

From: [Ontario Lands](#)
To: [Group: Planning Dept Emails](#)
Subject: RE: [External] REVISED Notice of Public Meeting - 42T-2023-02 & ZA26.2023 Roseate Subdivision
Date: August 8, 2023 6:54:23 AM

[EXTERNAL EMAIL]

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

Should you require any further information, please contact the undersigned.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

From: planning@grey.ca <planning@grey.ca>
Sent: Friday, August 4, 2023 8:56 AM
To: ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>
Subject: [External] REVISED Notice of Public Meeting - 42T-2023-02 & ZA26.2023 Roseate Subdivision

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REVISED Notice of Public Meeting - 42T-2023-02 & ZA26.2023 Roseate Subdivision



Hello Union Gas,

Please see the REVISED link below for the Notice of Public Meeting for Grey County Subdivision application 42T-2023-02 and West Grey Zoning By-Law Amendment ZA26.2023 - Roseate

Subdivision. The previous email sent August 3rd did not include details of the public meeting, scheduled for September 19th, 2023.

- [NOTICE OF PUBLIC MEETING_ROSEATE SUBDIVISION AND ZONING FINAL.docx](#)

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

Let us know if you have any questions.

Best regards,

Grey County Planning

From: circulations@wsp.com
To: [Becky Hillyer](#)
Subject: Draft Plan of Subdivision (42T-2023-02) and ZBLA (ZA26.2023); Grey Rd. 4, West Grey
Date: June 12, 2023 8:08:23 AM

[EXTERNAL EMAIL]

2023-06-12

Becky Hillyer

West Grey
Owen Sound, ON, N4K 3E3

Attention: Becky Hillyer

Re: Draft Plan of Subdivision (42T-2023-02) and ZBLA (ZA26.2023); Grey Rd. 4, West Grey; Your File No. 42T-2023-02,ZA26.2023

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application and have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:

“The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

It shall also be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We would note that WSP operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of

comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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-LAEhHhHzdJzBITWfa4Hgs7pbKl

From: [ARABIA Gabriel](#)
To: [Becky Hillier](#)
Subject: County of Grey - Part Lots 57 and 58, Con 2 - 42T-2023-02
Date: June 13, 2023 3:29:48 PM
Attachments: [image001.png](#)

