Agenda
Municipality of West Grey
Committee of the Whole (Planning) Meeting
Tuesday, September 17, 2019, 1:30 p.m.,
West Grey Municipal Office

Items of Business:

1. Disclosure of Pecuniary Interest

2. Public Meetings
   ➢ 1:30 p.m. – West Grey Official Plan Amendment #8/Zoning By-law Amendment
       Application ZA-05-19 – Plan 505, Park Part Lot 1, Geographic Town of Durham
       (J.T. Excavating Ltd. – owner; Kristine Loft, Loft Planning Inc. - agent)
       (attachment)

3. Other
   ➢ 2:00 p.m. – Canadian Lemko Association Inc. – land use discussion regarding
       the subject property described as Plan 1097, Pt Block 60 (501818 Concession 10
       NDR), Geographic Township of Bentinck (attachment)

4. Next Meeting – October 8, 2019, 1:45 p.m., West Grey Municipal Office

5. Adjournment
Notice of a Complete Application and Public Meeting Concerning a Proposed Official Plan Amendment and Zoning By-law Amendment

Please take notice that the Corporation of the Municipality of West Grey is in receipt of complete applications to amend the Official Plan and Zoning By-law.

And take further notice that the Council of the Corporation of the Municipality of West Grey will hold a Public Meeting on Tuesday, September 17, 2019, at 1:30 p.m., in the Municipal Council Chambers at 402813 Grey Rd. #4, to consider the proposed Official Plan Amendment under Section 17 of the Planning Act, R.S.O. 1990, as amended and the proposed Zoning By-law Amendment under Section 34 of the Planning Act R.S.O. 1990, as amended.

The lands to which the proposed amendments apply are described as Part of Park Lot 1, Plan 505, Geographic Town of Durham, Municipality of West Grey and are shown below.

The proposed Official Plan Amendment would change the land use designation of a portion of the subject property from 'Future Development' to 'Residential' in order to facilitate the development of seven townhouses on this parcel. The 'Flood Way' designated portion on the subject property will remain within 'Flood Way' designation, and no development will occur on that portion of the site.

The proposed Zoning By-law Amendment would rezone the same lands from the 'FD' (Future Development) Zone to the 'R2-407' (Residential Exception) Zone to also permit seven street townhouses, with special permission to reduce the side yard of the end units to 1.23 metres.

Any person may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey before the Official Plan Amendment is adopted or the Zoning By-law amendment is approved, the person or public body is not entitled to appeal the decision to the Local Planning Appeal Tribunal nor is such person entitled to be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information relating to the proposed Official Plan Amendment and Zoning By-law Amendment may be obtained by contacting the undersigned during regular business hours. A Key Map is provided to show the location of the lands to which these amendments pertain.

Dated at the Municipality of West Grey
This 1st day of August, 2019.

Mark Turner, Hons. B.A., AMCT, Clerk
Municipality of West Grey, 402813 Grey Rd. 4, RR 2, DURHAM, Ontario, NOG 1R0
Ph: (519) 369-2200; Fax: (519) 369-5962
The Corporation of the Municipality of West Grey

By-law Number xxx - 2019

Being a By-law to amend Zoning By-law No. 37-2006, for the Municipality of West Grey

Whereas the Council of the Corporation of the Municipality of West Grey deems it in the public interest to pass a By-law to amend By-law No. 37-2006;

And whereas, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, By-laws may be amended by Councils of Municipalities;

Now therefore the Council of the Corporation of the Municipality of West Grey enacts as follows:

1. By-law No. 37-2006 is hereby amended by rezoning the lands described as Part of Park Lot 1, Plan 505, Geographic Town of Durham, Municipality of West Grey and shown more particularly on Schedule "55L"

2. Schedule "55" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part of Park Lot 1, Plan 505, Geographic Town of Durham, Municipality of West Grey from the FD (Future Development) Zone and FL (Flood Way) Zone to the R2-407 (Residential Exception) Zone and FL (Flood Way) Zone, as shown on Schedule "55L" attached to and forming part of this by-law.

3. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsection:

R2-407 (see Schedule 55L)

Notwithstanding Sections 13.1 and 13.2, those lands described as Part of Park Lot 1, Plan 505, Geographic Town of Durham and shown as 'R2-407' on Schedule 55L shall be used in accordance with the 'R2' zone provisions excepting however that:

(i) A three-unit street townhouse and a four-unit street townhouse shall be permitted.

(ii) The minimum interior side yard for a townhouse end unit shall be 1.23 metres.

4. That this By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended and subject to Amendment No. 8 to the Municipality of West Grey Official plan coming into effect.

Read a first and second time this _____ day of ________________, 2019.

Read a third time and finally passed this _____ day of ________________, 2019.

Christine Robinson, Mayor
Laura Johnston, CAO/Deputy Clerk
Regulated Area: The Regulated Area is the area bounded by the Regulation Limit, which includes all of the cross-hatched area and overlays. Development within the Regulated Area may require written permission from the SVCA prior to the commencement of any such activity. Development can include the following, but not limited to, construction, reconstruction, site grading, filling or excavation. For permit information, accurate location of the floodplain and the limits of the Regulated Area, refer to the Sauganash Valley Conservation Authority.
The Corporation of the Municipality of West Grey

By-law Number xxxx - 2019

A By-law to adopt Amendment No. 8 to the Municipality of West Grey Official Plan.

Now therefore the Council of the Corporation of the Municipality of West Grey enacts as follows:

1) That Amendment No. 8 to the Municipality of West Grey, a copy of which is attached to and forms part of this By-law, is hereby adopted.

2) That the Clerk is hereby authorized to forward the amendment to the County of Grey for approval as provided for under Section 17 of the Planning Act, R.S.O. 1990.

Read a first and second time this ___ day of __________, 2019.

Read a third time and finally passed this ___ day of __________, 2019.

Mayor – Christine Robinson

CAO/Deputy Clerk – Laura Johnston
AMENDMENT NO. 8 TO THE MUNICIPALITY OF WEST GREY OFFICIAL PLAN
Amendment No.8 to the Municipality of West Grey Official Plan

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PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT consisting of the following text constitutes Amendment No. 8 to the Municipality of West Grey Official Plan.

PART C - THE APPENDICES do not constitute part of this amendment. Appendix I contains the Municipal Record pertaining to this amendment.
Amendment No.8 to the Municipality of West Grey Official Plan

PART A - PREAMBLE

PURPOSE

The purpose of this Amendment is to change the land use designation of a portion of the subject lands from 'Future Development' to 'Residential' in order to facilitate residential development. The 'Environmental Protection' designation on the balance of the subject lands will remain.

LOCATION

The subject property is described as Part of Park Lot 1, Plan 505, Geographic Town of Durham. The lands are located along the north side of Park Street, as shown on Schedule A to this Amendment.

BASIS

The entire property comprises approximately 1.125 hectare of land of which approximately 0.478 hectares are designated 'Future Development' on Schedule A to the Municipality of West Grey Official Plan. The balance of the site is designated 'Environmental Protection'.

The applicant wishes to have the 'Future Development' designated lands changed to 'Residential' to facilitate a residential development on the subject lands. The proposed development would be in the form of street townhouses. Three-unit and four-unit buildings would be erected, for a total of seven townhouses.

In addition to the Official Plan Amendment, an application to amend the Municipality of West Grey Zoning By-law has been filed to rezone the same lands to facilitate this development.
PART B - THE AMENDMENT

Introductory Statement

All of this part of the document entitled Part B to the Amendment and consisting of the following text and attached map designated as Schedule "A" constitutes Amendment No. 8 to the Municipality of West Grey Official Plan.

