



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

April 25th, 2023

Lorelie Spencer
Municipality of West Grey
402813 Grey Road 4
RR2 Durham, ON
N0G 1R0

RE: Zoning By-law Amendment Z16.2023
Lots 13 and 14, Plan 505 (451 Countess Street South)
Municipality of West Grey (Durham)
Roll: 420526000411200
Owner: JT Excavating Ltd.
Applicant: Cobide Engineering Inc (Dana Kieffer)

Dear Ms. Spencer,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to change the zone symbol on the subject lands from R1B (residential) to R1B-484 (residential with exception) and R2-485 (residential with exception). The effect of which will permit the construction of a semi-detached dwelling unit on a newly created parcel (file B11.2023), recognize the deficient frontages of the semi-detached dwelling units, and recognize the existing deficient front yard and interior side yard setbacks of the existing single detached dwelling unit.

Provided our comments relating to Severance Application B11.2023 have been addressed; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

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Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca

SENT ELECTRONICALLY ONLY (*lspencer@westgrey.com*)

May 1, 2023

Municipality of West Grey
402813 Grey Road 4, RR#2
Durham, Ontario N0G 1R0

ATTENTION: Lorelie Spencer, Manager of Planning/Development, Municipality of West Grey

Dear Lorelie Spencer:

RE: ZA16.2023 and B11.2023 (JT Excavating)
451 Countess Street South
Lots 13 and 14 Plan 505
Roll No.: 4205526000411200
Geographic Town of Durham
Municipality of West Grey

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 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. The applications have also been screened to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of the applications is to change the zone symbol on the subject lands from R1B

(residential) to R1B-484 (residential with exception) and R2-485 (residential with exception). The effect of which will permit the construction of a semi-detached dwelling unit on a newly created parcel (file B11.2023), recognize the deficient frontages of the semi-detached dwelling units, and recognize the existing deficient front yard and interior side yard setbacks of the existing single detached dwelling unit.

Recommendation

SVCA staff find the applications acceptable.

Delegated Responsibility and Advisory Comments

Natural Hazards

This property is not subject to natural hazards. Further, the property does not have SVCA Regulated Area, nor is it within an area governed by the Drinking Water Source Protection Plan. As such, SVCA has no concerns, and further review from the SVCA is not necessary. The applications are in accordance with the natural hazard policies of the PPS (2020); the West Grey OP; and the Grey County OP.

Summary

SVCA staff has reviewed the applications 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 applications acceptable.

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 County/Municipality with regard to the applications. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Sincerely,



Michael Oberle

Environmental Planning Coordinator

Saugeen Valley Conservation Authority

MO/

cc: Kevin Eccles, SVCA member representing West Grey (via email)
Tom Hutchinson, SVCA member representing West Grey (via email)
Karl Shipprack, CBO, Municipality of West Grey (via email)
Lisa Mulligan, Administrative Assistant, Municipality of West Grey (via email)