EXTERNAL EMAIL

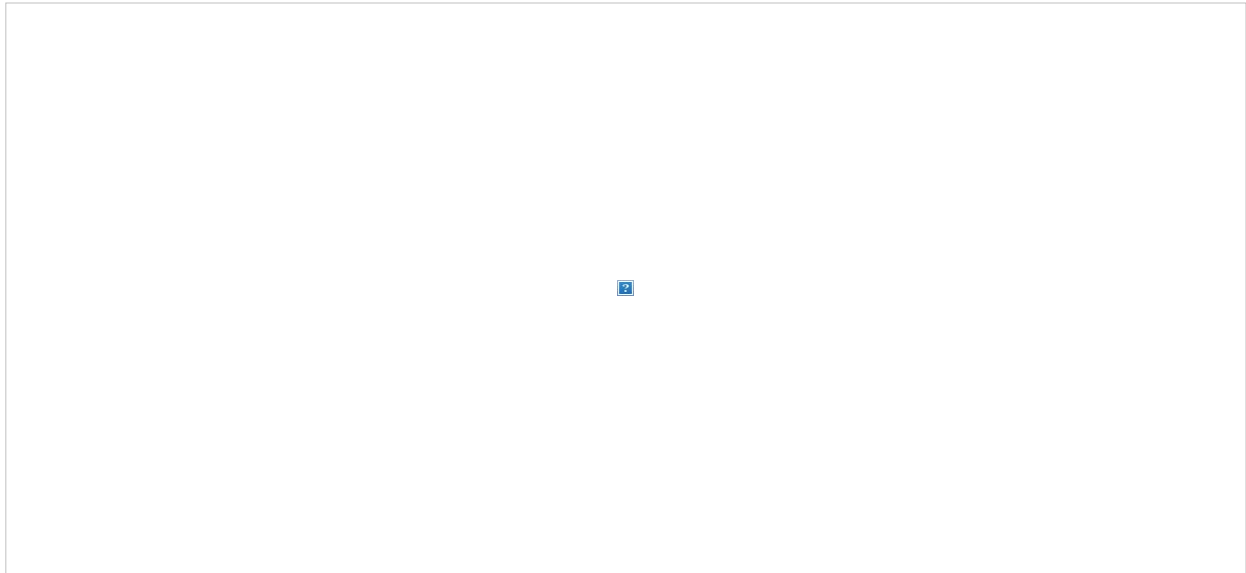
Hello,

We are in receipt of your Plan of Subdivision application, 42T-2023-02 dated June 7th, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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From: [Susan DeSanto](#)
To: [Becky Hillyer](#)
Subject: Re: Susan DeSanto, 214 DJay Crescent / comments on Roseate Subdivision
Date: June 15, 2023 9:41:26 AM

[EXTERNAL EMAIL]

Thank you for your response.
Please add us to your contact list for further advisement.
Have a good day.
Sincerely,
Sue

On Thu., Jun. 15, 2023, 9:08 a.m. Becky Hillyer, <Becky.Hillyer@grey.ca> wrote:

Dear Susan,

Thank you very much for taking the time to provide feedback on this proposal. By way of this email, I acknowledge receipt of your comments below, which will be shared with the applicants and West Grey; and will be considered as we move forward in reviewing this proposal.

Please note that a further notice will be sent in the coming weeks to notify you of the time and location of a public meeting to discuss this development, which you are encouraged to attend if possible.

Please confirm if you would like to receive further notice of any progress with these applications and we can add your email address to our contact list.

Many thanks again Susan,

Becky Hillyer
Intermediate Planner
Phone: +1 519-372-0219 ext. 1233

Grey County

From: Susan DeSanto [REDACTED]
Sent: June 14, 2023 4:00 PM
To: Becky Hillyer <becky.hillyer@grey.ca>
Subject: Roseate Subdivision

[EXTERNAL EMAIL]

Dear Becky

We are residents of 214 DJay Crescent, Sue and Ralph DeSanto.

I guess we will be sad to lose our wonderful view, but change is inevitable.

I, Sue, wanted to express a couple of concerns I have and that I am already living with now, before the new subdivision is built.

I wonder, while planning is in the process, if thought could be given to the following;

1. The little stretch of road on Chester that runs from DJay Cr to College St North in an east to west direction, is unsafe for pedestrians. I am asking that a sidewalk be installed on either side of Chester to make it safer for those walking. In the winter it becomes even more difficult with ice and snow build up on the road. Unfortunately, drivers are not always mindful of people walking, drive far too fast and it is unsafe for walkers.

As Chester will become an access point for even more cars, not having a sidewalk will become more problematic. School children that live on DJay Cr board the bus at Chester and College St North as well. A sidewalk along Chester would keep them safer too.

2. The other concern I have are the many "near misses" of car accidents at Chester and College St North going in an east-west direction. There is no Stop sign at this intersection running east and west. I was told that it is because of the ambulance station. I am not sure if that is correct. A Stop sign would definitely improve the safety of that intersection if it does not interfere with the Ambulance Station.

As with any change there is apprehension of what this will look like for the residents already

living in this area. Growth and a larger tax base will be good for the Town and I expect that the builder and Town will be mindful of those of us

already living here.

I appreciate any considerations that could be given to our concerns.

