parcel of land. Preliminary recommended lotting and site layout has been developed by the project team, and is presented for consideration by the Town of Saugeen Shores.

The total preliminary construction cost prepared by GM BluePlan \$3,012,000 (excluding HST and miscellaneous expenses such as contingencies and mobilization).

An assessment of potential future value was undertaken by Re/Max, who determined the present value of the lots is \$150,000 - \$175,000 / ac (\$37.00 - \$43.00 / m²). Based on a preliminary development area as outlined in the concept plan, this translates to a value of \$3,538,495 - \$4,112,305.

Based on our review, it is determined the property can be developed in a sustainable manner and to acceptable civil engineering standards.

Appendix A

NRSI environmental background



October 8, 2020

#2465

Pierre Chauvin, Nick Bogaert
MHBC
540 Bingemans Centre Drive,
Kitchener, ON N2B 3X9

Dear Mr. Chauvin and Mr. Bogaert,

**RE: Saugeen Shores Employment Lands
Existing Conditions and Constraints Analysis**

Introduction

The Town of Saugeen Shores has retained the team of MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC), GM BluePlan, and Natural Resource Solutions Inc. (NRSI) to develop a site plan and appraisal for 40 acres of municipally owned developable employment lands located at 300 Concession 6, in the community of Port Elgin, Town of Saugeen Shores. NRSI's role within this team is to provide recommendations that protect significant environmental features within the subject lands. The following letter describes the existing conditions on and adjacent to the proposed development lands, provides an analysis of constraints for the proposed development, and recommends mitigation measures for any potential impacts.

The subject lands are located within the Saugeen River Watershed, which falls under jurisdiction of the Saugeen Valley Conservation Authority (SVCA). SVCA Regulated Areas associated with the floodplain and hazard lands around Mill Creek overlap the subject lands (Map 1). The Town of Saugeen Shores Official Plan (2014) has designated lands approximately 50m from Mill Creek as Environmental Hazard.

Methods

Existing natural heritage information was gathered and reviewed to identify key natural heritage features and species that are reported from, or have the potential to occur within the study area. Background information on the natural features within the study area was gathered from the following sources:

- Saugeen Valley Conservation Authority (SVCA)
- Natural Heritage Information Centre (NHIC) database (MNRF 2020a)
- Land Information Ontario (LIO) Make A Map: Natural Heritage Areas (MNRF 2020b)

NRSI completed a site investigation on September 25, 2020 to gain an understanding of the existing conditions on and adjacent to the proposed development lands. This site investigation included mapping of vegetation communities in accordance with the Ecological Land Classification (ELC) system (Lee et al. 1998) and the identification of any Species at Risk (SAR). The limits of the field investigation are shown on Map 1. Any wildlife observed during this site investigation were recorded. This included direct observations of individuals, as well as signs of wildlife presence (i.e. tracks, scats, dens, nests, etc.).

Ecological Land Classification (ELC)

Vegetation community delineation was completed using aerial photography and observations made during the field investigation. Vegetation communities were delineated according to the standard ELC system for southern Ontario (Lee et al. 1998). Details of vegetation communities were recorded including species composition, dominance, uncommon species or features, and evidence of human impact. All observed vascular flora were recorded during the field survey on September 25, 2020.

Existing Conditions

Vegetation

The majority of the investigation area is comprised of an active agricultural field, which at the time of the field investigation consisted of a harvested wheat field. Bordering the agricultural field are hedgerows, mixed forest, cultural woodland, and cultural meadow. A fairly large valley slopes down adjacent to the agricultural field to the floodplain. A summary of ELC vegetation communities identified within the limits of investigation and adjacent lands is provided in Table 1. A complete list of species observed is provided in Appendix I. Vegetation communities are shown on Map 1. The woodland and wetland boundaries were not surveyed.

Table 1. Vegetation Communities

ELC Ecosite Type	ELC Description	Environmental Characteristics
Cultural		
CUM	Cultural Meadow	<p>This open meadow community dominates the floodplain and valley slopes along Mill Creek. The meadow is predominately a fresh-moist community, given its location adjacent to the watercourse and exposure to flood events. The meadow is dominated by Smooth Brome (<i>Bromus inermis</i>), Reed Canary Grass (<i>Phalaris arundinacea</i>), and Goldenrod species. Several other vegetation communities are included within the meadow as inclusions, such as Cultural Woodland and Cattail Marsh (see below).</p> <p>A row of mature Sugar Maple (<i>Acer saccharum</i>) border the valley slope at the north end of the agricultural field.</p> <p>On the west side, a swale runs through the meadow. Although there is a depression within the meadow, there is no such depression or any sign of water flow path within the agricultural field upstream (south) of the meadow. Whereas grasses dominate the cultural meadow in most areas, the swale has a greater diversity of common forbs.</p> <p><u>Canopy:</u> n/a <u>Sub-canopy:</u> n/a <u>Understorey:</u> Riverbank Grape (<i>Vitis riparia</i>), Staghorn Sumac (<i>Rhus typhina</i>), Allegheny Blackberry (<i>Rubus allegheniensis</i>) <u>Groundcover:</u> Smooth Brome, Reed Canary Grass, Goldenrod (<i>Solidago altissima</i>, <i>S. canadensis</i>)</p>
Forest		
FOM	Mixed Forest	<p>This community is present on the north side of Mill Creek.</p> <p><u>Canopy:</u> Eastern White Cedar (<i>Thuja occidentalis</i>), Sugar Maple, Ash species (<i>Fraxinus</i> sp.), American Basswood</p>

FOM7-2	Fresh-Moist White Cedar – Hardwood Mixed Forest Type	<p>This valley slope forest community is mid-aged, dominated by Eastern White Cedar and a variety of hardwood species.</p> <p><u>Canopy</u>: Eastern White Cedar, Green Ash (<i>Fraxinus pennsylvanica</i>), Trembling Aspen (<i>Populus tremuloides</i>), American Basswood</p> <p><u>Sub-canopy</u>: Eastern White Cedar, Green Ash, Scots Pine (<i>Pinus sylvestris</i>), Trembling Aspen</p> <p><u>Understorey</u>: Raspberry (<i>Rubus</i> spp.), Staghorn Sumac</p> <p><u>Groundcover</u>: Reed Canary Grass, Tall Goldenrod (<i>Solidago altissima</i>)</p>
Inclusions		
CUW	Cultural Woodland	<p>Two Cultural Woodland inclusions are present within the limits of investigation. They are inclusions within the larger Cultural Meadow community. The Woodlands are small treed stands, comprised of a variety of species as listed below.</p> <p><u>Canopy</u>: Sugar Maple, Black Walnut (<i>Juglans nigra</i>), Trembling Aspen, American Elm (<i>Ulmus americana</i>)</p> <p><u>Sub-canopy</u>: Black Walnut, White Cedar</p> <p><u>Understorey</u>: European Buckthorn (<i>Rhamnus cathartica</i>), Alternate-leaved Dogwood (<i>Cornus alternifolia</i>)</p> <p><u>Groundcover</u>: Large-leaved Aster (<i>Eurybia macrophylla</i>), Grasses, forbs</p>
MAM	Cattail Meadow Marsh	<p>This wetland inclusion is located on the floodplain, surrounded by Cultural Meadow.</p> <p><u>Canopy</u>: n/a</p> <p><u>Sub-canopy</u>: n/a</p> <p><u>Understorey</u>: Willow species (<i>Salix</i> spp.), Eastern White Cedar</p> <p><u>Groundcover</u>: Broad-leaved Cattail (<i>Typha latifolia</i>), European Reed (<i>Phragmites australis</i> ssp. <i>australis</i>), Spotted Joe Pye (<i>Eutrochium maculatum</i>), New England Aster (<i>Sympyotrichum novae-angliae</i>)</p>
Other		
H	Hedgerow	<p>Two hedgerows are located along the side of Concession 6 within the subject lands. One hedgerow is comprised of mature Sugar Maples. The other is dominated by Eastern Cottonwood. European Buckthorn is located in both.</p>

One regionally rare species, Black Raspberry, was observed in the FOM7-2 community. This species is common throughout Ontario and is ranked S5. Dwarf Lake Iris (*Iris lacustris*), a SAR plant that grows on sand or thin soil over limestone gravel or bedrock, was reported by NHIC within the square 17MK6818 that overlaps with the subject lands. This species was not observed by NRSI within the limits of investigation. No SAR plants were observed on the subject lands within the limits of investigation.

