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SENT ELECTRONICALLY ONLY (lspencer@westgrey.com)

October 21, 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 Zoning By-law Amendment: ZA13.2021
174283 Mulock Road
Roll No. 420528000616410
Part lot 26, Concession 9; RP 16R7318, Part 1
Geographic Township of Bentinck
Municipality of West Grey

(Allen)

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 implement a condition of provisional consent for file B24.2021 by changing the zone symbol on the subject lands from A3 (restricted rural) to A3-437 (restricted rural with exception) and A3-438 (restricted rural with exception). The effect of which will fulfil a condition of provisional consent and recognize the deficient lot area for each parcel.

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

- 1) Notice of Public Meeting, dated October 8, 2021
- 2) Commissioned Application, dated August 5, 2021
- 3) Draft Zoning Bylaw for the proposed.

SVCA provided comments, dated September 3, 2021 (attached) for application B24.2021. Please refer to that report for natural hazards, natural heritage, and SVCA regulated lands affecting the property; and for SVCA staff's recommendation for wording regarding the proposed zoning by-law. SVCA staff recommended wording



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

in the attached letter for zoning on the property to include a 30 metre setback from the adjacent woodland edge for new development in the absence of an Environmental Impact Study (EIS).

Recommendation

SVCA staff find the application acceptable, provided draft wording for the zoning by-law amendment include a 30 metre setback from the adjacent woodlands (see attached SVCA, September 3, 2021 letter.)

Provided the above recommendation is implemented, 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 could be demonstrated subject to the aforementioned recommendation; with the exception of policy 2.1.7 of the PPS, Threatened and Endangered Species, which must be addressed by MECP.
- 3) Consistency with local planning policies for natural hazards has been demonstrated; and,
- 4) Consistency with local planning policies for natural heritage could be demonstrated subject to the aforementioned recommendation; with the exception of policy 7.10 of the Grey County OP, Threatened and Endangered Species, which must be addressed by the MECP.

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,



Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

BW/

Encl: SVCA Letter, dated August 16, 2021

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