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SENT ELECTRONICALLY (*lspencer@westgrey.com*)

March 30, 2021

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

ATTENTION: Lorelie Spencer, Manager of Planning and Development

Dear Ms. Lorelie;

RE: Application for Minor Variance: A01.2021  
Roll No. 420522000105301  
Part of Lot 54, Concession 2 EGR, Part 2, RP 17R1809  
Geographic Township of Glenelg  
Municipality of West Grey

[Hopkins c/o Tremble]

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 also been reviewed through our 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 application is to vary the provisions of the Municipality's comprehensive zoning by-law to permit an accessory structure 121 m<sup>2</sup> in size whereas only 92.9 m<sup>2</sup> is permitted. The effect of which will permit the construction of an accessory structure on the subject lands.

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

- 1) Notice of Minor Variance and associated application for A01.2021 dated March 8, 2021

### **Recommendation**

SVCA staff find the proposed minor variance acceptable and offer the following comments.



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

### **Site Characteristics**

The subject property is cleared rural land with an existing residence and accessory shed and trailer.

### **Delegated Responsibility and Advisory Comments**

**SVCA staff has reviewed the application through 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). We have also reviewed the application through our responsibilities as a service provider to the Municipality of West Grey in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards and natural heritage as set out in the PPS 2020, County Official Plan and/or local official plan. Comments below only include features/technical requirements affecting the property.**

#### **Natural Hazards:**

The subject property does not feature natural hazard lands as defined in the Provincial Policy Statement (PPS, 2020).

#### **Natural Heritage:**

It has come to the attention of SVCA staff that habitat of Endangered Species and Threatened Species may be located on or adjacent to the property. SVCA's role is to identify endangered/threatened species habitat via screening process in consideration of the PPS, 2020 and local policies but we must direct applicants to Ministry of Environment, Conservation and Parks (MECP) for follow-up. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca) for information on how to address this policy.

#### **Provincial Policy Statement (PPS, 2020)**

Section 2.1.7 of the PPS states that development and site alteration shall not be permitted in habitat of endangered species and threatened species.

#### **Grey County Official Plan (OP) Policies**

It is SVCA staff's interpretation that, section 7.10 2) of the Grey County OP states that no development or site alteration will be permitted within the Habitat of Threatened / Endangered Species except in accordance with provincial and federal requirements; and that, no development or site alteration will be permitted within the adjacent lands (120 metres) to these areas unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.

### **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 subject property does not feature SVCA regulated lands. As such, permission from SVCA under O. Regulation 169/06 is not required prior to construction of the shed.

### **Summary**

SVCA staff has 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 acceptable, and 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, with the exception of threatened and endangered species policies, which the applicant must address with MECP
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated, with the exception of threatened and endangered species policies, which the applicant must address with MECP.

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.

Sincerely,



Brandi Walter  
Environmental Planning Coordinator  
Saugeen Conservation

BW/

cc: Karl Schipprack, CBO, Mun. of West Grey (via email)  
Christine Robinson, Authority Member, SVCA (via email)  
Tom Hutchinson, Authority Member, SVCA (via email)