Hazard Lands and Regulated Area extend south across Concession 6 along the west end of the agricultural field. This area was investigated to see if there was any indication of water flow or drainage. Air photos indicate a drainage path from Concession 6 to a swale within the Cultural Meadow (CUM), however no obvious signs of drainage were observed on site. There was no swale or any noticeable area of waterflow; the field had been entirely cropped. A culvert could not be found under Concession 6 from either side of the road.

Wildlife

A variety of wildlife species were observed during the field investigation, as listed in Table 2.

Table 2. Wildlife Species Observed

Common Name	Scientific Name	Observation
Birds		
American Crow	<i>Corvus brachyrhynchos</i>	observed
American Goldfinch	<i>Spinus tristis</i>	observed
Black-capped Chickadee	<i>Poecile atricapillus</i>	observed
Blue Jay	<i>Cyanocitta cristata</i>	observed
Gray Catbird	<i>Dumetella carolinensis</i>	observed
Ring-billed Gull	<i>Larus delawarensis</i>	observed
Sparrow sp.	<i>Passeridae</i> sp.	observed
Turkey Vulture	<i>Cathartes aura</i>	observed
White-breasted Nuthatch	<i>Sitta carolinensis</i>	observed
Butterflies		
Cabbage White	<i>Pieris rapae</i>	observed
Monarch	<i>Danaus plexippus</i>	observed
Mammals		
Coyote	<i>Canis latrans</i>	tracks
Eastern Gray Squirrel	<i>Sciurus carolinensis</i>	observed
Meadow Vole	<i>Microtus pennsylvanicus</i>	observed
White-tailed Deer	<i>Odocoileus virginianus</i>	tracks

Monarch (*Danaus plexippus*) is listed as a species of Special Concern in Ontario and Endangered in Canada. A Monarch butterfly was observed within the floodplain meadow. Common Milkweed (*Asclepias syriaca*), the larval foodplant for Monarch, was found scattered throughout the meadow (CUM) communities. Bank Swallow (*Riparia riparia*) a SAR bird that burrows in vertical faces in silt and sand deposits, was reported by NHIC within the squares 1MK6818 and 1MK6918 that overlap the subject lands. Given the time of the field investigation, this species was not observed by NRSI. Suitable habitat for this species was not found within the limits of field investigation. Bat habitat may be present within the woodland communities and hedgerows, including habitat for SAR bats. A number of trees exhibiting potentially suitable cavities for bats were observed within the limits of investigation, including within the hedgerow along Concession 6.

Proposed Development

The lands within the Development Boundary Area (Map 1) are to be divided into numerous lots proposed for employment land uses, as shown on the drawing attached in Appendix II. Each lot will be approximately 1ha in area. A stormwater management block is proposed to provide quantity and quality control. Several open space lots are proposed due to archeological constraints. The limit of development coincides with the SVCA Hazard Lands limit. The limit of development currently overlaps the SVCA Regulated Area by 5m.

Constraints and Recommended Buffers

Proposed development within the SVCA Regulated Area requires a permit from the SVCA. Natural heritage features within the subject lands require protection. A 10m buffer is recommended from the natural woodland community (FOM7-2), and a 30m buffer is recommended from the wetland community (MAM). No development or site alteration is to occur within these buffers. The recommended buffers are shown on Map 1.

Impact Assessment

Direct impacts from the proposed development are limited to the removal of some individual trees from the hedgerow adjacent to Concession 6. Direct impact may also stem from the stormwater outlet, the details of which are not known at this time. Impacts from the stormwater outlet will be addressed once those details become available.

Natural Features

The proposed development does not encroach on any natural features. It is recommended that the development area boundary be adjusted to avoid the 10m buffer from the woodland boundary. The development area is already well outside the recommended 30m buffer from the wetland boundary.

It is also suggested that the eastern site access road be moved to the gap in the hedgerow, to avoid tree removal, if possible.

It is recommended that the stormwater management plan consider water balance as it relates to the surrounding natural features so as to not create any negative impacts. Changes to infiltration and runoff should be considered in the context of the surrounding wetland and waterbody's ability to withstand the proposed changes. In general, infiltration values should be maintained or increased if possible. Any runoff should have quality control measures and flow control. Opportunities for Low Impact Development (LID) should be explored.

Planting of native species surrounding the development area is recommended to provide environmental benefits including creation of wildlife habitat and climate change mitigation. A restoration plan should be created for these lands that provides a mix of habitats, which may be achieved through the planting of trees, shrubs, and a native seed mix.

An erosion and sediment control plan is recommended. The following general recommendations should be followed to mitigate any potential impacts from sediment and erosion:

- Prior to any construction, silt fencing should be erected at the limit of grading to project adjacent natural areas from migration of sediment in overland flow. This silt fencing must be maintained in excellent working order for the duration of construction. It should be removed from site following construction.
- Sediment control fencing should be installed around any topsoil stockpiles and catchbasins during construction.
- All materials and equipment used for the purpose of site preparation and project completion should be operated and stored in a manner that prevents any deleterious materials from leaving the site.
- All erosion control measures are to be inspected and monitored, and repairs are to be completed as required.

All development, including site grading, must be confined to the development boundary limits.

The outer development boundary should be fenced to keep garbage and debris from being dumped or blown into natural areas.

A walking trail may be considered outside of the development boundary. It is recommended that the trail be aligned closer to the development than to the natural features. Impacts from any proposed trail may need further review to ensure no native impacts.

Wildlife

Impacts to wildlife species are not anticipated. There are no impacts to grassland birds anticipated, as the agricultural field is actively ploughed and was cropped with wheat in 2020. To avoid SAR grassland birds from occupying the area, the land should continue to be farmed with row crops until development. Hay fields, fallow fields, and pasture may attract SAR such as Bobolink (*Dolichonyx oryzivorus*) and Eastern Meadowlark (*Sturnella magna*). As there are no structures within the area to be developed or the adjacent lands, there are no Barn Swallows (*Hirundo rustica*) or their nests that need to be considered. No vertical banks were observed that might provide habitat for Bank Swallow.

According to the Canadian Wildlife Service (CWS 2018), the core breeding period for migratory birds in southwestern Ontario is between April 1 and August 31 (CWS 2018). The Migratory Birds Convention Act (MBCA) protects migratory birds, their eggs and nests from being harmed or destroyed. During this period the CWS recommends that no clearing of vegetation occur within bird nesting habitats. If the agricultural lands are allowed to go fallow, birds may nest on the ground. In such cases, land should not be cleared until outside of the breeding bird season (April 1-August 31), in accordance with the MBCA. If land clearing is required during this time, a nest search is required by a qualified biologist within 48 hours. Any migratory bird nests have to be protected with an appropriate buffer until fledging is complete.

Removal of any trees from the hedgerow at Concession 6 must be cut between October 1 and March 31 in order to avoid impact to migratory birds and SAR bats, in accordance with the MBCA and the Endangered Species Act.

Habitat for Monarch will not be impacted since areas of cultural meadow will not be removed for the proposed development. It is recommended that Milkweed, Asters, and Goldenrod be seeded within the restoration area to create additional habitat for Monarch.

Artificial lighting has the potential to impact wildlife within the surrounding natural features. It is recommended that any lighting associated with the construction of the proposed development, and with street or building lighting, be directed downward and not towards the natural areas.

Building design practices should also be considered that reduce window strikes for birds.

Summary

As the proposed building lots are set back from the natural features, there is very little chance for negative impact to the natural environment. Two modifications to the development area are recommended to avoid impact:

- Adjust the development area boundary on the east side to stay outside the recommended 10m buffer from the woodland.
- Move the easterly site access to the gap in the hedgerow to avoid having to remove mature Sugar Maple.

