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SENT ELECTRONICALLY ONLY (lspencer@westgrey.com)

August 27, 2021

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

ATTENTION: Lorelie Spencer, Manager, Planning and Development

Dear Ms. Spencer,

RE: Application for Consent to Sever B16.2021
800 Albert Street
Roll No. 420501000813710
Plan 153, lots 8-10 W
Geographic Township of Normanby
Municipality of West Grey

(Davis)

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 to sever one (1) residential lot and retain one (1) rural lot. The effect of which will produce a total of two (2) residential parcels including the retained lot.

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

- 1) Notice of Public Meeting, dated July 28, 2021
- 2) Application for Consent, dated July 29, 2021
- 3) Site plan, date printed July 28, 2021

Recommendation

SVCA staff generally find the application acceptable and elaborate in the following paragraphs.



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

Based on the SVCA's review of available mapping, the subject property is located on the northwest corner of Helena Street and Albert Street. The property gently slopes from north to south and primarily features manicured lawn. A portion of property from the north lot line along the east lot line is unmanicured meadow species.

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 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:

The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other natural hazard features of interest to SVCA or as per our MOA with the Municipality of West Grey. SVCA staff completed a site inspection August 19, 2021 and determined that no hazard extends on the subject property. Helena Street acts as a barrier to the adjacent low-lying, wet-prone area east of the property. The subject property is higher in elevation than the east adjacent property. Attached is the revised SVCA Hazard map, SVCA staff recommend that the zoning and Hazard area be updated at the next possible time, to match the SVCA Hazard mapping.

As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020 and the County of Grey and West Grey Official Plans.

Natural Heritage:

In the opinion of SVCA staff, the subject property features adjacent lands to potential Significant Wildlife Habitat.

The following are a summary of Provincial and County natural heritage policies that apply based on your current proposal.

Significant Wildlife Habitat

While mapping showing significant wildlife habitat is not included in the Grey County Official Plan, it has come to the attention of SVCA staff that significant wildlife habitat may be located on and/or within the vicinity of the subject property. Based on Natural Heritage Information Centre (NHIC) historical records a Mixed Wader Nesting Colony was identified within the vicinity of the subject property. This feature is considered a wildlife concentration area and is identified as Significant Wildlife Habitat by the Natural Heritage Reference Manual. The wetlands and low-lying wet prone areas on the adjacent property may feature this significant wildlife habitat, as such, the subject property may fall within the adjacent lands to this natural heritage feature.

Provincial Policy Statement – Section 2.1

Section 2.1.5 (d) of the Provincial Policy Statement dictates that development and site alteration shall not be permitted in significant wildlife habitat nor shall it be permitted on adjacent lands (Section 2.1.8) to significant wildlife habitat unless it has been evaluated and demonstrated that there will be no negative impacts.

Grey County Official Plan Policies

It is SVCA staff's interpretation, Section 7.10 of the Grey County Official Plan states that development and site alteration is not permitted within significant wildlife habitat and their adjacent lands unless it has been demonstrated through an EIS that there will be no negative impact on the feature.

Based on the submitted site plan, the proposed severance is generally restricted to a portion of the property that is largely disturbed. Further, the proposed development will be consistent with the existing surrounding land use. As such, it is the SVCA's opinion that the potential negative impacts to this natural heritage feature and its adjacent lands will be minimal.

SVCA staff are of the opinion that the proposal could be consistent with Section 2.1.5 (d) of the PPS and Section 7.10 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.

A portion of the subject property is within the SVCA 'Approximate Screening Area' associated with Ontario Regulation 169/06. The approximate screening area is associated with the wetland and watercourse feature on the adjacent property, plus 30 metres encompassing these features. Further delineated are the associated "hazardous lands", which are lands that could be unsafe for development because of naturally occurring processes associated with flooding, erosion or unstable soils. In accordance with O. Reg. 169 /06 development and/or site alteration within these areas and their adjacent lands require the 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 Screening Area’ on the property, please refer to the attached SVCA map.

SVCA Permission for Development or Alteration

In general, SVCA’s policies do not support development within the aforementioned hazard lands/regulated areas. SVCA’s policies generally encourage development outside these areas, where feasible. However, development within the adjacent lands to the above-noted features may be acceptable, subject to conditions to control the impact of flooding, erosion, pollution, and conservation of land. If development is proposed within the ‘SVCA Screening Area’, SVCA staff must be contacted to undertake a site assessment to determine the limits of the regulated area on-site and an SVCA permit may be required for the development. However, development proposed outside the SVCA ‘Approximate Screening Area’ will not require a permit from SVCA.

Should future development and / or interference with a watercourse or wetland be proposed within SVCA’s ‘Approximate Screening Area’, please contact this office for further review as SVCA permission may be required.

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*.

The proposed consent to sever is considered acceptable by SVCA staff.

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.

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 Carl Seider (RMO) or Karen Gillan (RMO) at rmo@greysable.on.ca.

