

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

August 14, 2023

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

Attention: Karl Schipprack, Director of Infrastructure and Development

Dear Mr. Schipprack,

RE: ZA11.2023 (Granite Ventures Inc.)
365 Garafraxa Street North
N Part Lot 26 Plan 502
Roll No. 420526000204000
Geographic Town of Durham
Municipality of West Grey

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 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). Staff has also provided comments as per our Memorandum of Agreement (MOA) with the Municipality of West Grey representing natural hazards. The application has also been reviewed through our 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. Finally, we have screened the application 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 application is to change the zone symbol on the subject lands from R2 (Residential) to R2-XX (Residential with Exception). The effect of which will permit the conversion of an existing accessory structure to be used as a duplex with a reduced rear yard setback and reduced minimum floor area. The exception will also recognize the deficient front yard setback for the existing triplex.

Recommendation

SVCA staff find the application to be acceptable. We elaborate in the following paragraphs.

Delegated Responsibility and Advisory Comments

Natural Hazards

Although there are no natural hazard features on the property, the valley slope of part of the main Saugeen River is located on lands directly adjacent to the east of the property. The property is correctly zoned and designated to recognize the natural hazard feature on lands adjacent to the property.

The following is a summary of Provincial, County and Municipal natural hazard policies that affect the subject property.

Provincial Policy Statement (PPS, 2020) Natural Hazard Policies– Section 3.1

Section 3.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and c) hazardous sites. It is the opinion of SVCA staff that the application complies with section 3.1. of the PPS, 2020.

Grey County Official Plan and West Grey Official Plan Policies

Section D9.4 of the Municipality of West Grey OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. It is the opinion of SVCA staff that the application is consistent with the natural hazard policies of the Municipality of West Grey OP and the Grey County OP.

Drinking Water Source Protection / Water resources

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact rmo@greysauble.on.ca.

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.

The eastern part of the property, including the location of the detached accessory building, is within the SVCA 'Approximate Regulated Area' associated with Ontario Regulation 169/06. As such, development and/or site alteration within this area may require the permission from SVCA, prior to carrying out the work.

"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 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.

To determine the SVCA ‘Approximate Regulated Area’ on the property, please refer to SVCAs online mapping tool at Maps and GIS - Saugeen Valley Conservation Authority (saugeenconservation.ca). For the property, the SVCA Approximate Regulated Area includes the valley slope of the main Saugeen River, and an offset distance of 15 metres outwards from the top of valley slope.

Because of the proposed change of use, and increase in dwelling units, a permit from the SVCA is required as part of this proposal. SVCA has issued SVCA permit 23-219 for “Conversion of a detached accessory building into a residential building, and related excavation, filling, and grading, all within part of the valley slope of the main Saugeen River”. A copy of the SVCA permit 23-219 is attached for reference.

Summary

SVCA staff have 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 application to be 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 the Municipality 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.oberle@svca.on.ca.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Valley Conservation Authority
MO/

Enclosure: SVCA permit 23-219

cc: Kevin Eccles, Authority Director, SVCA (via email)
Tom Hutchinson, Authority Director, SVCA (via email)
Britney Becker, Plans Examiner and Building Inspector, Municipality of West Grey (via email)
Granite Ventures Inc., owner (via email: [REDACTED])

Britney Becker

From: Phil Schwartz
Sent: Wednesday, August 9, 2023 8:16 AM
To: Britney Becker
Subject: RE: ZA11.2023 - GRANITE VENTURES

Ok then, they will need to meet Ontario Fire Code Part 9 Retrofit.

Phil Schwartz

Fire Chief / CEMC / Health & Safety

Municipality of West Grey



P/O Box 664 Durham ON

N0G1R0

P.519-369-2505 F.519-369-2121

pschwartz@westgrey.com

www.westgrey.com

Kids Don't Hear Smoke; They Hear Smoke Alarms.

Check Your's Lately!