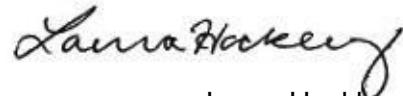
Mitigation measures are recommended for the development of the site to avoid negative impact. Further environmental review may be needed once details on the stormwater outlet location are known, as well as if a trail is planned for within close proximity of any natural heritage features.

Should you have any questions or comments regarding this letter, please do not hesitate to contact the undersigned.

Sincerely,
Natural Resource Solutions Inc.



Katharina Richter
Senior Terrestrial and Wetland Biologist

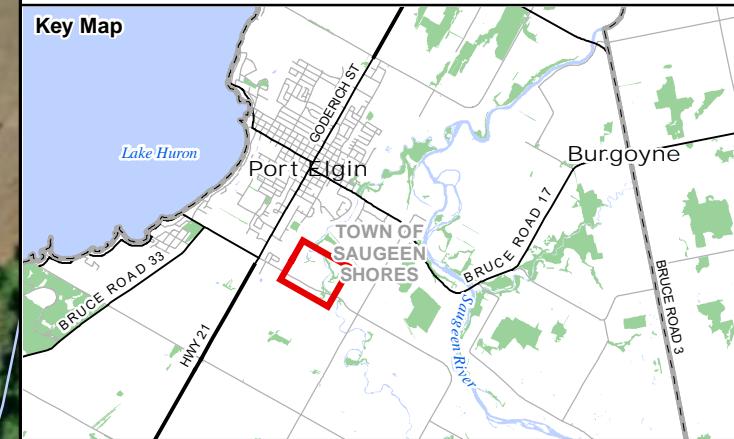
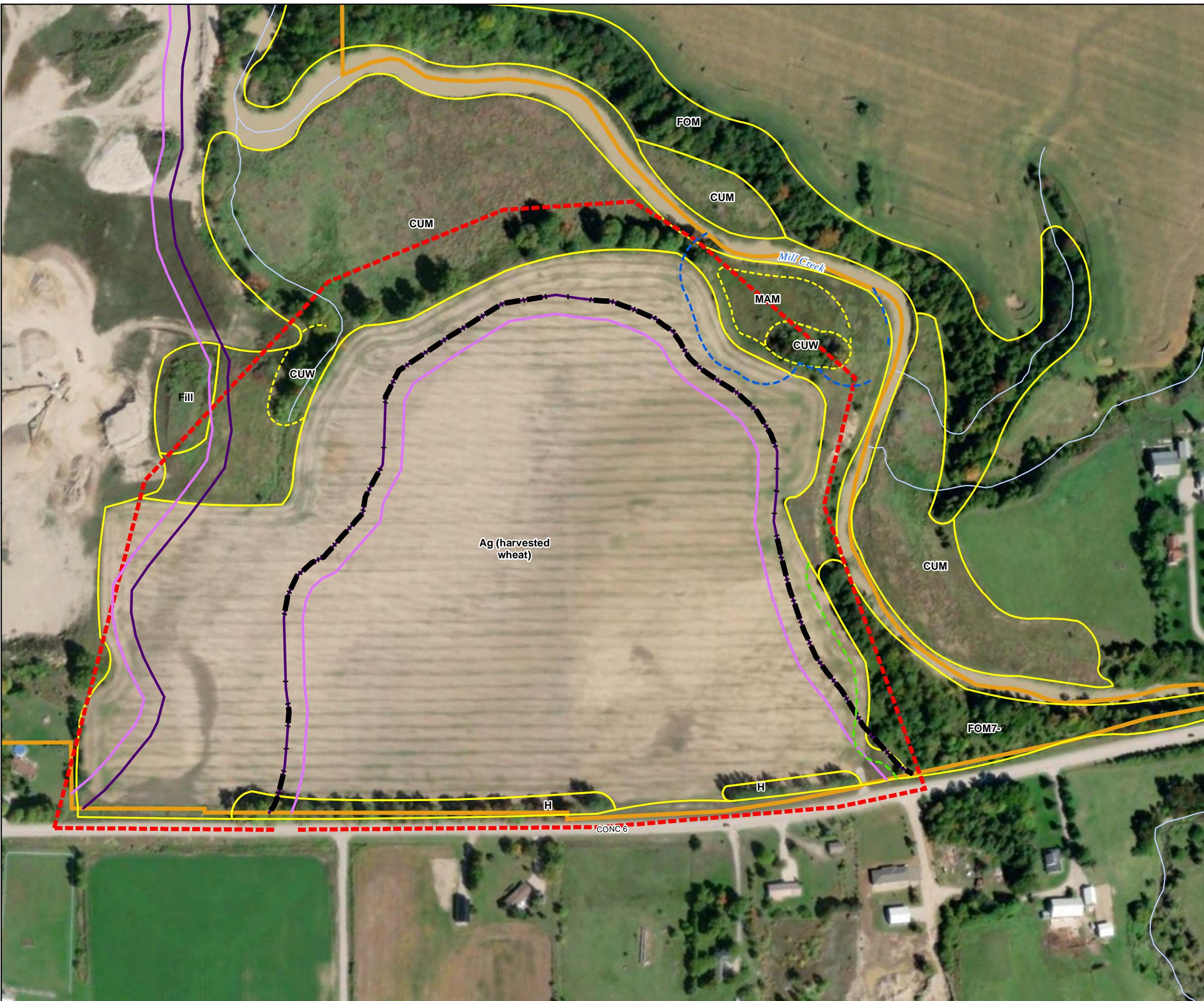


Laura Hockley
GIS Specialist & Environmental Analyst

MAPS

Saugeen Shores Employment Lands

Existing Conditions



Legend

- Limits of Field Investigation
- Subject Lands
- Development Area Boundary
- SVCA Regulated Area (approx.)
- SVCA Hazard Lands (approx.)
- 30m Wetland Buffer
- 10m Dripline Buffer
- Permanent Watercourse
- Ecological Land Classification (ELC)
- (Ag) Agriculture
- (CUM) Cultural Meadow
- (FOM) Mixed Forest
- (FOM7-2) Fresh-Moist White Cedar - Hardwood Mixed Forest Type
- (H) Hedgerow
- ELC Inclusion
- (CUW) Cultural Woodland
- (MAM) Cattail Meadow Marsh

 **NATURAL RESOURCE SOLUTIONS INC.**
Aquatic, Terrestrial and Wetland Biologists

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Project: 2465	NAD83 - UTM Zone 17
Date: October 8, 2020	Size: 11x17"
	1:3,000

