



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

SENT ELECTRONICALLY (Jspencer@westgrey.com)

November 3, 20

Municipality of West Grey
402813 Grey Road 4
RR#2
Durham, ON N0G 1R

ATTENTION: Lorelie Spencer, Deputy Sec Treasurer

Dear Ms. Spencer

RE: Application for Minor Variance: A05/2020
493815 Baptist Church Road
Roll No. 420522000503401
South Part Lot 11, Concession 4 NDR; RP 16R6956, Part
Geographic Township of Glenelg
Municipality of West Grey [Cover]

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

The purpose of the application is to permit the construction of an accessory structure in the front yard

Staff have received and reviewed the following documents submitted with this application:

- 1) Notice of Application for Minor Variance, dated October 19, 2020 and associated application and site plan (CDNBuildings, July 15, 2020).

RECOMMENDATION

SVCA staff finds the application acceptable, provided the recommended mitigation measures outlined in this report are implemented



Watershed Member Municipalities

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

SITE CHARACTERISTICS

The subject property is approximately 5 acres, is predominantly wooded, and features one residence and no existing accessory structures. The residence is sited within an existing clearing of approximately 0.22 acres.

Delegated Responsibility and Advisory Comments

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

Natural Hazards

The subject property is not affected by natural hazards

Natural Heritage

In the opinion of SVCA staff, the subject property features significant woodlands, adjacent lands to fish habitat, adjacent lands to significant river valley, and potentially habitat of endangered and threatened species. However, the proposed garage is outside of adjacent lands to fish habitat and significant river valley, and as such, this report only speaks to the impact to significant woodlands and habitat on endangered and threatened species.

The following are a summary of Provincial and County natural heritage policies that apply based on the current proposal.

Significant Woodlands

The subject property features significant woodlands, with an existing 0.22 acre clearing for the existing residence, driveway, and It appears, based on SVCA staff's review of aerial photography, a minor amount of tree cover will be required to construct the 576 square foot garage.

Provincial Policy Statement (PPS, 2020)

Section 2.1.5 of the PPS states that development and site alteration shall not be permitted in significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Grey County Official Plan

Section 7.4(1) of the Grey County OP states that no development or site alteration may be permitted on or within lands adjacent to significant woodlands unless it has been demonstrated through an environmental impact study (EIS) that there will be no negative impact on the feature

It is the opinion of SVCA staff, the minor amount of tree cover required for construction of the garage should not have an impact on the significant woodlands, provided the following mitigation measures are implemented;

1. Vegetation / tree removal shall be kept to a minimum and should only occur in the immediate vicinity of the proposed garage.
2. For every tree removed, it is recommended to plant new trees of similar native species at a ratio of trees for every 1 tree cut elsewhere on the property. Planting should occur adjacent to the existing tree line.

If the above-noted recommendations are implemented, it is SVCA staff's opinion an EIS should not be required.

Habitat of Endangered Species and Threatened Species:

It has come to the attention of SVCA staff that habitat of endangered and threatened species could be on or adjacent to the subject property. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to below has been appropriately address Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be sent via email to: SAROntario@ontario.ca.

Provincial Policy Statement (PPS, 2020)

Section 2.1.7 of the PPS states that Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements

County of Grey Official Plan

It is the interpretation of SVCA staff that s. 7.10 2) of the County OP states that no development or site alteration will be permitted within the habitat of threatened / endangered species except in accordance with provincial and federal requirements. No development or site alteration will be permitted within the adjacent lands to these areas unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions. The adjacent lands are defined in Section 9.18 of the OP and through provincial and federal requirements.

STATUTORY COMMENTS

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (VCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation) This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lak shorelines, watercourses, hazardous lands, and wetlands. Subject to the CA Act, development taking place

on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The subject property is not affected by SVCA regulated lands. As such, SVCA permission under O. Regulation 169/06 is not required for the construction of the proposed garage.

SUMMARY

SVCA staff has reviewed this application in accordance with our MOA with the Municipality of West Grey, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

SVCA staff find the proposed application acceptable and given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS and local planning policies will be demonstrated, provided the above-recommended mitigation measures for impacts to significant woodlands are implemented. The applicant must contact the MECP to determine conformity with the Province's and County's policies for habitat of endangered and threatened species.

Please inform this office of any decision made by Municipality regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned

Sincerely,



Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

BW/

cc: Karl Schipprack, CBO, Mun. of West Grey (via email)
Christine Robinson VCA Member (via email)
Tom Hutchinson, SVCA Member (via email)
Gary Cover, Applicant (via email)