From: Britney Becker <bbecker@westgrey.com>
Sent: August 8, 2023 3:33 PM
To: Phil Schwartz <pschwartz@westgrey.com>
Subject: RE: ZA11.2023 - GRANITE VENTURES

Hi Phil,

I just want to clarify they are renovating an assessor building into a duplex.

Thanks.

From: Phil Schwartz <pschwartz@westgrey.com>
Sent: Tuesday, August 8, 2023 3:05 PM
To: Britney Becker <bbecker@westgrey.com>
Subject: RE: ZA11.2023 - GRANITE VENTURES

Of course, this shall meet Part 9 Retrofit of the Fire Code for Two Unit Residential. I take it this is an add on?

Phil Schwartz

Fire Chief / CEMC / Health & Safety

Municipality of West Grey



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pschwartz@westgrey.com

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Check Your's Lately!



From: Britney Becker <bbecker@westgrey.com>
Sent: August 4, 2023 9:51 AM
To: Geoff Aitken <publicworks@westgrey.com>; Shawn Edwards <sedwards@westgrey.com>; building <building@westgrey.com>; CBO - Karl Schipprack <cbo@westgrey.com>; Phil Schwartz <pschwartz@westgrey.com>
Subject: ZA11.2023 - GRANITE VENTURES

Good morning,

Please find a notice of Public Meeting for the above noted file attached.

The zoning amendment is scheduled to be heard on September 5th. Your comments would be appreciated by August 14th.

Additional contents of the file can be found in the T-drive – D14 Zoning – 2023 – ZA11.2023 Granite Ventures.

Kind regards,

Britney Becker
Plans Examiner & Building Inspector

Municipality of West Grey
402813 Grey Road 4
RR 2 Durham, ON N0G 1R0
519-369-2200 ext. 248
www.westgrey.com || @OurWestGrey

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From: planning@grey.ca
Sent: Friday, August 18, 2023 9:17 AM
To: CBO - Karl Schipprack; Britney Becker; Sarah Bothman; Notice
Subject: County comments for ZA11.2023 Granite Ventures

County comments for ZA11.2023 Granite Ventures



Hello West Grey,

Please note that County staff have reviewed Zoning application ZA11.2023 G - Granite Ventures Inc - Cameron Gerber. County staff offer the following comments in regard to the proposed development.

The subject lands are designated 'Primary Settlement Area' in Schedule A of the County's Official Plan. The property is within the downtown area of Durham, within the vicinity of walkable amenities. The proposal would add gentle density to an existing property, which would assist towards alleviating the current deficiency of residential units across the County. Provided there is municipal capacity to connect the proposed development to full municipal sewer and water servicing, County staff generally have no concerns in this respect.

Recent changes to the Planning Act facilitate the development of additional residential units on serviced residential lands, including up to three units which may be within an accessory structure. That said, Municipalities are not 'capped' at only permitting three units, where there is planning merit and justification to support additional units. Provided that the owner of the property attains a building permit in order to convert the existing shed into a permanent, all-season dwelling containing cooking, bathing, toilet and sleeping facilities, County staff generally have no concerns.

Per Appendix B, the subject lands are within the adjacent lands of 'Significant Woodlands,' to the east. Furthermore, County staff would note that the existing shed is within the regulatory area of Saugeen Valley Conservation Authority. It is recommended that further comments be provided by SVCA in regard to any potential hazard considerations that may be associated with the proposal.

From a general planning perspective, County staff would note that the current site plan does not indicate where snow storage would be accommodated on site. It is recommended that the applicant identify an appropriate place for snow storage, prior to approval.

The subject property has frontage on Highway 6. MTO may have further comments.

Provided positive comments are received by SVCA, the proposal meets all requirements of the building code for a permanent dwelling, and that there is sufficient municipal servicing available for the development, County staff have no further concerns.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

County of Grey, Owen Sound, ON

Britney Becker

From: COULAS Diana <Diana.Coulas@HydroOne.com> on behalf of SOUTHERN FBC PLANNING <SouthernFBCPlanning@HydroOne.com>
Sent: Tuesday, August 8, 2023 11:42 AM
To: Britney Becker
Subject: RE: ZA11.2023 - Granite Ventures

Hello,

Hydro One have no comments.

