

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

August 29, 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: A07.2023 (Yack)
522708 Welbeck Road
Part Lot 14 Concession 2 WGR, Part 2 Plan 166473
Roll No. 420528000104830
Geographic Township of Bentinck
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 and effect of the application is to vary the provisions of section 6.1.2(b) of the Municipality of West Grey's Comprehensive Zoning Bylaw. The effect of which will permit the construction of an accessory structure in the defined front yard.

Background

The SVCA was contacted on July 7, 2023 regarding the proposal. SVCA issued SVCA permit 23-215 (attached for reference) on August 11, 2023 for the proposed development.

Recommendation

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

Delegated Responsibility and Advisory Comments

Natural Hazards

Based on SVCA mapping, there are no natural hazards located on the property. The property is not zoned Natural Environment (NE) in the Municipality of West Grey Zoning By-law, or designated Hazard Lands in the Grey County OP. We note part Welbeck Wetland Provincially Significant Wetland (PSW)/swamp is located on lands adjacent to the 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 Policies

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 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.

Almost the entire property is within the SVCA Approximate Screening 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 Screening 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 Screening Area is the 120 metre offset distance from the edge of part of Welbeck Wetland PSW/swamp. We note that the property is separated from the PSW/swamp by Welbeck Road.

As mentioned above, SVCA permit 23-215 was issued on August 11, 2023 for the proposed development.

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 23-215

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)
Barry Yack, owner/applicant (via email)

SENT ELECTRONICALLY ONLY (mbyack@gmail.com)

August 11, 2023

Mary and Barry Yack
522708 Welbeck Road
West Grey, ON N0G 1R0

Dear Mary and Barry Yack,

RE: Application to Alter a Regulated Area
522708 Welbeck Road
Pt Lot 14, Con 2 WGR
Roll No. 420528000104830
Geographic Township of Bentinck
Municipality of West Grey
SVCA Permit No. 23-215

(Yack)

The Saugeen Valley Conservation Authority (SVCA) has approved your application for the construction of a 2400 square foot storage structure with related grading, filling, and excavation within the adjacent lands to the Welbeck Provincially Significant Wetland and its associated hazardous lands. This approval is subject to conditions, which are stated in the enclosed permit.

If you cannot comply with any condition listed as part of this approval, you must not begin your project and you must notify the SVCA. Please note, work should not commence until you have obtained all other agency approvals. Please notify SVCA staff when the work is complete so a follow up inspection can be arranged.

Right to Hearing

Please be advised that the owner(s) of a property may submit an Application for a development or alteration proposal to the SVCA at any time. An Application must be complete as determined by the SVCA for it to be considered. The completeness of an Application is determined by SVCA staff, or an administrative review can be requested by the applicant to the SVCA's General Manager/Secretary Treasurer. In the event that the administrative review by the SVCA's General Manager/Secretary Treasurer determines an Application is not complete, the applicant can request an administrative review by the SVCA Board of Directors. Applications to recognize works that have already occurred are not eligible for administrative reviews.

In accordance with Section 28 (12) of the *Conservation Authorities Act*, permission required under Ontario Regulation 169/06, as amended, shall not be refused or granted subject to conditions unless the person requesting the permission has been given the opportunity for a hearing (by request) before the SVCA Board of Directors. Should you receive an SVCA permit, approved by staff, with conditions of approval and object to one or more of the conditions, you will have the option to attend a hearing before the SVCA Board of Directors. Should you submit a complete Application for which staff is not prepared to issue a permit, you will have the option to attend a hearing scheduled before the SVCA Board of Directors.

After holding a hearing under Section 28 (12), the SVCA Board of Directors shall,

- (a) refuse the permission; or
- (b) grant the permission, with or without conditions

After the hearing, if the SVCA Board of Directors refuses permission, or grants permission subject to conditions, the person who requested permission shall be given written reasons for the decision. If the person is refused permission or objects to conditions imposed on the permission, the person may appeal to the Ontario Land Tribunal within 30 days of receiving the reasons for the refusal.

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 Carl Seider or Karen Gillian (RMO) at RMO@greysable.on.ca.

Zoning and Official Plan

Administration and final interpretation of the Zoning By-law and Official Plan are the responsibility of the Municipality and/or County. We recommend you contact the Municipality and/or County to confirm the zoning status and/or designation for the property, and for all other items relating to the Zoning By-law and Official Plan.

