



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY (ispencer@westgrey.com)

April 22, 2021

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

ATTENTION: Lorelie Spencer, Deputy Secretary Treasurer

Dear Ms. Spencer,

RE: Application for Minor Variance: A06.2021
403232 Grey Rd 4
Roll No. 420522000108700
Lot 59, Concession 2, Plan 16R10402, Pts 1 & 2
Geographic Town of Durham
Municipality of West Grey [Pratt]

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, natural heritage, and water resources; 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 sections 6.1.3 and 6.1.4(ii) of the Municipality of West Grey's zoning by-law to permit an increased height of 6.1m whereas a maximum height of 5.0m is required and an increased maximum floor area of 193.23m² whereas 92.9m² is required. The effect of which will permit the construction of an accessory building.

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

- 1) Notice of Application for Minor Variance, and associated application and site plan, dated March 12, 2021.

RECOMMENDATION

SVCA staff finds the application acceptable. Please see below for more information.



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 located on the south side of Grey Rd. 4 and features an existing house and barn and is largely cleared of vegetation with the exception of a small woodlot on the southwest corner of the property.

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, natural heritage, and water resources as set out in the PPS 2020, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards

SVCA, County, and Municipal mapping do not indicate the subject property is affected by natural hazards.

Natural Heritage

In the opinion of SVCA staff, the subject property features adjacent lands to significant woodlands, and potentially habitat for threatened and endangered species.

The following are a summary of Provincial and County natural heritage policies that affect the subject property

Significant Woodlands – Adjacent Lands

The north portion of the property and location of proposed shed are located within 120 metres of significant woodlands north of Grey Rd. 4.

Provincial Policy Statement (PPS, 2020) – Section 2.1

Section 2.1.8 of the PPS, states development and site alteration shall not be permitted on adjacent lands to significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Grey County Official Plan (GCOP) Policies

It is SVCA staff's interpretation, section 7.4 of the GCOP states that no development or site alteration may occur within Significant Woodlands or their adjacent lands (120 metres) unless it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions.

Proposed Development

It is SVCA staff's opinion, the construction of the proposed shed as per the site plan attached with the MV application should not have an impact on the adjacent significant woodlands. As such, SVCA staff are not recommending an EIS for this application.

Habitat of Threatened or Endangered Species

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 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 MECP at SAROntario@ontario.ca for information on how to address this policy.

Provincial Policy Statement (PPS, 2020) – Section 2.1

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 (GCOP) Policies

It is SVCA staff's interpretation that section 7.10 2) of the GCOP 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.

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

Please inform this office of any decision made by Municipality regarding 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, SVCA Member (via email)
Tom Hutchinson, SVCA Member (via email)