

SENT ELECTRONICALLY ONLY (lspencer@westgrey.com)

May 10, 2023

Municipality of West Grey
402813 Grey Road 4
Durham, ON N0G 1R0

Attention: Lorelie Spencer, Manager of Planning and Development, Municipality of West Grey

Dear Lorelie Spencer:

RE: Application for Zoning By-Law Amendment: ZA09.2023
Unassigned Civic Address, Durham Road East
PART OF DIVISIONS 2 and 3 of LOT 24, CONCESSION 1 EGR
Roll Number 420522000102478
Geographic Town of Durham
Municipality of West Grey

(Broos)

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; and the application has been reviewed through SVCA's role as a public body under the *Planning Act* as per our Conservation Authority (CA) Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

In accordance with the More Homes Built Faster Act, 2022, which was passed last fall, amendments were made to the Conservation Authorities Act in support of Ontario's Housing Supply Action Plan, which came into effect January 1, 2023. Following the passing of these legislative amendments, a new Ontario Regulation 596/22 was made under the Conservation Authorities Act which also became effective January 1, 2023. Under this new regulation, conservation authorities are no longer able to review and provide commenting services on natural heritage for proposals under the Planning Act. However, for the Municipality's benefit as an interim measure, we provide natural heritage recommendations as SVCA staff reviewed and commented on natural heritage issues for this development prior to 2023.

Purpose

The purpose of the application is to change the zone symbols on the subject lands from R2-432 (residential with exception), R2-433 (residential with exception), R2-433 (residential with exception), R3-434 (residential with exception) and OS (open space) to R2-486 (residential with exception), R2-432 (residential with exception), R2-433 (residential with exception), R3-433 (residential with exception), R3-434 (residential with exception) and OS (open space). The effect of which will implement the draft plan of subdivision (BROOS. The exceptions will provide relief from the provisions of the R2 (residential) and R3 (residential zones). The application is the result of some proposed minor adjustments being made to the draft approved plan of subdivision (file 42T-2020-01).

SVCA Staff have received the following information for consideration of this application:

- 1) Application submitted by Georgian Planning Solutions dated March 9, 2023.
- 2) Notice of Public Meeting and Site Plan dated April 25, 2023.

Recommendation

SVCA Staff find the application acceptable. Regarding natural heritage, we recommend the mitigation measures and recommendations put forward in the Environmental Impact Study prepared by WSP and the tree retention plan be implemented.

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, and water resources as set out in the PPS 2020, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards

SVCA hazard mapping indicates the subject property is not affected by natural hazards. As such, SVCA is of the opinion that the proposed development is in conformance with hazard policies of the PPS (2020), the Grey County Official Plan, and the Municipality of West Grey Official Plan.

Drinking Water Source Protection

The subject property appears to SVCA staff to be located within an area that is subject to the local Drinking Water Source Protection Plan (Wellhead Protection Area -E). To confirm, please contact Carl Seider, Risk Management Official (RMO) at c.seider@greysauble.on.ca.

Stormwater Management (SWM)

Stormwater is proposed to outlet to the adjacent storm infrastructure previously reviewed by the SVCA. Given direct outlet to a watercourse is not proposed, SVCA staff defers comment to the Municipality regarding capacity of the existing infrastructure.

Statutory Comments

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

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

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

And;

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

SVCA Permission for Development or Alteration

SVCA mapping indicates the subject property is not subject to Ontario Regulation 169/06. As such, permission for development from this office is not required on this lot.

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*.

The proposed application is considered acceptable by SVCA staff.

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 local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Municipality of West Grey with regard to 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 at m.cook@svca.on.ca.

Sincerely,

A handwritten signature in black ink that reads "Michael Cook". The signature is written in a cursive style.

Michael Cook

Environmental Planning Technician

Saugeen Conservation

MC/

cc: Kevin Eccles, Authority Member representing West Grey, SVCA (via email)
Tom Hutchinson, Authority Member representing West Grey, SVCA (via email)
Karl Schipprack, CBO, Municipality of West Grey (via email)
Lisa Mulligan, Administrative Assistant, Municipality of West Grey (via email)
Scott Taylor, Director of Planning and Development, County of Grey (via email)

From: planning@grey.ca
Sent: May 15, 2023 1:38 PM
To: Lorelie Spencer; Britney Becker; Lisa Mulligan; Sarah Bothman
Subject: County comments for Z06.2023 Tiffany Devt Corp

County comments for Z06.2023 Tiffany Devt Corp



Hello Lorelie,

County staff have reviewed zoning by-law amendment application Z06.2023 Tiffany Development Corporation alongside the corresponding redline revision application to the draft plan of subdivision.

County staff have no concerns with the proposed zoning by-law amendment at this time.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Thanks

Scott Taylor, MCIP, RPP

Lisa Mulligan

From: Lorelie Spencer
Sent: May 15, 2023 3:31 PM
To: Scott Taylor
Cc: Krystin Rennie; Lisa Mulligan
Subject: FW: ZA09.2023 - Hydro One Comments - 303184424

From: BEITZ Brian <Brian.Beitz@HydroOne.com>
Sent: May 15, 2023 3:30 PM
To: Lorelie Spencer <lspencer@westgrey.com>
Cc: FBC WOODSTOCK <FBCWoodstock@hydroone.com>
Subject: ZA09.2023 - Hydro One Comments - 303184424

Hello Lorelie

Hydro One reviewed the Proposed Zoning Bylaw Amendment ZA09.2023. Hydro One request the developer reach out to our Subdivision Department at 1-866-272-3330 to discuss any new electrical servicing/changes to proposed electrical servicing within this development,

Thanks,

Brian Beitz
Area Distribution Engineering Technician (ADET)
Hydro One Networks Inc.


Brian.beitz@hydroone.com

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