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.

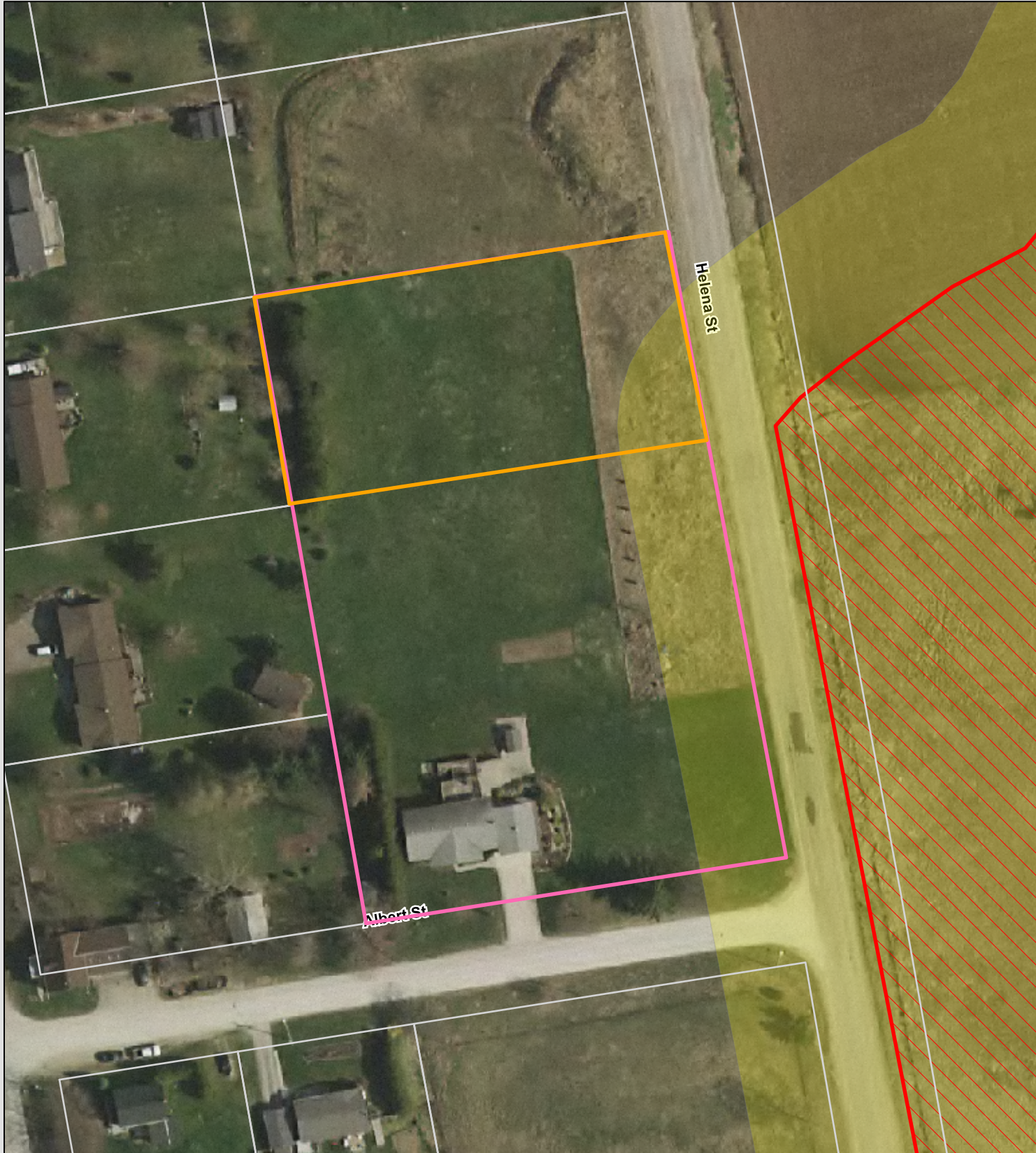
Sincerely,

A handwritten signature in blue ink, appearing to read "L McGregor".

Lauren McGregor
Environmental Planning Technician
Saugeen Conservation

LM/

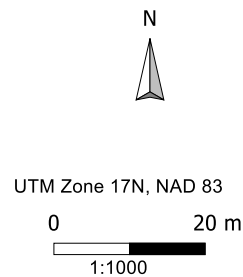
cc: Tom Hutchinson, Authority Member (via email)
Christine Robinson, Authority Member (via email)



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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This mapping contains products of the South Western Ontario Orthophotography Project 2015 (SWOOP2015). These images were taken in 2015 at 20cm resolution by Fugro GeoServices. They are the property of Saugeen Valley Conservation Authority ©2021.



- Legend**
- Subject Property
 - Ontario Parcel
 - SVCA Revised Hazard Area
 - SVCA Approx. Screening Area
 - Proposed Severance

B16.2021
800 Albert Street
Roll No. 420501000813710
Municipality of West Grey (Normanby)