0 50 100 150 Metres

Appendix I
Species Observed within the Limits of Investigation

Appendix I

Plant Species Reported from the Study Area - Saugeen Shores Employment Lands (Project #2465)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	Bruce County South	NHIC Data*	NRSI Observed
		MNRF 2020a	MNRF 2020a	Government of Canada 2019	Government of Canada 2019	Government of Canada 2019	OSFN 2010	MNRF 2019b	
Gymnosperms	Conifers								
Cupressaceae	Cypress Family								
<i>Thuja occidentalis</i>	Eastern White Cedar	S5					X		X
Pinaceae	Pine Family								
<i>Picea abies</i>	Norway Spruce	SE3							X
<i>Pinus sylvestris</i>	Scots Pine	SE5							X
Dicotyledons	Dicots								
Aceraceae	Maple Family								
<i>Acer negundo</i>	Manitoba Maple	S5					X		X
<i>Acer saccharum</i>	Sugar Maple	S5					X		X
Anacardiaceae	Sumac or Cashew Family								
<i>Rhus typhina</i>	Staghorn Sumac	S5					X		X
Apiaceae	Carrot or Parsley Family								
<i>Daucus carota</i>	Wild Carrot	SE5							X
Asclepiadaceae	Milkweed Family								
<i>Asclepias syriaca</i>	Common Milkweed	S5					X		X
Asteraceae	Composite or Aster Family								
<i>Ambrosia artemisiifolia</i>	Common Ragweed	S5					X		X
<i>Arctium lappa</i>	Great Burdock	SE5							X
<i>Arctium minus</i>	Common Burdock	SE5							X
<i>Centaurea jacea</i>	Brown Knapweed	SE5							X
<i>Cirsium arvense</i>	Creeping Thistle	SE5							X
<i>Cirsium vulgare</i>	Bull Thistle	SE5							X
<i>Erigeron canadensis</i>	Canada Horseweed	S5					X		X
<i>Erigeron hyssopifolius</i>	Daisy Fleabane	S5							X
<i>Eurybia macrophylla</i>	Large-leaved Aster	S5					X		X
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	S5					X		X
<i>Eutrochium maculatum</i>	Spotted Joe Pye Weed	S5					X		X
<i>Solidago altissima</i>	Tall Goldenrod	S5							X
<i>Solidago canadensis</i>	Canada Goldenrod	S5					X		X
<i>Solidago nemoralis</i>	Gray-stemmed Goldenrod	S5							X
<i>Sympyotrichum cordifolium</i>	Heart-leaved Aster	S5					X		X
<i>Sympyotrichum lateriflorum</i>	Calico Aster	S5							X
<i>Sympyotrichum novae-angliae</i>	New England Aster	S5					X		X
<i>Sympyotrichum pilosum</i>	Old Field Aster	S5							X
<i>Taraxacum officinale</i>	Common Dandelion	SE5							X
<i>Tussilago farfara</i>	Colt's-foot	SE5							X
Betulaceae	Birch Family								
<i>Betula alleghaniensis</i>	Yellow Birch	S5					X		X
Brassicaceae	Mustard Family								
<i>Capsella bursa-pastoris</i>	Common Shepherd's Purse	SE5							X
Caryophyllaceae	Pink Family								
<i>Silene vulgaris</i>	Bladder Campion	SE5							X
Cornaceae	Dogwood Family								
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	S5					X		X
<i>Cornus sericea</i>	Red-osier Dogwood	S5					X		X
Dipsacaceae	Teasel Family								
<i>Dipsacus fullonum</i>	Common Teasel	SE5							X
Elaeagnaceae	Oleaster Family								
<i>Elaeagnus umbellata</i>	Autumn Olive	SE3							X
Fabaceae	Pea Family								
<i>Lotus corniculatus</i>	Garden Bird's-foot Trefoil	SE5							X
<i>Vicia cracca</i>	Tufted Vetch	SE5							X

LEGEND

Provincial Ranks

SRANK		
S3	Vulnerable	Vulnerable in the province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors that make it vulnerable to extirpation.
S4	Apparently Secure	Uncommon but not rare; some cause for long-term concern due to declines or other factors.
S5	Secure	Common, widespread, and abundant in the province.
S#?	Uncertain Rank	Denotes inexact or uncertain numeric rank.
SARO		
SC	Special Concern	A species that may become threatened or endangered due to a combination of biological characteristics and identified threats.
Federal Ranks		
COSEWIC and SARA		
SC	Special Concern	A species that may become threatened or endangered due to a combination of biological characteristics and identified threats.

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	Bruce County South	NHIC Data*	NRSI Observed
Fagaceae	Beech Family								
<i>Fagus grandifolia</i>	American Beech	S4					X		X
Juglandaceae	Walnut Family								
<i>Juglans nigra</i>	Black Walnut	S4?					X		X
Lamiaceae	Mint Family								
<i>Lycopus americanus</i>	American Water-horehound	S5					X		X
Malvaceae	Mallow Family								
<i>Abutilon theophrasti</i>	Velvetleaf	SE5							X
Oleaceae	Olive Family								
<i>Fraxinus americana</i>	White Ash	S4					X		X
<i>Fraxinus pennsylvanica</i>	Green Ash	S4					X		X
Onagraceae	Evening-primrose Family								
<i>Epilobium hirsutum</i>	Hairy Willowherb	SE5							X
Polygonaceae	Smartweed Family								
<i>Rumex crispus</i>	Curly Dock	SE5							X
Rhamnaceae	Buckthorn Family								
<i>Rhamnus cathartica</i>	Common Buckthorn	SE5							X
Rosaceae	Rose Family								
<i>Crataegus sp.</i>	Hawthorn sp.								X
<i>Fragaria virginiana</i>	Wild Strawberry	S5							X
<i>Malus coronaria</i>	Sweet Crabapple	S4							X
<i>Malus pumila</i>	Common Apple	SE4							X
<i>Prunus avium</i>	Sweet Cherry	SE4							X
<i>Prunus virginiana</i>	Choke Cherry	S5							X
<i>Rubus allegheniensis</i>	Allegheny Blackberry	S5							X
<i>Rubus idaeus</i>	Common Red Raspberry	S5							X
<i>Rubus occidentalis</i>	Black Raspberry	S5					R		X
Salicaceae	Willow Family								
<i>Populus balsamifera</i>	Balsam Poplar	S5					X		X
<i>Populus deltoides</i>	Eastern Cottonwood	S5					X		X
<i>Populus tremuloides</i>	Trembling Aspen	S5					X		X
Scrophulariaceae	Figwort Family								
<i>Linaria vulgaris</i>	Butter-and-eggs	SE5							X
<i>Verbascum thapsus</i>	Common Mullein	SE5							X
Solanaceae	Nightshade Family								
<i>Solanum dulcamara</i>	Bittersweet Nightshade	SE5							X
Tiliaceae	Linden Family								
<i>Tilia americana</i>	American Basswood	S5					X		X
Ulmaceae	Elm Family								
<i>Ulmus americana</i>	American Elm	S5					X		X
Vitaceae	Grape Family								
<i>Vitis riparia</i>	Riverbank Grape	S5					X		X
Iridaceae	Iris Family								
<i>Iris lacustris</i>	Dwarf Lake Iris	S3	SC	SC	Special Concern	Schedule 1	X	X	
Poaceae	Grass Family								
<i>Agrostis gigantea</i>	Redtop	SE5							X
<i>Bromus inermis</i>	Smooth Brome	SE5							X
<i>Phalaris arundinacea</i>	Reed Canary Grass	S5					X		X
<i>Phragmites australis ssp. australis</i>	European Reed	SE5							X
<i>Setaria viridis</i>	Green Foxtail	SE5							X
Typhaceae	Cattail Family								
<i>Typha latifolia</i>	Broad-leaved Cattail	S5					X		X
Total							1	70	

LEGEND

Provincial Ranks

SRANK		
S3	Vulnerable	Vulnerable in the province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors that make it vulnerable to extirpation.
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COSEWIC and SARA		
SC	Special Concern	A species that may become threatened or endangered due to a combination of biological characteristics and identified threats.

*NHIC Atlas Squares: 17MK6818, 17MK6918

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Appendix II
Proposed Concept Plan (MHBC)

Appendix B

GM BluePlan servicing overview

March 15, 2021

Our File: 320011

MHBC Planning
540 Bingemans Centre Drive, Suite 200
Kitchener, Ontario N2B 3X9

Re: Town of Saugeen Shores
Employment Lands

Dear Pierre,

The Town of Saugeen Shores is the fastest growing municipality in Bruce County and has identified the need for a balance of available employment (industrial/commercial) and residential lands in order to grow and thrive. With this responsibility in mind, the Town plans to develop the municipally-owned employment lands site located in the south end of the community of Port Elgin at 300 Concession Road 6. GM BluePlan Engineering Limited has been retained by MHBC Planning to prepare preliminary recommendations regarding servicing and grading options for the property, including a high-level cost estimate. At the same time NRSI Inc. will review the lands for potential environmental constraints.

1. Existing Conditions

The subject site is approximately 14.6 hectares (36 acres) in size, located on the north side of Concession Road 6, approximately 750m east of Highway 21 (Goderich Street), and consists of a rolling topography that is currently used for agricultural purposes as an actively cultivated farm field. The site is bound by Mill Creek to the north and east, existing residential and agricultural lands to the south and future recreation lands to the west. The site is currently zoned Planned Development, with the SVCA Regulated Area and Hazard Lands overlapping the west, north and east limits of the site, limiting the useable area. The Town has indicated that there is an existing culvert on Concession Road 6 that conveys stormwater runoff across the road, from the south to the north, that outlets on the SVCA hazard lands where the drainage then passes overland, along the west edge of the subject site, to Mill Creek. An archeological study was previously completed on the property and there are areas on the site where a Stage 3 Archaeology Assessment is required.