As the provincial commenting agency for matters relating to Natural Hazards (Environmental Protection /Environmental Hazard/Hazard/etc. zones and/or designations) in association with applications made under the Planning Act, the SVCA is required to provide comments and assistance to the Municipality and/or County and its residents for zoning and Official Plan matters in this regard. Therefore, if a planning application (proposed Zoning By-law amendment, application for minor variance, application for consent, site plan approval, Draft Plan of Subdivision, Draft Plan of Condominium, etc.) is required in association with your proposal, the SVCA will be involved in that process as a review agency and the SVCA's comments to that process will be forwarded to the Municipality and/or County at that time. However, SVCA comments regarding Zoning and Official Plan matters are not included within this correspondence.

Thank you for your cooperation. Should you have any questions, please do not hesitate to contact Michael Cook of this office.

Mary and Barry Yack
SVCA Permit No. 23-215
August 11, 2023
Page **3** of **3**

Sincerely,

A handwritten signature in black ink, appearing to be 'MA', is written over a light gray rectangular background.

Matt Armstrong
Manager, Environmental Planning & Regulations (Acting)
Saugeen Conservation

MA/mc

Encl. SVCA Permit #23-215

cc: Tom Hutchinson, Authority Member, SVCA (via email)
Kevin Eccles, Authority Member, SVCA (via email)
Building Department, Municipality of West Grey (via email)
Planning Department, Municipality of West Grey (via email)



1078 Bruce Rd. 12, P.O. Box 150
Formosa, ON N0G 1W0

PERMIT NO.

23-215

PERMIT

Conservation Authorities Act, R.S.O., 1990, Chap. C27

SCHEDULE

1

OF

2

THIS PERMIT ISSUED ON

August 11, 2023

AND EXPIRES ON

August 11, 2025

☐

Permit for Major Works

☐

Permit for Minor Works

☒

Permit for Standard/Other Works

PERMIT TO:

☐

Alter a Watercourse

☒

Place Fill or do Grading in a Regulated Area

☐

Construct a Building in a Regulated Area

☒

Construct a Structure in a Regulated Area

In accordance with Regulation 169/06 and amendments thereto, permission is granted to:

Name:

Mary and Barry Yack

Mailing Address:

522708 Welbeck Road

Municipality:

West Grey, ON

Postal Code:

N0G 1R0

Phone No.:

(519) 369-5169

For the following works:

The construction of a 2400 square foot storage structure with related grading, filling, and excavation within the adjacent lands to the Welbeck Provincially Significant Wetland and its associated hazardous lands.

At Civic Address:

522708 Welbeck Road

Roll No.

420528000104830

Municipality:

Municipality of West Grey
(Geographic Township of
Bentinck)

Lot / Plan:

Pt Lot 14, Con 2 WGR

for the period of:

August 11, 2023 to August 11, 2025

SUBJECT TO THE SPECIFIC CONDITIONS STATED IN SCHEDULE 2 TO THIS PERMIT:

NOTE:

BEGIN YOUR PROJECT ONLY IF YOU, THE APPLICANT, AGREE TO ALL OF THE SPECIFIC AND GENERAL CONDITIONS STATED IN THIS PERMIT. IF YOU DISAGREE WITH ANY CONDITION, YOU MUST NOTIFY THE SVCA AND YOU MUST NOT BEGIN YOUR PROJECT.

GENERAL CONDITIONS: See reverse side of this form.

Manager, Environmental Planning & Regulations (Acting)

Signature of Authority Official

Title

IMPORTANT! Read the reverse of this form

GENERAL CONDITIONS

The applicant, by acceptance and in consideration of the issuance of this permit, agrees to the following conditions:

1. The applicant shall comply with the Specific Conditions in the attached schedules.
2. This permit is valid only for the time period specified and the applicant agrees to request an extension from the Saugeen Valley Conservation Authority prior to the expiration of this period should an extension be required.
3. This permit does not preclude any other legislation, federal or provincial, or necessary approvals from the local municipality.
4. Authorized representatives of the Saugeen Valley Conservation Authority may, at any time, enter onto the lands which are described herein in order to make surveys, examinations, investigations or inspections which are required for the purpose of ensuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. The applicant agrees
 - (a) to indemnify and save harmless on a solicitor and client basis, the Saugeen Valley Conservation Authority and its officers, employees, or agents, from and against all damage, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the owner and/or applicant or of any of his/her agents, employees or contractors relating to any of the particulars, terms or conditions of this permit;
 - (b) that this permit shall not release the applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
 - (c) that all complaints arising from the execution of the works authorized under this permit shall be reported prior to the expiration of this permit by the applicant to the Saugeen Valley Conservation Authority. The applicant shall indicate any action which has been taken, or is planned to be taken, if any, with regard to each complaint;
 - (d) that the permit issued herein is based upon the plans or sketches submitted to the Saugeen Valley Conservation Authority and the accuracy of the matters contained in the application to the Authority.
6. This permit is not assignable.
7. The applicant acknowledges that should the works be carried out in contrary to the terms of this permit, the permit may be revoked and the applicant may be in violation of the Saugeen Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06), and subject to the penalties imposed under the Conservation Authorities Act, R.S.O, 1990, Chap. C27, as amended.