Sincerely and with thanks,

Sue DeSanto

SENT ELECTRONICALLY (becky.hillyer@grey.ca)

June 30, 2023

Grey County
Planning and Development
595 9th Avenue East
Owen Sound, ON N4K 3E3

ATTENTION: Becky Hillyer, Intermediate Planner

Dear Becky Hillyer,

RE: Application for Subdivision: 42T-2023-02 "Roseate Subdivision"
Application for Zoning By-law Amendment: ZA26.2023
Roll: 420528000306350
Part Lots 57 and 58, Concession 2 WGR
Part Park Lot 1 North on Chester Street West;
Part Park Lots 1 to 3 North on George Street West;
Part of West Street and Part of Chester Street
Geographic Township of Bentinck
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). 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 SVCA's 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 proposed subdivision application consists of 150 new residential units (including a 60-unit apartment building and 90 townhouse units), in addition to a new public road system, sidewalks, a public park area, and stormwater management facilities. The application also seeks to permit neighbourhood-commercial use on the ground floor of the proposed apartment

building. Access to the development is proposed to be from Grey Road 4 (Durham Road West) to the north, and through an extension of Chester Street West, to the east.

The subject lands are designated 'Primary Settlement Area,' 'Hazard Lands,' and 'Rural' in the County Official Plan; and 'Residential' on Schedule A of the West Grey Official Plan. It should be noted that for the portion of lands outside of the settlement area of Durham, the West Grey Official Plan defers to the County's Official Plan policies. The lands are zoned 'Restrictive Rural' (A3), 'Natural Environment (NE),' and 'Future Development' (FD) in the West Grey Zoning By-Law.

The proposed Zoning By-law amendment would re-zone the lands to permit residential, public park and commercial uses, while maintaining the natural environment lands.

Staff have received and reviewed the following documents submitted with this application:

- 1) Planning Justification Report, Georgian Planning Solutions, April 2023;
- 2) Environmental Impact Study, AWS, November 2022;
- 3) Preliminary Flood Hazard Study, Tatham Engineering, March 17, 2022;
- 4) Addendum No. 1 to the Flood Hazard Study, Tatham Engineering, April 25, 2023;
- 5) Functional Servicing Report, April 28, 2023;
- 6) Preliminary Stormwater Management Report, amended December 19, 2022;
- 7) Preliminary Geotechnical Investigation; January 17, 2022;
- 8) Draft Plan, Dwg. D-1, Georgian Planning Solutions, April 4, 2023; and,
- 9) Concept Plan, Georgian Planning Solutions, April 4, 2023.

SVCA review of the Environmental Impact Study (EIS) is carried out in accordance with our regulatory and natural hazard roles regarding wetlands and natural hazard lands. SVCA can no longer comment to natural heritage for Planning Act applications in accordance with changes to the Conservation Authorities Act, effective January 2023.

SVCA staff provided pre-consultation comments to the applicant in September 2021 for the proposed development; and we attended a pre-submission consultation meeting with the County and Municipality of West Grey in January 2022. We have also had an opportunity to review the EIS and preliminary Stormwater Management Report and Flood Hazard Assessments prior to formal application. The following are staff's comments based on our review to date.

Recommendation

SVCA would support draft plan approval and an amended application for zoning by-law amendment provided recommendations outlined in the report below are implemented, including recommendations for conditions of draft plan approval. Should SVCA's recommendations be implemented, it is our opinion the application(s) would be in conformance with the natural hazard policies of the Province, Grey County, and the Municipality of West Grey.

Site Characteristics

The subject property is 15.7 hectares (38.9 acres) in area and located south of Grey Road 4 (Durham Road West) on the western border of the Primary Settlement Area of Durham. The property is generally even in topography, sloping to the south in the direction of the Saugeen River. The southeast corner of the property features a cedar woodlot; however, the remainder of the property features agricultural land and disturbed (filled) meadow. A decommissioned rail line extends from the southeast corner of the property through the west property line. There is an intermittent watercourse that runs from north to south, then heads west [north of the rail trail]. The Saugeen River runs from east to west at the south property boundary, and there is a small portion of a cattail marsh at the southeast property boundary.