2. Proposed Development

The proposed preliminary Concept Plan, prepared by MHBC Planning, consists of 17 industrial/commercial lots, a stormwater management block, open space blocks (areas where a Stage 3 Archaeology Assessment is required) and approximately 530m of a 26.0m wide street, in the shape of a crescent, that will be constructed to a rural cross section. It is anticipated that the entire development will be submitted and presented for Draft Approval in its entirety, but registered and constructed in phases, with the first phase potentially consisting of the lots that front Concession Road 6 (Lots 10-12, 13 and 17) or Lots 13-17 (as a single parcel). Phase 1 would require the extension of a 300mm dia. municipal watermain, currently located approximately 360m west of the site, across the frontage of the site, and construction of an ultimate stormwater management facility, including temporary drainage and access routes. A temporary stormwater management facility for Phase 1, located on the future lots, may be feasible but it would add additional project costs, could complicate or delay the future sale of these lands, may require environmental site cleanup before those lots could be developed, and is not preferred by the SVCA.

2.1 Access and Roadways

Consistent with current standards, the proposed street will be developed to a rural cross section on a 26.0m wide right-of-way. Typical road grades are expected to range from 0.5% to a maximum of 5.0%. This maximum grade is also compatible with typical standard accessibility guidelines. Roadway crossfall will be a standard 2% on asphalt surfaces, 6% on gravel surfaces (3% subgrade slope), with ditch side slopes at a maximum of 2.5:1. Ditch grades will generally match the proposed road grade and where necessary may need to be stabilized to reduce or limit erosion.

The proposed intersections of the new crescent and Concession Road 6 were briefly reviewed for compliance with applicable vertical alignment design elements. The location of the intersections, specifically the most easterly leg of the crescent, may require the speed limit on Concession Road 6 to be reduced to 60km/hr (80 km/hr design speed) or less, similar to that to the west, to accommodate a safe minimum stopping sight distance for cars travelling on Concession Road 6. Based on municipal comments the Town may require a widening on Concession Road 6 and road improvements in the area of the development. A more detailed review will be undertaken prior to Draft Plan submission.

2.2 Grading and Erosion Control

Based on our preliminary review of the site's topography and our preliminary calculations, we consider that the development can be graded to conform to typical standards. There is approximately 11.5m of vertical relief across the site, but the site's rolling topography may result in additional area grading costs, including the need to import a large volume of clean fill. Prior to final approval and registration, the grading details will be reviewed in detail. It is anticipated that the site can be served by a single stormwater management facility, most logically located in the northwest corner of the site as described in more detail in Section 2.6 below. Road and lot grades will be designed to within standard minimums and maximums and to ensure proper drainage.

A key to responsible and sustainable development, efforts will be made to minimize alterations to the existing topography while yielding usable lots and functional roadways. This will not only minimize grading costs and schedules, but also reduce disturbance to the existing soil stratigraphy and function, where possible. It will also help to maintain compatibility with adjacent properties, ensuring existing drainage patterns are not blocked / impeded or inundated. That being said, while it is anticipated that all drainage from the proposed road and the majority of the drainage from the lots can be directed to the proposed stormwater management facility, some of the drainage along the rear of the perimeter lots may require up to approximately 5m of imported fill to do so. Alternatively, some of the drainage along the rear of the perimeter lots may be directed to a drainage block or easement in the rear yards to convey runoff to the pond, but the details would need to be confirmed. If minor, and approved by the SVCA, some of this drainage may be able to be directed to the hazard lands. In the areas of steeper road grades, the compatibility of grades or elevations between the proposed street and lots will need to be assessed in detail to ensure a functional design. The transition to the Open Space blocks (stage three archaeology assessment areas) will also need to be assessed to ensure that existing drainage patterns are maintained, if these areas are left undeveloped.

The preliminary grades and drainage patterns shown on the attached Conceptual Grading and Serving Sketch indicate that a functional design is achievable, however it is acknowledged that the subsequent Draft Plan may differ from the current Concept Plan, and that grading will be assessed in more detail at the Draft Plan and Registration stages to help ensure efficiency with the goal of limiting the volume of imported material required and achieving an on-site cut/fill balance, where possible. Lot grading design details will be reviewed by the Town and SVCA. At this time, no extensive use of retaining structures is anticipated in order to meet standard grades.

In order to support preliminary subdivision design efforts (especially for grading and erosion control and stormwater management, etc.) a qualified consulting firm should prepare a geotechnical investigation report which confirms existing soil and groundwater conditions and provides recommendations regarding earthmoving, trenching, dewatering, building foundation support, pipe bedding and optimized road pavement design, etc. (to be provided prior to subdivision application).

Prior to area grading and construction, a detailed Erosion Control Plan will be prepared and submitted for approval. The design of grading and erosion control measures will also take into account applicable recommendations from NRSI.

During site grading and construction, temporary sediment and erosion control measures (such as fencing, sediment ponds, straw bale and rock check dams, etc.) will be implemented for environmental protection. Typical for most developments, at this time we anticipate that heavy duty silt fence will generally be installed along the property boundary or phase / grading limit boundaries and along any environmentally sensitive areas of the site where applicable. The silt fence will serve to minimize the opportunity for water borne sediments to be transported from the site to the adjacent properties and identify grading limits / deter disturbance beyond grading boundaries. Temporary siltation control ponds may also need to be established in key / critical locations, with appropriately designed outlets, designed to hold volumes per SVCA and MECP guidelines. Temporary stone and/or straw bale check dams are also expected to be installed in ditches and swales after initial grading has been completed, to reduce flow rates and velocities and promote the settlement of water borne sediments before they reach the silt fence. Inspection and maintenance of all silt fencing and check dams will commence after installation is complete. Once construction and landscaping have been substantially completed in a given area / phase, silt fence and check dams would be removed, any accumulated sediment within the limits of the subdivision collected and removed and the landscaping completed. Upon completion of area grading, any area not subject to active construction within the time prescribed by the SVCA will require topsoil, seed and mulch as per OPSS.MUNI 802 and 804. After construction of the subdivision, erosion and sediment transport will be minimal.

2.3 Water Supply

There is currently no existing municipal watermain on Concession Road 6 across, the frontage of the site. An existing municipal 300mm dia. watermain, that was constructed in 2018, is located on the north side of Concession Road 6, approximately 360m west of the site. To provide municipal water service to the development the watermain will need to be extended to the subdivision across the frontage of all lots, including a looped connection through the subdivision on the new crescent. Hydrants will be spaced according to the Town's standards including a hydrant at the end of the watermain for flushing and maintenance purposes. Individual lateral service connections (size to be determined during detail design) will be provided to each lot from the watermain to property line. Based on the water model information provided by the Town, there appears to be adequate water supply for this development, but the ultimate demand will depend on the type of business or industry in the subdivision and may need to be reviewed depending on the proposed use. The proposed watermain layout is shown on the attached Conceptual Grading and Servicing Sketch.

2.4 Sanitary Servicing

There is no existing municipal sanitary sewer system on Concession Road 6 across the frontage of the site. An existing 200mm dia. PVC municipal sanitary sewer, that was constructed in 2018, is located on Concession Road 6, approximately 560m west of the site. Servicing these lands with a municipal sewer system would be the preferred solution and our preliminary calculations show that while it may be feasible to extend the existing sewer system to the site, the sewer would need to be designed at minimum slopes, potentially limiting the flows, would have minimal cover at the lowest point along the proposed crescent, limiting the sewers reach and be up to 8m deep in some locations which would be prohibitively expensive to construct. Also, while there may be temporary theoretical capacity in the downstream sewers now, the design of the existing downstream sewer system did not account for the development of these lands, by gravity or the use of a pump station, so downstream system upgrades may be required to accommodate these flows. This should be confirmed pending the results of the Town's Master Servicing Study.