**This permit is a public record which is accessible upon request.
This information in this permit is collected under the authority of the
Conservation Authorities Act, R.S.O, 1990, Chap. C27, as amended.**

SCHEDULE **2** **OF** **2****APPLICANT:** Mary and Barry Yack**SPECIFIC CONDITIONS:**

1. All works shall be in accordance with this permit and:
 - a) the site plan titled "Site Plan", submitted by Barry yack, received July 28, 2023;
 - b) the structural drawings titled "Drawings". Pages 1 and 2, submitted by Barry Yack, received August 8, 2023; and
 - c) the Application to Alter a Regulated Area dated July 28, 2023.
2. All excess materials, soils, and debris associated with the works shall be deposited outside of a SVCA Regulated Area.
3. Existing overall drainage patterns for the lot shall be maintained.
4. Appropriate sediment and erosion control measures shall be used and maintained during the work to restrict the movement of sediment off-site and shall specifically protect sedimentation of the wetland east of the development.
5. Following construction, all exposed soil on the lot shall be stabilized with vegetation or other suitable means to prevent erosion and sedimentation, specifically to protect sedimentation of the wetland east of the development.
6. It is the responsibility of the Applicant (Mary and Barry Yack) to ensure that all other agency and municipal approvals are in place.
7. It is the responsibility of the Applicant (Mary and Barry Yack) to ensure that all contractors involved with the works are aware of this permit and conditions.
8. This permit allows for the construction of a 2400 square foot storage structure with related grading, filling, and excavation within the adjacent lands to the Welbeck Provincially Significant Wetland and its associated hazardous lands. If any additional or future work relating to development within a regulated area is proposed, the SVCA must be contacted prior to the work commencing as an SVCA permit may be required.

P.T. 6x6 post 8' o/c

3ply
2x12

12'

12'x40' NORTH WALL OPEN
just posts

3ply
2x12

12'

