

SENT ELECTRONICALLY (kschipprack@westgrey.com)

August 15, 2023

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

ATTENTION: Karl Schipprack, CBO

Dear Karl Schipprack;

RE: Application for Zoning By-law Amendment: ZA24.2023
127 Enoch Street
Roll Number: 420502000100400
Part Lot 3, Concession 14, Enoch Street North
Geographic Town of Neustadt
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 have 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 SVCA 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.

The purpose of the application is to change the zone symbol on the subject lands from R2 (Residential) to R3 (Residential). The effect of which will permit the existing 7-unit apartment building.

Drinking Water Source Protection

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 the local Risk Management Official (RMO) at rmo@greysauble.on.ca.

Summary

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the Municipality of West Grey. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard policies of the Provincial Policy Statement (PPS, 2020) and the County of Grey official plan. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required.

Please inform this office of any decision made by the Municipality with regard to this application. We respectfully request 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: Britney Becker, Mun. of West Gry (via email)
Kevin Eccles, SVCA Member (via email)
Tom Hutchinson, SVCA Member (via email)