Therefore, it is proposed that each lot will be serviced by its own private on-site sewage treatment system, designed to meet all municipal, OBC (Ontario Building Code), and MECP (Ministry of Environment Conservation and Parks) standards. Septic systems typically have a large footprint and require specific offsets (property lines, structures or buildings, watercourses, etc.) that must be maintained, so to maximize the developable use of each lot, the Town should consider restricting heavy water users and try to attract dry industries. Assuming OBC flow values (flows less than the MECP regulated size of 10,000L/day), the use of a conventional class 4 septic system (septic tank and leaching bed) and clay till soils with a percolation 'T' time of 50min/cm below are three general septic system footprints.

1. Small dry industrial (15 staff, 1 loading bay)
 - calculated flow = 1,275L/day
 - septic dimensions = 30m x 20m

2. Medium dry industrial (40 staff, 3 loading bays)

- calculated flow = 3,450L/day
- septic dimensions = 35m x 45m

3. Large dry industrial (100 staff, 6 loading bays)

- calculated flow = 8,400L/day
- septic dimensions = 68m x 30m

Packaged plants may be an acceptable alternative to traditional class 4 septic systems, but all details will need to be confirmed and approved during Site Plan Approval.

Prior to Draft Plan Approval a geotechnical investigation should be completed to confirm the existing soil type and percolation rates and a hydrogeological study and MECP D-5-4 sewage assessment study should be completed to assess the potential impact on groundwater caused by on-site sewage systems.

2.5 Storm Drainage

Municipal roadside ditches will be used to convey all runoff generated within the subdivision from both the minor and major storm events and direct it to the stormwater management facility. All proposed driveway entrances will require a culvert, properly sized (size to be determined during detail design) to pass all upstream flows. Private storm drainage of the individual lots to be detailed during the detailed design of each parcel.

2.6 Stormwater Management

A stormwater management block has been proposed in the lowest reach of the developable lands near an existing outlet, a tributary of Mill Creek and is intended to provide control for all lands within the subject development area. Individual on-site control systems are feasible, but because their operation, maintenance and performance are under private control, municipally owned communal facilities are preferred by the governing agencies and authorities. As shown on the Conceptual Grading and Servicing Sketch, a municipal end of pipe stormwater management facility is proposed for the subdivision to be located in the northwest corner, the lowest area of the site. At this time the stormwater management facility is anticipated to consist of a traditional detention pond with appropriately sized forebay, outlet, maintenance access for municipal use and the possibility of an associated trail system. While the size of the pond shown (approximately 0.89 ha. or 6% of the developable area) is preliminary only and based on anticipated land uses, drainage patterns and catchment areas, actual size and shape will be better established through preparation of a detailed preliminary stormwater management report and modelling to be submitted for approval at the time of the Draft Plan application. A subsequent final stormwater management report would be prepared to confirm the first report prior to final approvals, Registration and construction. A Ministry of Environment Conservation and Parks (MECP) ECA (Environmental Compliance Approval) for the stormwater management facilities will need to be obtained prior to construction.

It is understood that the primary objectives of the SVCA for this development will include:

- Post development peak runoff should not exceed pre-development peak runoff for the 2, 5, 25, 50 and 100 year storm events.
- Enhanced level of quality control.
- All designs to meet applicable municipal, Conservation Authority and MECP standards.

2.7 Utilities and Lighting

Local utility providers include Hydro One Networks, Bruce Telecom, Eastlink and Enbridge Gas. All have been contacted for comment regarding the general location and size of their existing plant at the limits or boundaries of this development or the general vicinity, and to provide comments regarding their desire or capacity to service this subdivision and any anticipated opportunities or constraints with such servicing.

Hydro One Networks owns and operates an overhead 8.32 kV electrical distribution power line along the south side of Concession Road 6 across the frontage of the site that *“could accommodate up to 501 kVA of transformation per lot.”*

Thankfully, 3-phase service lies along Concession Road 6. For single phase, we limit connections to up to 167 kVA per lot. If individual connections require more than 501 kVA of capacity, two higher voltage 44 kV lines are within 1 kilometre in either direction". If one of the lots did require a 44kV service, a system expansion would be done at the customer's cost with the customer owing their own transformer. Hydro One also typically does not specifically or formally reserve system capacity until there is an official connection application. Traditionally, following Draft Plan Approval and prior to construction for each Phase, Developers enter into separate agreements with Hydro One for the provision of electrical distribution / servicing throughout a subdivision, whereby the provider is paid to design the system and then install the works under a standard Option 'A' or 'B' contract. Rebates are normally provided to the Developer annually for the first five years following system energization based on the number or percentage of units connected.

Bruce Telecom currently does not have any facilities on Concession Road 6 and would need to extend their plant from Highway No. 21 to the site. Bruce Telecom could provide both copper and fiber service and is interested in servicing this site. The system upgrade to extend their utility would be at their cost.

Eastlink currently does not have any facilities on Concession Road 6 and would need to extend their plant from Highway No. 21 to the site.

Enbridge Gas owns and operates an existing 100mm dia. gas main on Concession Road 6 across the frontage of the site. They were not able to confirm capacity at this time and would need to know the approximate number of units and estimated loading requirements to confirm if there was sufficient capacity or if system upgrades would be required.

Street lighting should be provided on the new street in conformance with the Town's design standards and coordinated with Hydro One prior to final approval and construction.

Final confirmation of adequate services and arrangements for utility servicing will be made as the subsequent Draft Plan process proceeds.

3. Cost Estimate

A preliminary cost estimate (Class 'D' / Order of Magnitude) summary is attached. The estimate includes internal site works such as grading, stormwater management, watermains and appurtenances and road works and external watermain servicing costs.

4. Summary

In our opinion, the foregoing adequately demonstrates that the development of the subject property as a rural industrial/commercial subdivision is achievable.

Yours truly,

GM BLUEPLAN ENGINEERING LIMITED

Per:

A handwritten signature in blue ink that reads 'S. MacMillan'.

Steven MacMillan, C.E.T.
Project Manager, Partner

Encl.

SM/

Town of Saugeen Shores
Employment Lands



30 0 20 40 80
1:2000 (m)

MILL CREEK

CONCEPTUAL
GRADING AND
SERVICING SKETCH

Figure No. 1



320011
March 2021

Scale: 1:2,000 | NAD 1983 UTM Zone 17N

CONCESSION 6

**SWM
FACILITY**

APPROX. LIMIT OF FILL
EMBANKMENT (TYP.)

SVCA
HAZARD LANDS

1

2

3

4

5

16

17

15

14

13

12

11

7

8

9

6

10

1

1

APPROX. STAGE 3
ARCHAEOLOGY ASSESSMENT
LOCATION 3

APPROX. STAGE 3
ARCHAEOLOGY ASSESSMENT
LOCATION 5/6

APPROX. STAGE 3
ARCHAEOLOGY ASSESSMENT
LOCATION 2

PROPOSED
CONNECTION

PROPOSED WM

WETLAND
BUFFER

EXTENSION OF EX. 300Ø WM

WETLAND

SVCA
HAZARD LANDS

SVCA
HAZARD LANDS

WETLAND
BUFFER

<p

**TOWN OF SAUGEEN SHORES
PORT ELGIN
EMPLOYMENT LANDS**

PRELIMINARY CONSTRUCTION COST ESTIMATE - SUMMARY
GMBP Project No.: 320011

	<u>TOTAL AMOUNT</u>
Grading and Erosion Control	\$1,300,000.00
Watermain Servicing	\$290,000.00
Road Works	\$550,000.00
Stormwater Management Facility	\$275,000.00
Hydro Servicing	\$80,000.00
Street Lighting	\$110,000.00
External Servicing - Watermain Extension	\$410,000.00
SUBTOTAL	<u>\$3,015,000.00</u>
PLUS H.S.T. (13 %)	\$392,000.00
TOTAL CONSTRUCTION ESTIMATE	<u>\$3,407,000.00</u>

Notes:

1. This estimate is **PRELIMINARY** (*Class 'D' / Order of Magnitude*) only, subject to potentially significant changes.
2. GM BluePlan Engineering Limited does not guarantee the accuracy of this estimate; actual costs may be dependent upon numerous, currently unknown factors (draft plan configuration, final design details, material costs and availability, actual weather and soil conditions, scheduling and staging, contractor competency, etc.)
3. Costs above based on Conceptual Plan by MHBC.
4. This estimate excludes contingencies, mobilization and other miscellaneous costs, costs associated with utility upgrades or expansions, street signs, maintenance during warranty periods, any external road improvements and all associated professional costs.
5. This estimate also excludes individual driveway entrances, culverts, etc. all of which are assumed to be included as part of the Site Plan for each lot.
6. The above may not necessarily be a complete list of all construction items.