3"
barring

inside lined area to be concrete floor
2x4 stud walls

SHOP

P.T.
6x6
8' o/c

P.T.
6x6
8' o/c

garage

12'x40'
EAST WALL
OPEN
just posts

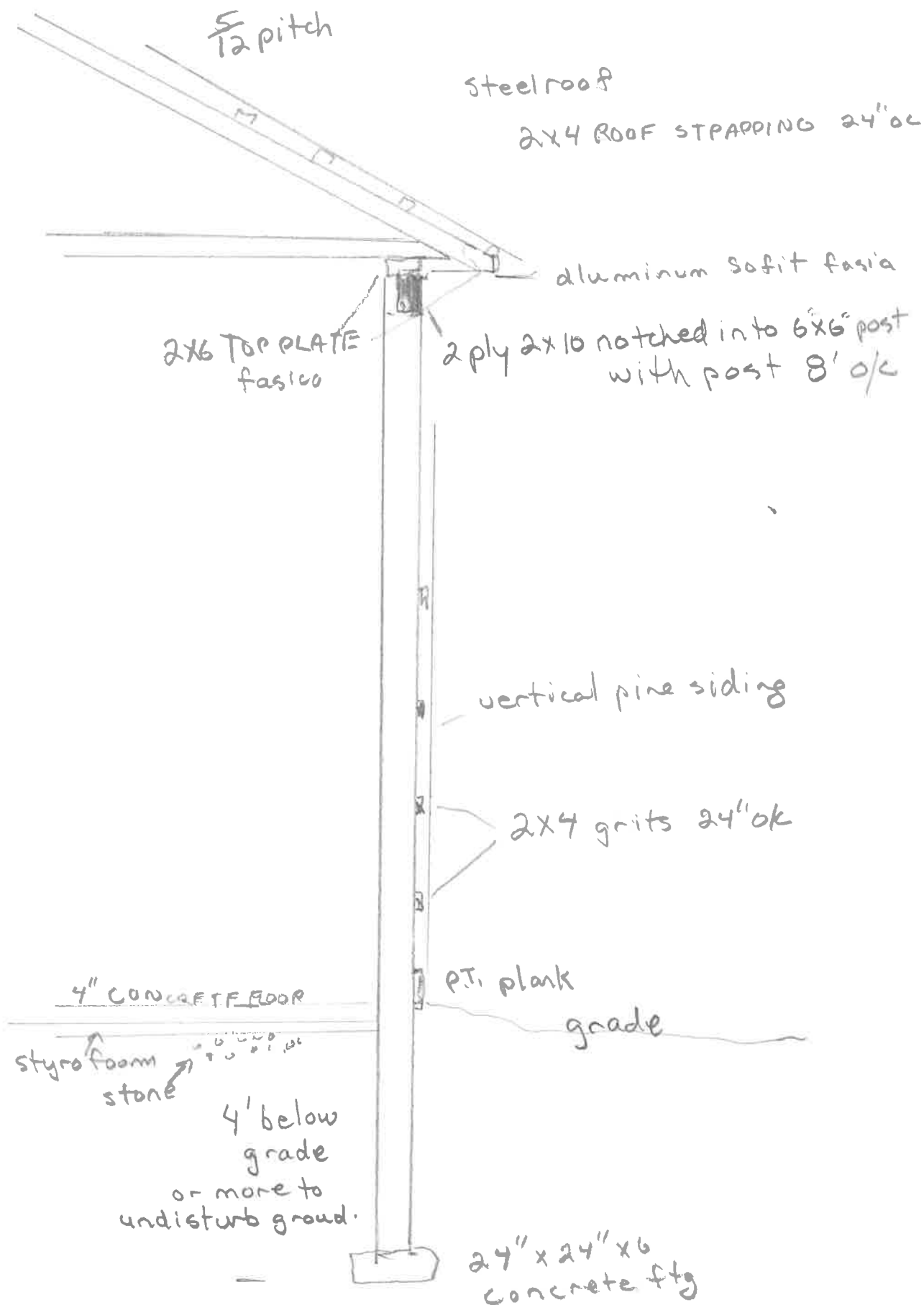
5'

18' door

5'

12'

3ply 2x10





The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2023.

Legend

Proposed Storage Structure

Intermittent Watercourse

Permanent Watercourse

Approximate Screening Area

Hazard Land/Floodplain

Parcel Fabric



1:810

UTM Zone 17N, NAD 83

Barry Yack
522708 Welbeck Road
Roll No.: 420528000104830
Pt Lot 14, Con 2 WGR
Township: Bentinck
Municipality: West Grey





1078 Bruce Road 12
P.O. Box 150
Formosa, On N0G 1W0

SAUGEEN VALLEY CONSERVATION AUTHORITY (SVCA)
APPLICATION TO ALTER A REGULATED AREA

Ontario Regulation No. 169/06, and amendments thereto,
Conservation Authorities Act, R.S.O., 1990, Chap. C.27, as amended.

Application No.

For Office Use

The SVCA will consider your proposal based upon the information that you provide in this application.
Please ensure that your proposal is clearly described and that all relevant information is included. Additional pages may be submitted as needed.

LANDOWNER INFORMATION

Name(s) Barry Yak	Phone 519 369 5169
Mailing Address 522708 Welbuck Rd	City/Town DURHAM
Email mbyack@gmail.com	Postal Code ONTARIO N0G1R0

APPLICANT INFORMATION

<input checked="" type="checkbox"/> Applicant is the Landowner or one of the Landowners; or	
<input type="checkbox"/> Applicant is acting on behalf of the Landowner(s) and has submitted written authorization from the Landowner(s) to SVCA.	
Applicant Name Barry Yak	Company Name Barry Yak
Email mbyack@gmail.com	Phone 519-369-5169

LOCATION OF PROPOSED PROJECT

Street Address 522708 Welbuck Road	Municipality/Town WEST GREY
Lot(s) and Concession(s) CON 2 W G 1 R	Lot and Plan No.
Other Location Information	Roll No.