Delegated Responsibility and Advisory Comments

Natural Hazards

The property features flooding hazards (Hurricane Hazel Flood Event) associated with the Saugeen River and intermittent watercourse, and unstable organic soils related to the cattail marsh at the southeast property boundary. There is also an erosion hazard associated with the Saugeen River valley slope at the southeast corner of the property. SVCA mapping identifies the Saugeen River floodplain, river valley slope, and organic soils as hazards; however, the flooding hazard associated with the intermittent watercourse has not yet been mapped by the SVCA. The Hurricane Hazel Flood Event (HHFE) for the intermittent watercourse was recently modelled at the request of SVCA staff to ensure the proposed development would not be affected by watercourse flooding from this feature.

The hazard mapping for the Grey County Official Plan (OP) generally matches SVCA's hazard mapping; however, the hazard mapping for the portion of property within the geographic Town of Durham in the Municipality of West Grey OP does not match as closely. As part of this application, we recommend that the Municipality of West Grey's OP hazard designation and zoning be updated in accordance with SVCA hazard mapping.

The following is a brief summary of the Provincial, County, Municipal, and SVCA natural hazard policies affecting the property:

Provincial Policy Statement (PPS, 2020) – Section 3.1

Section's 3.1.1 and 3.1.2 c) of the PPS, 2020 states, in general, that development shall be directed to areas outside of hazardous lands (flooding hazards, erosion hazards, dynamic beach hazards), and hazardous sites (organic soils, leda clay, unstable bedrock.); and further that, development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

Application Conformity with PPS Natural Hazard Policies

Please refer to comments below regarding the application(s) conformity with the natural hazard policies of the Grey County and Municipality of West Grey Official Plans. It is SVCA staff's opinion, should our recommendations be implemented, the application(s) would be in general conformance with the intent and purpose of the PPS natural hazard policies.

Grey County Official Plan (OP)

It is SVCA staff's interpretation, the natural hazard policies of the County OP, in general, do not permit development and site alteration in hazard lands, including flooding and erosion hazards and unstable, organic soils. Development within the entirety of HHFE floodplain limit is not permitted at this location because the two-zone floodplain concept is not in use. Placing, removing, or re-grading fill material of any kind, whether originating on the site or elsewhere, is not permitted without written approval of the appropriate conservation authority and development and site alterations will only be considered if the hazards can be safely addressed and new hazards are not created, or existing ones aggravated; no adverse environmental impacts will result; and the advice or approval of the appropriate conservation authority shall be obtained. Finally, development and site alteration may be permitted if no feasible location for the development outside of the Hazard Lands land use type.

Application Conformity with Grey County Natural Hazard Policies

For lands subject to the Grey County Official plan, the client proposes locating the stormwater management (SWM) pond within the HHFE floodplain limits of the intermittent watercourse. The preliminary SWM report concludes that the SWM pond could be constructed in this location without altering existing floodplain limits or elevations on adjacent lands, and that there could be an improvement to local ecology. However, it has not yet been demonstrated to SVCA staff that there is no other feasible location for the SWM pond outside the flooding hazard limits. Therefore, it is SVCA staff's opinion that unless the client can demonstrate to the Municipality and the SVCA's satisfaction that the lands outside the flooding hazard limits are not feasible for the pond location, the proposed subdivision application is not consistent with the natural hazard policies of the Grey County OP. Please see "Stormwater Management Section" for more information on the proposed SWM plan.

Furthermore, given current information regarding the HHFE limit associated with the intermittent watercourse, it is SVCA staff's opinion there should be an OP amendment to re-designate the floodplain from Rural to Hazard Land.

Municipality of West Grey Official Plan (OP)

It is SVCA staff's opinion, the natural hazard policies of the West Grey official plan do not permit development and site alteration in hazard lands except for conservation, forestry and passive recreational uses. No buildings or structures shall be permitted except where such are intended for flood or erosion control or where a structure is required for water course protection works

or bank stabilization projects, or where such are for public utilities, or accessory structures to a permitted passive outdoor recreational use.

