



Nottawasaga Valley
Conservation Authority

November 12th, 2024

SENT BY EMAIL

Town of Wasaga Beach
30 Lewis Street,
Wasaga Beach, ON
L9Z 1A1

Attn: Cristy Wilson
Secretary Treasurer
c.wilson@wasagabeach.com

RE: Application for Consent
Town File No. B02524
ARN: 43640100144160000000, Mapleside Dr
NVCA ID #58493

Dear Ms. Wilson,

Nottawasaga Valley Conservation Authority [NVCA] staff are in receipt of a formal application for a consent. The application proposes the creation of one new lot and one retained. The proposed development is on the lands located without a municipal address ARN: 43640100144160000000, Mapleside Dr, Town of Wasaga Beach.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town of Wasaga Beach and with advisory comments related to policy applicability.

Ontario Regulation 41/24

1. The NVCA mapping for the property illustrates a wetland interference hazard on the property. Due to the presence of this hazards, the subject property is regulated pursuant to Ontario Regulation 41/24 the Prohibited Activities, Exemptions and Permits Regulation.
2. Permits would be required from the NVCA prior to any construction or grading associated with development within the hazard on the property.
3. Should the applicant intend to make further changes to the property, staff recommend that the applicant(s) pre-consult with our Permits and Regulations Department to determine permit requirements.

Provincial Planning Statement PPS (2024)

4. The PPS defines **development** to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
5. The subject application does constitute as 'development' as it relates to determining consistency with PPS policy.

Natural Hazards – Regulatory

6. There are no concerns with further intensification of this area from a natural hazard perspective.
7. For future consideration, lots in this area will be required to submit geotechnical studies with permit applications due to the possible presence of unstable soils.

Conclusion

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the consent application based upon our mandate and policies under the *Conservation Authorities Act*. Given the comments above, the NVCA has no objections to the approval of the application as presented. Please feel free to contact the undersigned at extension 233 or tboswell@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Tyler Boswell
Planner