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SENT ELECTRONICALLY (l.spencer@westgrey.com)

October 21, 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: ZA11.2020
221126 Grey Road 9
Roll No.: 420501000300100
CON 13 PT; LOT 4 RP 16R8546
Geographic Township of Normanby
Municipality of West Grey (Weltz)

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 implement a condition of provisional consent for files B15.2020, B16.2020, B17.2020, B18.2020, B19.2020, B20.2020 and B21.2020 by changing the zone symbol on the subject lands from A3 (restricted rural) and C2 (highway commercial) to R2 (medium density residential). The effect of which will satisfy a condition of provisional consent and permit the use of the lands for residential development.

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

- 1) Notice of Application and Public Meeting, dated October 12, 2021
- 2) Commissioned Application Form, dated October 7, 2020
- 3) Sketch for Zoning Schedule
- 4) Draft Zoning By-law

Recommendation

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per



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

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 and Natural Heritage Policies of the PPS, 2020 and the County of Grey Official Plan. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required.

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, Risk Management Official (RMO) at c.seider@gresable.on.ca.

Please inform this office of any decision made by the 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,

A handwritten signature in cursive script, reading "Brandi Walter", is displayed on a light grey rectangular background.

Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

BW/

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