Appendix C

Re/Max property valuation



Russ Coultrup,
Sales Representative,
Re/Max Land Exchange Ltd., Brokerage
Kincardine, Ont.
519-396-5062 (direct line)
February 11, 2021



OPINION OF VALUE

In response to your request, I did a study of vacant land sales which could be used as comparables for the employment lands project on the south side of Port Elgin.

The criteria I searched for suitable comparable properties was:

Location – Port Elgin, Southampton, Kincardine and Huron-Kinloss (in descending order of priority)

Zoning – Light Industrial, Business Park Commercial, Industrial, Highway Commercial (in that order of similarity)

Time – 3 years or newer

Ideally, good comparisons to establish a dollar value would come from recent sales of lands with similar size and uses in the Port Elgin area.

Because of the scarcity of light industrial land, good comparable lands with similar allowable uses, recent time and similar location were difficult to find.

I considered the following properties in attempting to establish a value:

1) 2.23 Acres of Highway Commercial land on the east side of Highway 21, just south of the subject lands, with 400 feet of frontage on Highway 21. No services close by.
Asking \$589,000.00 (\$264,125.00/Acre). It has been on the market since March 2017.

2) 7.4 Acres at 154 – 10th. Conc. Road on the north side of Port Elgin across the road from the original Port Elgin Light Industrial Park.
Not serviced. Sold for \$399,000.00 (\$54,040.00/Acre) in August 2018.

3) Municipal Business Park – Southeast of Intersection of Highway 21 and 10th. Conc.
There have been no vacant land sales reported in the last 5 years in the Municipal Business Park. These would have made excellent comparables. They were originally selling the lands at \$50,000.00 per acre. Our understanding is that the sale agreements are structured that when the Municipality sells a property, they require a building to be constructed within a certain time period to encourage timely development. They also implemented a buy back option at the original price minus a discount to discourage speculation and dormant pieces of land that were created to stimulate job creation.

4) 5.3 Acres at 200 North Rankin St., Highway 21 zoned Highway Commercial at the north end of Southampton. The property was on the market at a final price of \$459,000.00 (\$86,603.00/Acre) before it expired in March 2018 after being on the market since June 2012. No services close to property.

5) Kincardine Business Park south east of the intersection of Highway 9 and Highway 21 zoned C-6 Business Park. Lots will have full municipal services. Allowable uses include most Saugeen Shores Light Industrial (L-1) use plus large format retail, restaurant, hotels, supermarkets, hotel/motel, etc. similar to Highway Commercial (HC). Essentially a combination of Highway Commercial and Light Industrial.

Most Recent Kincardine Sales of Serviced Lands in the (Municipal) Business Park						
Address	Size (Ac)	Status	Price	Price/Ac		
Lot 20 Millenium Way	.5Ac	Sold May 2020	\$140,000	\$280,000		
Lot 7 Millenium Way	3.21 Ac	Sold Nov. 2019	\$425,000	\$132,400		
Lot 11 Millenium Way	4.09 Ac	Sold Apr. 2019	\$640,000	\$156,500		
5978 Hwy. #9	8.86 Ac	Sold Dec. 2020	\$1,650,000	\$186,200		
Lot 8 & 9 Durham St.	18.42 Ac	Sold Sept. 2019	\$1,799,900	\$97,700		
1494 Hwy. #21	11.2 Ac	Expired Listing	\$1,299,700	\$116,000		

6) Bruce Energy Centre Industrial Park (BEC) in Kincardine (formerly Bruce Township) fully serviced lots:

Lot 6, Farrell Drive	9 Acres	Asked \$300,000/Acre
Lot 11, Farrell Drive	7.3 Acres	Asked \$380,000/Acre
Lot 2, Farrell Drive	8.8 Acres	Asked \$380,000/Acre

These industrial lots have been listed periodically for approximately 20 years with no valid sales reported. They are not currently on the market.

7) 2047 Conc. 12, Huron Township 2.8 Acres Sold Sept. 2019 \$120,000 \$43,000/Ac
Unserviced

In trying to assign a realistic value on this Port Elgin employment lands, I considered these recent sales and expired listings. By applying, what I consider, appropriate adjustments for time, allowable uses, location, size of lots, availability of municipal services and lack of availability of similar light industrial property in the local trading area,

I estimate the current market value of these lots to be:

\$150,000 - \$175,000 per Acre or \$37 - \$43 per Square Metre

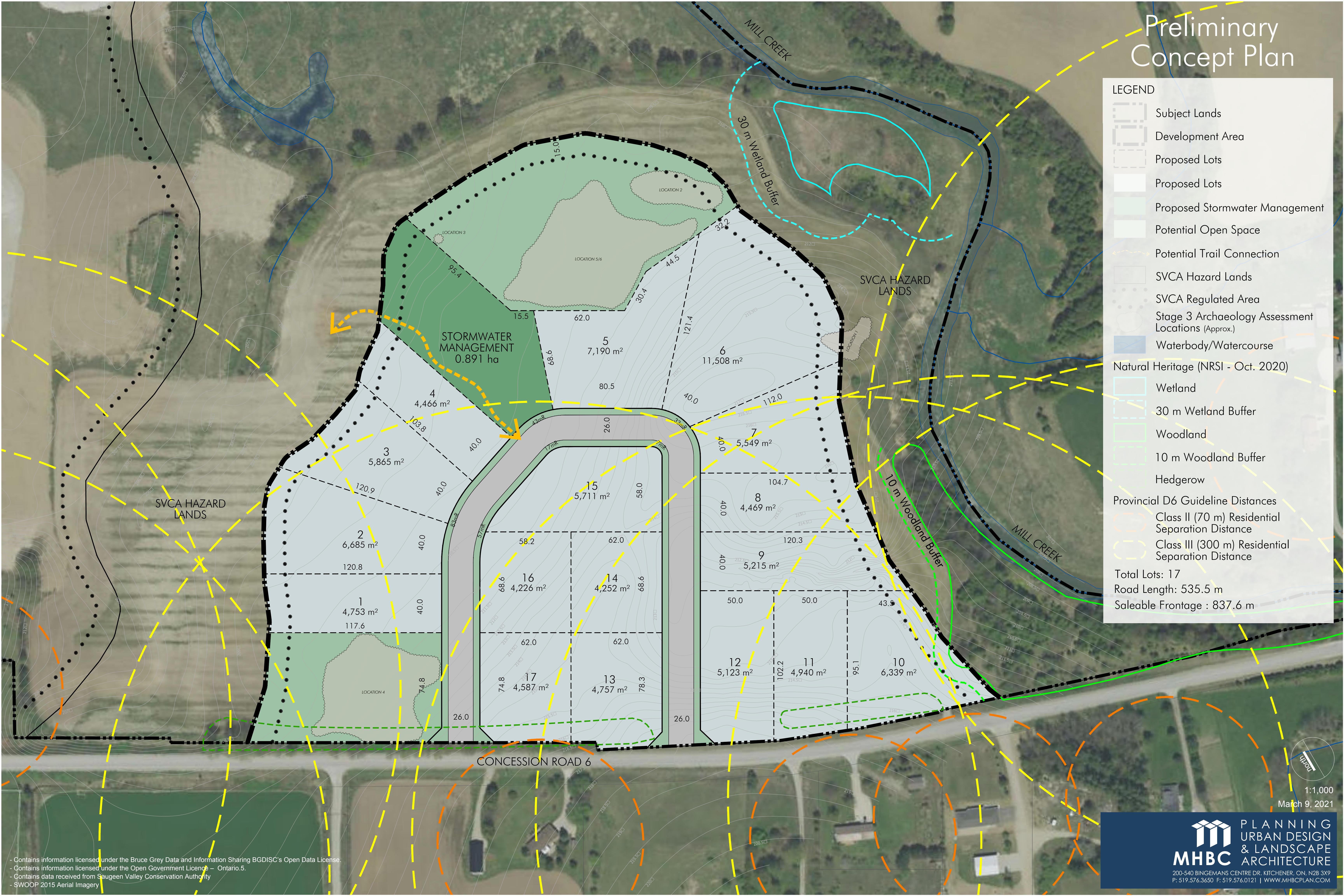
Sincere Regards,

Russ Coultrup

Appendix D

Preliminary development concept

Preliminary Concept Plan



Appendix E

Light Industrial zoning regulations

SECTION 17 LIGHT INDUSTRIAL (LI) ZONE

17.1 SCOPE

The provisions of this section shall apply in all Light Industrial (LI) Zones except as otherwise provided in the Special Provisions subsection of this section. LI Zones are intended for lots with municipal water and sanitary sewer services.