Application Conformity with Municipality of West Grey Natural Hazard Policies

For the portion of the development subject to the Municipality of West Grey's OP, the residential blocks and road allowances are outside the above-noted hazard lands, and therefore, the development has safe access. However, there is a portion of the proposed open space within the hazard lands associated with the river valley erosion hazard; and as noted above, there is regulatory floodplain related to the intermittent watercourse. As such, it is SVCA staff's opinion, for the zoning by-law application to be in conformance with the natural hazard policies of Grey County and the Municipality of West Grey, the portion of proposed Open Space located in hazard lands and the HHFE floodplain associated with the intermittent watercourse should be zoned NE.

SVCA Planning Application Review – Policies

As per SVCA's policies for planning application and review and commenting, staff must recommend that development be directed away from areas of natural hazards plus an access allowance; and that there be sufficient room, outside of the hazard, for the development plus necessary infrastructure. SVCA plan review policies also do not support development where there is no safe ingress and egress. SVCA generally recommends that on-line SWM ponds and facilities be located outside of natural hazard areas, and SVCA staff can only support SWM facilities (with the exception of outlets) that are located outside of the defined limits of the flooding hazard. That being said, SVCA staff could support the location of SWM facilities in the floodplain under the following conditions:

- (i) If it can be demonstrated that there is no feasible alternative location outside of the floodplain and that there is a net public benefit that will result; and,
- (ii) Encroachment of SWM facilities into the flood plain must be justified with a catchment scale assessment as part of a Catchment Strategy, Area Plan, Subwatershed Plan, Master Drainage Plan or Environmental Assessment Act process. This type of assessment provides the opportunity to evaluate the location and function of SWM facilities based on technical, environmental, economic, and social factors.

SVCA staff will consider the following principles when assessing proposals to locate SWM facilities in the flood plain:

- (i) The impact of the SWM facility on flood plain function (conveyance, flood storage etc.) and implications for other natural hazards;
- (ii) The net ecological benefit of locating the SWM facility in the flood plain; and
- (iii) Cultural benefits of locating the SWM facility in the flood plain. While cultural benefits are considered, the natural hazard and natural heritage implications are paramount.

Therefore, in order for SVCA staff to find the development acceptable, all of the above conditions must be satisfied.

Proposed Stormwater Management

As previously noted, SVCA staff have reviewed the preliminary stormwater management plan and facilities to ensure no impact on the control of flooding, erosion, pollution or the conservation of land in accordance with our mandate under the Conservation Authorities Act and as per our MOA with the Municipality of West Grey. SVCA staff retained the services of BM Ross and Associates to peer review the preliminary SWM report and Flood Hazard Study. The SWM report concludes that the pond could be constructed in the flood hazard without altering existing floodplain limits or elevations on adjacent lands, and that there could be an improvement to local ecology. However, further technical review is required with the submission of detailed engineered drawings, site grading plans, and sediment and erosion control plans to confirm the above conclusion to be true.

Additionally, SVCA notes that the outlet of the watercourse proposed for stormwater effluent flows to an off site pond/wetland with no direct outlet to the Saugeen River. This detail is noted in the EIS, which further suggests water in the offsite pond infiltrates slowly and may be a source of groundwater upwelling in the river. It is suggested in the EIS, that under high flow conditions the offsite pond may overflow where water may sheet flow overland to the river. SVCA staff would like the opinion of the Municipality's engineer as to whether the proposed SWM outlet is sufficient. Further technical review would be required, in SVCA staff's opinion, to conclude as such.

