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SENT ELECTRONICALLY (ISPencer@westgrey.com)

May 10, 2021

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

ATTENTION: Lorelie Spencer, Planner

Dear Ms. Spencer,

RE: Minor Variance Application A07.2021
525 Durham Road East
Roll No. 420526000202405
R. Plan 17R2784, Part 2
Geographic Township of Glenelg
Municipality of West Grey

[Farlow]

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, 2014) 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 to vary the provisions of section 12.2.4 to permit a reduced side yard setback of $\pm 1.2\text{m}$ whereas 1.8m is required. The effect of which will permit a two-storey addition to an existing single detached dwelling unit.

Recommendation

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

Site Characteristics

The subject property is located on the south side of Durham Road East and features an existing detached residential dwelling. The north portion of the property features primarily manicured lawn and some tree cover, whereas the south portion of the property features denser tree cover. The property generally slopes to the south



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

west, however, based on the desktop review of 2015 aerial imagery, no apparent nuisance flooding was identified.

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 staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or natural hazards of interest to SVCA or as per our MOA with the Municipality of West Grey. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020, the County of Grey Official Plan and Municipality of West Grey Zoning By-law.

Natural Heritage:

In the opinion of SVCA staff, the subject property features significant woodlands.

The following is a summary of provincial and county natural heritage policies affecting the property.

Significant Woodlands

The subject property features significant woodlands. The proposed addition is located on the north side of the existing dwelling, outside of the significant woodlands feature.

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.

County of Grey Official Plan (OP) Policies

Section 7.4 of the County OP, in the opinion of SVCA staff, does not permit development on adjacent lands to significant woodlands (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.

It is SVCA staff's opinion an Environmental Impact Study (EIS) to address the above-noted policies should not be required. The proposed addition is restricted to the north side of the existing dwelling. The location of the proposed addition is previously disturbed and currently features manicured lawn. As such, the SVCA does not anticipate the proposed addition to have a significant negative impact on the adjacent woodlands. Therefore,

the SVCA is of the opinion that the subject application is consistent with Section 2.1 of the PPS and Section 7.4 of the Grey County OP.

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 parcel is not within the SVCA 'Approximate Screening Area' associated with Ontario Regulation 169-06. As such, development and/or site alteration within this area does not require the permission from SVCA, prior to carrying out the work.

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.
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

Please inform this office of any decision made by 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 l.mcgregor@svca.on.ca

Sincerely,



Lauren McGregor
Environmental Planning Technician
Saugeen Conservation

LM/

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