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SENT ELECTRONICALLY ([l.spencer@westgrey.com](mailto:l.spencer@westgrey.com))

October 22, 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 Consent to Sever: B26.2021  
238 Forler Street and 110 William Street  
Roll No.: 420502000121800 and 420502000114800  
NORMANBY CON 13 PT LOT 4 PT; LOT 5 and  
CON 13 PT LOT 2 PT LOT 3 RP; 17R1008 PART 1 PR 17R1861; PART 3  
Village of Neustadt  
Municipality of West Grey (Grove-McClement)

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 sever two (2) parcels along the original municipal survey. The effect of which will separate the two (2) parcels which merged by registration and recreate one (1) 28.7 hectare parcel and retain one (1) 46.5 hectare property.

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

- 1) Notice of Public Meeting, dated October 12, 2021
- 2) Application, dated August 18, 2021



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

### **Recommendation**

SVCA staff find the application acceptable. We elaborate in the following paragraphs.

### **Site Characteristics**

The subject property is largely cleared agricultural land located south-east of the Village of Neustadt and features approximately 5.5 ha of woodlands. The property also features a watercourse and “unevaluated wetland”.

### **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 and natural heritage 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 features flooding hazards associated with the watercourse and wetland on the property; and the wetland may also contain unstable organic soils (hazardous site) not suitable for development. These hazards are mapped accordingly as “Hazard Lands” in the Grey County Official Plan (OP), “Environmental Protection” in the West Grey OP; and as Natural Environment (NE) West Grey Zoning By-law.

However, there is no proposed development as part of this application, and as such, SVCA staff has no concern with the proposed.

#### **Natural Heritage:**

In the opinion of SVCA staff, the significant natural heritage features associated with the property include significant woodlands, fish habitat, potentially significant wildlife habitat, and potentially Habitat of endangered species and threatened species.

It is SVCA staff’s opinion, given new development is not proposed as part of this application the above noted natural heritage features will not be impacted.

### **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.**

Portions of the subject property are within the SVCA 'Approximate Screening Area' associated with Ontario Regulation 169/06. Within this screening area is a watercourse, its floodplain, and wetland. Watercourses plus 15 metres, floodplains plus 15 metres, and unevaluated wetlands plus 30 metres are SVCA regulated areas as per Ontario Regulation 169/06. As such, development and/or site alteration within this area requires 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 Regulated Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

#### SVCA Permission for Development or Alteration

Prior to development and site alteration on the subject property, SVCA should be contacted as a SVCA permit may be required prior to undertaking 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*.

In general, SVCA staff find the proposed 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 the 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.

Sincerely,

A handwritten signature in cursive script that reads "Brandi Walter". The signature is written in dark ink on a light-colored background.

Brandi Walter  
Environmental Planning Coordinator  
Saugeen Conservation

BW/

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