Wetlands

The EIS had delineated a small wetland featuring mineral soils in the location of the proposed SWM Pond, not previously identified by the SVCA. A portion of this wetland would be removed as a result of the pond construction. It is SVCA staff's opinion, this wetland feature likely provides a local hydrologic function in retaining surface waters during storm events and it is identified in the EIS that this area may be a local shallow groundwater recharge area. In order for SVCA staff to find the development acceptable, it must be demonstrated that the hydrologic function of this wetland will be maintained so as not to increase downstream flooding and erosion. Further technical review is required to demonstrate no hydrologic impact.

Geotechnical Report

SVCA staff recommended in pre-consultation, that a geotechnical investigation should be undertaken to review founding soils given the history of filling on the property and evidence of pre-existing meadow wetlands. The purpose of SVCA's request was to ensure unstable organic soils were not present because organic soils are considered hazardous sites to development. Although significant deposits of organic soils were not encountered, "very soft/very loose soils" were encountered, and all the boreholes presented wet to saturated soils. The report concludes that structural fill will be required to raise the overall grade of the site and there are several warnings and recommendations in the report for the Municipality and the Developer to consider for safe construction.

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

SVCA Regulation 169/06

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 Conservation Authorities Act (CAA), 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.

Portions of the subject property are within an SVCA 'Regulated Area' associated with Ontario Regulation 169/06. The regulated features include both watercourses and their floodplains plus 15 metres, the Saugeen River valley plus 15 metres from stable top of bank, and the wetland south of the property plus 30 metres. As such, development and/or site alteration within this area requires 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 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.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Please note, the HHFE floodplain limits of the intermittent watercourse have not yet been mapped as this is new information. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

Both floodplains on the property, west of Durham's Town limit, are managed as a one-zone floodplain. In general, SVCA's Board approved O. Reg 169/06 policies do not support the proposed SWM pond in the HHFE Floodplain limits. However, if the following can be demonstrated, SVCA may be able to issue a permit for the work:

Development, interference or alteration within the floodplain will be permitted only where it can be demonstrated to the Authority's satisfaction that:

- (i) susceptibility to natural hazards is not increased or new hazards created;
- (ii) there are no adverse hydraulic or fluvial impacts on rivers, creeks, streams, or watercourses;
- (iii) grading (e.g., placing and removing fill) is minimized and maintains stage-storage discharge relationships and floodplain flow regimes for a range of rainfall events, including the Regulatory Storm;
- (iv) there are no negative or adverse hydrologic impacts on wetlands;
- (v) pollution, sedimentation and erosion during construction and post construction is minimized using best management practices including site, landscape, infrastructure and/or facility design (whichever is applicable based on the scale and scope of the project), construction controls, and appropriate remedial measures;
- (vi) intrusions on hydrologic functions are avoided, and no adverse impacts to hydrologic functions will occur;
- (vii) groundwater discharge areas which support hydrologic functions on-site and adjacent to the site are avoided;
- (viii) groundwater recharge areas which support significant natural features or hydrologic or ecological functions on-site and adjacent to the site will be maintained or enhanced;
- (ix) access for emergency works and maintenance of flood or erosion control works is available;
- (x) works are constructed, repaired and/or maintained according to accepted engineering principles and approved engineering standards or to the satisfactions of the SVCA, whichever is applicable based on the scale and scope of the project; and
- (i) the control of flooding, erosion, pollution or the conservation of land is not adversely affected during and post development, interference or alteration.

It is also proposed to re-align the intermittent channel to accommodate the SWM pond. SVCA could support the proposed channel re-alignment, provided the following conditions can be met:

- (i) all feasible alternative alignments have been considered through an Environmental Assessment supported by the SVCA or through site-specific studies, whichever is applicable based on the scale and scope of the project;
- (ii) stream bank stability is enhanced;
- (iii) where unavoidable, intrusions on significant natural features or hydrologic or ecological functions are minimized, and it can be demonstrated that best management practices

including site design and appropriate remedial measures will adequately restore and enhance features and functions;

(iv) natural channel design principles are followed to the extent possible; and

(v) SVCA's timing window is accommodated.