Diana Coulas
Senior Distribution Planning Technician
Distribution Lines Work Management, WO2
Hydro One Networks Inc.
763 Athlone Ave., 2nd Floor
Woodstock, ON | N4V 0B6

Tel: 800-957-7756
Fax: 888-281-4589
Email: diana.coulas@HydroOne.com

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From: Britney Becker <bbecker@westgrey.com>
Sent: Friday, August 4, 2023 10:35 AM
To: jayne_bastarache@bwdsb.on.ca; al_hastie@bgcdsb.org; archaeology@saugeenajibwaynation.ca; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; prhody@wightman.ca; weichenberger@wightman.ca; Union Gas <ontugllandsinq@uniongas.com>; consultations@metisnation.org; MR25Enquiry <mr25enquiry@mpac.ca>; hsmastlrcc@bmts.com; lonnybomberry@sixnations.ca; SOUTHERN FBC PLANNING <SouthernFBCPlanning@HydroOne.com>; newdevelopment@rci.rogers.com; Riel Warrilow <associate.ri@saugeenajibwaynation.ca>; planning@grey.ca; west.grey@svca.on.ca; MunicipalPlanning@enbridge.com; rlinn@sixnations.ca; consultations@metisnation.org; wpeeters@ehtel.ca
Subject: ZA11.2023 - Granite Ventures

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Good morning,

Please find a notice of Public Meeting for the above noted file attached.

The zoning amendment is scheduled to be heard on September 5th. Your comments would be appreciated at your earliest convenience.

Kind regards,

Britney Becker
Plans Examiner & Building Inspector

Municipality of West Grey
402813 Grey Road 4
RR 2 Durham, ON N0G 1R0
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Britney Becker

From: Geoff Aitken
Sent: Thursday, August 17, 2023 8:27 AM
To: Britney Becker
Subject: RE: ZA11.2023 - GRANITE VENTURES

Hi Britney,

The existing water service will require a booster pump. Otherwise no concerns.

Geoff Aitken, CET
Manager of Public Works

Municipality of West Grey
402813 Grey Road 4
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From: Britney Becker <bbecker@westgrey.com>
Sent: August 16, 2023 12:41 PM
To: building <building@westgrey.com>; CBO - Karl Schipprack <cbo@westgrey.com>; Geoff Aitken <publicworks@westgrey.com>
Subject: FW: ZA11.2023 - GRANITE VENTURES

Hi all,

Please be reminded of the below request. Please provide your comments as soon as possible.

Thanks.

From: Britney Becker
Sent: Friday, August 4, 2023 9:51 AM
To: Geoff Aitken <publicworks@westgrey.com>; Shawn Edwards <sedwards@westgrey.com>; building <building@westgrey.com>; CBO - Karl Schipprack <cbo@westgrey.com>; Phil Schwartz <pschwartz@westgrey.com>
Subject: ZA11.2023 - GRANITE VENTURES

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Britney Becker

From: building
Sent: Thursday, August 17, 2023 9:19 AM
To: Britney Becker
Subject: Re: ZA11.2023 - GRANITE VENTURES

The building department has reviewed the file and has the following comment:

- 1, Public Works to verify the sewer and water capacity.
2. Applicant will require a building permit and should be aware spatial separation should be reviewed .

Sent from my iPhone

On Aug 16, 2023, at 12:41 PM, Britney Becker <bbecker@westgrey.com> wrote:

Hi all,

Please be reminded of the below request. Please provide your comments as soon as possible.

Thanks.

From: Britney Becker
Sent: Friday, August 4, 2023 9:51 AM
To: Geoff Aitken <publicworks@westgrey.com>; Shawn Edwards <sedwards@westgrey.com>; building <building@westgrey.com>; CBO - Karl Schipprack <cbo@westgrey.com>; Phil Schwartz <pschwartz@westgrey.com>
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