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SENT ELECTRONICALLY (ispencer@westgrey.com)

March 8, 2021

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

ATTENTION: Lorelie Spencer, Planner

Dear Ms. Spencer,

RE: Application for Zoning By-Law Amendment: Za.01.2021
401248 Grey Road 4
Roll No. 420528000510600
Part Lot 12 Concession 1 SDR, RP 16R5308
Geographic Township of Bentinck
Municipality of West Grey (Candue Homes)

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 3.1 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 and natural heritage; and the application has been reviewed through SVCA's role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the proposed zoning by-law amendment is to change the zone symbol from C3-162 (Neighbourhood Commercial with exception 162) and NE (Natural Environment) to C3 (Neighbourhood Commercial) and A3-424 (Restricted Rural with exception). Exception 424 will recognize the deficient lot area, frontage, interior side yard setback and lot coverage of the residential parcel as shown on Schedule 'A', attached to and forming part of this by-law. The zoning amendment is to recognize a condition of consent for file B09.2020. It is SVCA staff's understanding there are no proposed changes to the NE zoning, nor is there new development proposed as part of this application.

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

- 1) Draft By-law Number 00-2021, Draft Schedule A, and associated application circulated to SVCA on February 25, 2021.

SVCA staff provided the attached comments for application for consent B09.2020. Please refer to those comments regarding natural heritage, natural hazards, and SVCA regulated lands affecting the property.



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Recommendation

SVCA staff find the application for zoning by-law amendment 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 Section 2.1, Natural Heritage policies of the PPS has been demonstrated
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

Please inform this office of any decision made by the Municipality of West Grey 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.

Sincerely,



Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

BW/

Encl. SVCA letter, dated November 3, 2020

cc: Christine Robinson, Authority Member, SVCA (via email)
Tom Hutchinson, Authority Member, SVCA (via email)