Please note, a SVCA permit should only be applied for once all of SVCA's recommendations have been satisfied under Draft Plan Approval. SVCA charges a fee for permit application. Please refer to SVCA's online Fees Schedule for more information.

Summary

Based on the above noted report, SVCA staff could only find the proposed applications for subdivision and zoning by-law amendment acceptable provided the following recommendations are implemented:

- 1) That the proposed zoning by-law amendment be changed to rezone hazard lands identified in SVCA's mapping, and the recently mapped HFFE floodplain limit for the intermittent watercourse; and that,
- 2) The following be included in the conditions for draft plan approval:
 - a) That prior to any site alteration/grading or construction on site, and prior to Final Approval of the subdivision by the County, the owner shall demonstrate to the Municipality and SVCA's satisfaction that there is no feasible room for the SWM pond outside the flooding hazard, and that there is a net public benefit that will result. Encroachment into the floodplain should be justified with a catchment scale assessment based on technical, environmental and economic and social factors.
 - b) That prior to any site alteration/grading or construction on site, and prior to Final Approval of the subdivision by the County, the owner shall prepare the following reports/plans, completed to the satisfaction of the Saugeen Valley Conservation Authority.
 - i. Final Stormwater Management Report and Plans, Final Flood Hazard Study, Final Grading Plan and Sediment and Erosion Control Plan.
 - ii. Final Site Plan and Landscaping Plan
 - c) That the Subdivision Agreement between the Owner and the Municipality of West Grey contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Lot Grading Plan, Final Stormwater Management Report and Plans, Final Flood Hazard Study, Final Sediment and Erosion Control Plan; Site Plan and Landscaping Plan.

Should the above recommendations be implemented, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS would be demonstrated.
- 2) Consistency with local planning policies for natural hazards would be demonstrated.

June 30, 2023

Page **10** of **10**

Please inform this office of any decision made by Grey County and Municipality of West Grey with regard to these applications. We respectfully request a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink that reads "Brandi Walter". The signature is written in a cursive style and is positioned above the printed name.

Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation
BW/

cc: Lorelie Spencer, Municipality of West Grey
Keven Eccles, SVCA Member (via email)
Tom Hutchinson, SVCA Member (via email)



Bluewater District School Board

P.O. Box 190, 351 1st Avenue North
Chesley, Ontario N0G 1L0
Telephone: (519) 363-2014 Fax: (519) 370-2909
www.bwdsb.on.ca

July 13, 2023

Becky Hillyer, Intermediate Planner
County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON N4K 3E3
Becky.Hillyer@grey.ca

Lorelie Spencer
Municipality of West Grey
402813 Grey Rd 4, RR2
Durham, ON N0G 1R0
lspencer@westgrey.com

RE: 42T-2023-02, ZA26.2023
Roseate Subdivision
Concession 2 West Grey Road Part Lots 57 and 58; Part Park Lot 1 North on Chester Street West; Part Park Lots 1 to 3 North on George Street West; Part of West Street and Part of Chester Street; in the geographic Township of Bentick, Municipality of West Grey

Dear Becky Hillyer and Lorelie Spencer,

Thank you for circulating notification with respect to an application for a Draft Plan of Subdivision consisting of 150 new residential units consisting of a 60-unit apartment building and 90 townhouses for the subject lands legally described above.

Bluewater District School Board (BWDSB) has no objection to this development. Planning staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability. BWDSB requests the following conditions be included as part of the draft plan approval:

1. "That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or directing students to an alternative attendance boundary."
2. "That the owner(s) shall agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."
3. "That the owners(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."

Please provide BWDSB with a copy of the Notice of Decision, including a copy of the draft plan approved conditions for our files. Once the Agreement has been registered, please provide BWDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered, please provide BWDSB with a copy of the registered plan in electronic format.

Please do not hesitate to contact us by telephone at 519-363-2014 or by email at shelley_crummer@bwdsb.on.ca if you have any questions, concerns or for more information.