PROJECT DATES

Proposed Start Date Sept 15 / 2023	Proposed Finish Date 2024
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COMPLETE IF CONSTRUCTION PROPOSED

Type of Project or Work Proposed pole building		
Intended Use of Building/Structure shop	Present Use of Building/Structure	
Square Footage (All Floors) of Existing 2400	Square Footage (Footprint Only) of Existing	
Square Footage (All Floors) of Proposed single	Square Footage (Footprint Only) of Proposed	
What is the height difference between the ground & the proposed building's lowest exterior opening (e.g. door, window, vent)?		
Basement/Cellar Proposed Yes <input type="checkbox"/> No <input type="checkbox"/>	Crawlspace Proposed Yes <input type="checkbox"/> No <input type="checkbox"/>	Deck/Porch Proposed Yes <input type="checkbox"/> No <input type="checkbox"/>
Equipment to be Used (e.g. excavator, bulldozer, etc.)		
Any Other Relevant Information		

COMPLETE IF FILLING, GRADING OR EXCAVATION ARE PROPOSED

Purpose of Filling/Grading/Excavation	
Intended Use of Land When Finished	
Volume of Fill to Add to Site	Type of Fill and Source
Volume of Fill to Remove from Site	Excess Fill or Spoil Relocated To
How much higher or lower will the proposed ground elevation be compared to existing?	

(See Other Side)

EROSION AND SEDIMENT CONTROL

Proposed Method(s) of Erosion and Sediment Control During and After Construction

PLANS

A site plan must be included with your application. Check ☒ each box to confirm it is on the plans:

(One copy of each plan or drawing is to be submitted. Additional copies must be provided if requested by the SVCA).

- ☒ 1. Property dimensions.
- ☒ 2. Nearest streets, roadways, laneways etc.
- ☒ 3. Watercourses on or near the property.
- ☒ 4. Existing buildings and structures and distance to lot lines, centre of road, watercourse etc.
- ☒ 5. Proposed building or structure and dimensions including decks or porches.
- ☒ 6. Proposed location of filling, area of excavation, dimensions and depths (if applicable).
- ☒ 7. Elevation of finished floor, basement/crawlspace, any windows, doors, vents, or other exterior openings in relation to finished grade
- ☒ 8. Septic bed including mantle (if applicable).
- ☒ 9. North arrow.
- ☒ 10. Other relevant site features.

Additional plans or drawings should be included showing side views, cross-section, building foundation (if applicable) and details.

IMPORTANT INFORMATION

- No work can be carried out until a permit is issued by the SVCA and all other necessary approvals are obtained.
- A non-refundable Application Review Fee must be paid when the application is submitted to the SVCA office. Several methods of payment are accepted. Cheques may be made payable to "Saugeen Valley Conservation Authority".
- The applicant is responsible for obtaining any other agency, government or municipal approvals as may be required.
- The information obtained on this application is a public record collected under the authority of the *Conservation Authorities Act* and is accessible upon request in accordance with the *Freedom of Information and Protection of Privacy Act*.

DECLARATION

Read Carefully Before Signing

- I declare the information in this application to be true;
- I agree to allow authorized representatives of the SVCA to enter onto the property to review this application;
- I recognize and accept that the information in this application is a public record and some or all of it may be released; and
- I understand that the payment of the fee does not guarantee permission from the SVCA.

Applicant Name (Print) X Barry Yeck

Applicant Signature* X Barry Yeck

Date July 28/2023

* Typed name will indicate a signature on digital applications.

DO NOT WRITE IN THIS SPACE

Fee Amount Received

Date Application Received

22

100'±

70'±

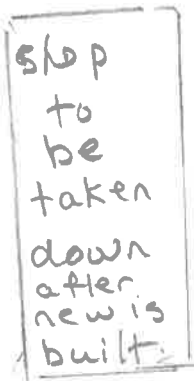
70'±

ROAD



new
shop

gravel yard.

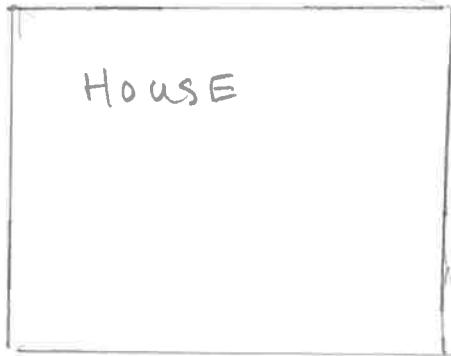


shop
to
be
taken
down
after
new is
built.

100'±

well

1



House

DRIVEWAY

septic