17.2 PERMITTED USES

No person shall within any Light Industrial (LI) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following LI Zone uses, namely:

- a) Accessory retail store in accordance with Section 17.3
- b) automobile repair establishment
- c) bakery;
- d) brewing on premises establishment;
- e) bulk sales establishment;
- f) fuel storage;
- g) industry, non-effluent producing;
- h) office;
- i) printing establishment;
- j) recreational vehicle repair establishment
- k) tractor trailer repair establishment
- l) repair and rental establishment;
- m) service establishment;
- n) trade retail establishment;
- o) veterinarian clinic;
- p) warehouse;
- q) warehouse, public self-storage;
- r) wholesale use
- s) pest control establishment

17.3 REGULATIONS

No person shall, within any Light Industrial (LI) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

a)	Lot Area (minimum)	2,000 m ²
b)	Lot Frontage (minimum)	30.0 m
c)	Front and Exterior Side Yard Depth (minimum)	
	i) zone boundary abuts an Industrial Zone	15.0 m
	ii) all other cases	18.0 m

d)	Interior Side Yard Width (minimum)	
i)	side yard abuts an Industrial Zone	6.0 m
ii)	all other cases	18.0 m
e)	Rear Yard Depth (minimum)	
i)	rear yard abuts an Industrial Zone	10.0 m
ii)	all other cases	18.0 m
f)	Lot Coverage (maximum)	50% of lot area;
g)	Building Height (maximum)	12.0 m
h)	Landscaped Open Space (minimum)	10% of lot area;
i)	Open Storage (maximum)	25% of lot area.
j)	Minimum Gross Floor Area	300 m ²
k)	Not more than 10% of the gross floor area devoted to the main use may be used as an accessory retail store	

17.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "LI" Zone. If a regulation or use is not specified, the permitted uses of section 17.2 and the regulations of section 17.3 shall apply.

17.4.1 LI-1

Notwithstanding the provisions of section 17.2 to the contrary, lands zoned "LI-1" on Schedule "A" to this By-law shall be used only for the purposes of a warehouse and/or existing uses.

17.4.2 LI-2

Notwithstanding the provisions of section 17.2 to the contrary, the permitted uses on lands zoned "LI-2" on Schedule "A" to this By-law may include an existing assembly hall or private club in addition to the uses permitted in the LI Zone.

17.4.3 LI-3

Notwithstanding the provisions of section 17.2 of this By-law to the contrary, lands zoned as "LI-3" on Schedule "A" to this By-law may be used for a motel and shall be subject to site plan control.

17.4.4 L1-4

Notwithstanding the provisions of section 17.2 of this By-law to the contrary, lands zoned as “LI-4” on Schedule “A” to this By-law may include a ‘Recreational Vehicle Sales Establishment’.

17.4.5 L1-5

Notwithstanding the ‘L1’ zoning designation, those lands delineated as ‘L1-5’ on Schedule ‘A’ to this By-law may be used in accordance with the permitted uses and the regulations of the ‘L1’ zone contained in this By-law, excepting however that:

- (i) A ‘Personal Training Studio’ shall be a permitted use;
- (ii) For the purposes of this By-law, a ‘Personal Training Studio’ shall be defined as a facility where personal training and group exercise classes are administered, and includes accessory office space as well as the sale of goods related to the permitted use.
- (iii) Notwithstanding Section 17.3 the Front and Exterior Side Yard Depth (minimum) shall be no less than as existed on the date of passage of the By-law.

17.4.6 L1-6

Notwithstanding the ‘LI’ zoning designation, those lands delineated as ‘T-LI on Schedule ‘A’ to this By-Law may be used in accordance with the permitted uses and the regulations of the ‘LI’ zone contained in this By-Law, excepting however that:

- (i) A ‘Day Nursery’ shall also be a permitted use. Notwithstanding the definition in the Zoning By-law, for the purposes of this By-law, ‘Day Nursery’ shall mean a place that receives for temporary custody for a continuous period not exceeding six (6) hours, more than five (5) children under ten (10) years of age who may be of common parentage.
- (ii) Permitted ‘LI’ uses on the ground floor of the existing building shall be limited to the following while a ‘Day Nursery’ is located on the second floor of the existing building:
 1. Industry, non-effluent producing as exists on the day of passage of the By-law
 2. Office
 3. Office, support
 4. Printing establishment
 5. Repair and rental establishment
 6. Service establishment
 7. Trade retail establishment
 8. Warehouse
 9. Warehouse, public self-storage
 10. Wholesale use
- (iii) The Council of the Corporation of the Town of Saugeen Shores may require the owner of the subject lands to enter into an Agreement with the Municipality;
- (iv) The period of time for which this By-law shall be in effect, shall not exceed three (3) years from the day of the passing of the By-law (that being the 25th day of June,

2015) or sooner should the occupant no longer require the temporary use on-site.

17.4.7 LI-7

Notwithstanding the 'LI' zoning designation, those lands delineated as 'LI-7' on Schedule 'A' to this By-Law may be used in accordance with the permitted uses and the regulations of the 'LI' zone contained in this By-Law, excepting however that:

- (i) A 'Towing Business' may also be a permitted use. The Towing Business may include a towing dispatch office, a tow truck garage and warehouse; an outdoor parking area; and, a fenced area for the short term storage of temporarily impounded vehicles. Indoor storage of equipment and materials is permitted, and may include equipment for the tow trucks; cleaning equipment/supplies for the tow trucks; extra safety-related equipment; floodlights; office equipment, supplies and archival storage; radio equipment for the dispatch system; uniforms, coveralls, and protective clothing for drivers; and, impounded vehicles that cannot be stored outside.
- (ii) Repairs, service and sales of automobiles and commercial motor vehicles is not a permitted use.
- (iii) The lands are subject to site plan control.
- (iv) Notwithstanding the 'Open Storage' regulations of Section 3.22.1, a solid privacy fence shall be constructed.

17.4.8 LI-8

Notwithstanding the 'LI' zoning designation, those lands delineated as 'LI-8' on Schedule 'A' to this By-law may be used in accordance with the permitted uses and the regulations of the 'LI' Zone contained in this By-law, excepting however that:

- (i) Permitted uses shall include a retail outlet for the sale of donated furniture, building supplies and other household goods; and, for the collection of electronic waste, scrap metal and other recyclable materials.
- (ii) Notwithstanding Section 3.22 Open Storage, Open Storage shall be limited to a maximum of three (3) storage containers and one (1) garbage disposal bin, and may be permitted in the front yard; the minimum front yard setback requirement shall be no less than 15.0 m.
- (iii) Notwithstanding Section 3.22 Open Storage, storage containers shall be visually screened on all sides with a wood screening fence or other similar type of fencing that achieves the same objective, and may include a gate.
- (iv) Notwithstanding Section 3.22 Open Storage, storage containers shall be located entirely over a hard surfacing such as asphalt, or other surfacing that achieves the same objective.



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