Sincerely,

Shelley Crummer
Business Analyst

c.c.: Rob Cummings, Superintendent of Business Services
Dennis Dick, Manager of Plant Services

From: [Sherry Anstett](#)
To: [Group: Planning Dept Emails](#); [Jeff Richardson](#)
Subject: RE: Notice of Public Meeting for 42T-2023-02 Roseate / Oak and Stone Subdivision
Date: August 4, 2023 8:16:40 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL]

Thank you for the information, but at this time Bruce Telecom will not be involved in this subdivision



Sherry Anstett
Records & Facilities Clerk
sherry.anstett@brucetelecom.com
Tel: 519-368-1246

From: planning@grey.ca <planning@grey.ca>
Sent: August 3, 2023 4:59 PM
To: Sherry Anstett <sherry.anstett@brucetelecom.com>; Jeff Richardson <jeff.richardson@brucetelecom.com>
Subject: Notice of Public Meeting for 42T-2023-02 Roseate / Oak and Stone Subdivision

Notice of Public Meeting for 42T-2023-02 Roseate / Oak and Stone Subdivision



Hello Bruce Telecom,

Please see the link below for the Notice of Complete Application & Public Meeting for 42T-2023-02 Roseate / Oak and Stone Subdivision.

- [NOTICE OF COMPLETE APPLICATION_42T-2023-02 AND ZA26.2023 ROSEATE SUBDIVISION.docx](#)

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

Let us know if you have any questions.

Best regards,

County of Grey, Owen Sound, ON

From: [Coordinator LRC HSM](#)
To: [Group: Planning Dept Emails](#)
Subject: Request for Comments - West Grey (Roseate Subdivision) - proposed Plan of Subdivision and Zoning By-law Amendment
Date: August 11, 2023 3:10:17 PM
Attachments: [PastedGraphic-5.png](#)

[EXTERNAL EMAIL]

West Grey Municipality

RE: 42T-2023-02 / ZA26.2023

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Plan of Subdivision and Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519.483.4000



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Britney Becker

From: Jamie Eckenswiller
Sent: Tuesday, August 15, 2023 8:32 AM
To: Britney Becker; Becky Hillyer
Subject: FW: Proposed Subdivision File# 42T-2023-02 and ZA26.2023

Jamie Eckenswiller, AMP
Director of Legislative Services/Clerk

Municipality of West Grey
402813 Grey Road 4
RR 2 Durham, ON N0G 1R0
519-369-2200 ext. 229
www.westgrey.com | | @OurWestGrey

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From: JimSullivan [REDACTED]
Sent: August 14, 2023 5:05 PM
To: Jamie Eckenswiller <clerk@westgrey.com>
Subject: Proposed Subdivision File# 42T-2023-02 and ZA26.2023

I'm not against the development. But as a resident of Durham (College St) I do have some concerns and questions:

1. re: helicopter pad. How is this going to affect the hospital with the helicopter pad? Is it going to raise a noise complaint from people living in the new subdivision? If we lose the helicopter pad, we could possibly lose the hospital.
2. re: sewage. As previous owner Ivan Swass told me, he said that a pumping station would have to go in and he would have to run a line directly to the sewage plant. But, are the plans to dump sewage into the manhole west of College Street on the right-of-way that in turn comes to a manhole on College Street about 50 feet north of George St.? If that's the case, is that sewer line big enough to handle sewage or does it have to go to the plant?
3. re: water service. Are water main sizes in our area able to handle the extra in the subdivision or is that an upgrade? As Deejay Crescent and McDonald Crescent have been added, and I've noticed changes in water pressures, will this new subdivision also affect water capacity?
4. re: sidewalks. What are the plans for sidewalks on Chester Street from College St to the new subdivision? Will residents have to walk on the roadway or will there be sidewalks?

I look forward to the meeting and seeing how plans are progressing.

Jim Sullivan
[REDACTED]
[REDACTED]