Details of the Amendment

(1) Schedule ‘A’ to the Municipality of West Grey Official Plan is hereby amended by changing the land use designation of certain lands described as Part of Park Lot 1, Registered Plan 505, Geographic Town of Durham from ‘Future Development’ to ‘Residential’, as shown on Schedule “A” to this amendment.
Amendment No.8 to the Municipality of West Grey Official Plan

APPENDICES

APPENDIX I - MUNICIPAL RECORD (contained in 'Original' only)
SCHEDULE A
TO AMENDMENT NO. 8 TO THE MUNICIPALITY OF WEST GREY OFFICIAL PLAN

GEOGRAPHIC TOWN OF DURHAM
MUNICIPALITY OF WEST GREY

Subject Lands
Residential
Downtown Transition
Highway Commercial
Industrial
Open Space
Hazard Lands
Future Development

Flood Fringe
Regulated Area
Hurricane Hazel
Flood Event Standard

GREY COUNTY PLANNING WO_OPA08.MXD
Planning Justification Report

Applications for Official Plan Amendment, Zoning By-law Amendment and Consents for Lot Creation

Proposed Townhouse Development

J.T. Tremble Excavating Ltd.

Park Street West Residential Development

Part Park Lot 1 Registered Plan 505, Geographic Town of Durham, Municipality of West Grey, County of Grey

June 2019

Prepared for: J.T Tremble Excavating Ltd.

Prepared by: Loft Planning Inc.
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**Appendices:**
- Figure 1 – Subject Location
- Figure 2 – Aerial and Surrounding Lands
- Figure 3 – Count of Grey Official Plan
- Figure 4 – Municipality of West Grey Official Plan
- Figure 5 – Zoning By-law 37-2006
- Figure 8 – Consent Sketch

Draft Official Plan Amendment & Official Plan Amendment – Schedule A
Draft Zoning Bylaw Amendment & Zoning Bylaw Amendment – Schedule A
1.0 Introduction

We have been retained by J.T. EXCAVATING LTD. to act as planners and to prepare a planning justification report in regards to planning applications for an Official Plan Amendment, a Zoning By-Law Amendment and three (3) Consents to permit a street townhouse development in the southwest corner of the Town of Durham. The subject lands are located on Park Street West just south of the Saugeen River and west of Garafraxa Street South (Highway 6) (Figure 1 – Site Location). Access to the site will be provided from Park Street West. The proposed development will create three new lots by consent for the creation of three freehold street townhome units and one retained lot for the creation of one block that will support 4 street townhouse units which will have a rental tenure.

The development will consist of the following:

- 3 freehold street townhouse units (Units 1 – 3)
- 4 townhouse units in one street townhouse block (Units 4a – 4b)

Currently, the subject lands are designated as “Future Development”, “Environmental Protection” with a “Flood Fringe” overlay in the West Grey Official Plan and are zoned “Future Development (FD)” in the West Grey Zoning By-law 37-2006 with an overlay that identifies the lands as being within the flood fringe and the regulation limit of the Saugeen River. The purpose of the Official Plan Amendment is to re-designate the lands from “Future Development” to “Residential”. The purpose of the Zoning By-law Amendment is to re-zone the area zoned Future Development (FD) to Residential (R2). The proposed development will create a total of seven (7) street townhouse units on four (4) residential lots and on full municipal services, creating an approximate density of 2.5 units per hectare.

The following reports have also been submitted in support of the applications:

- Planning Justification Report
- Functional Servicing Report
- Stormwater Management

This planning justification report is provided as part of a complete submission.
2.0 Property Location & Site Description

The site is located on the north side of Park Street West in the south west quadrant of the settlement area of Durham, adjacent to similar, existing residential uses (Figure 1: Site Location). The property is legally described as Part Park Lot 1 Registered Plan 505, Geographic Town of Durham, Municipality of West Grey, County of Grey. No municipal address is assigned to the property.

Currently, the subject property comprises vacant land with the area along Park Street West largely barren grassland and the northern portion of the site vegetated with trees and shrubs. Portions of the site are identified as significant woodland and the Saugeen River is located to the north. The site generally is rectangular in shape and is relatively flat and, as described, a mixture of areas of grass scrubland and areas of vegetation (Figure 2: Surrounding Lands Aerial). The property is 2.78 ha in area with a frontage of 69.81 m onto Park Street West, and a depth of 114.95 m.

3.0 Existing and Surrounding Land Uses

The subject property is recognized as future development within the policy documents and currently comprises vacant land. The area to the east is predominantly residential but does include highway commercial uses along Highway 6/Garafraxa Street South and a large natural area associated with the Saugeen River is located to the north and industrial uses to the west.

Existing and surrounding land uses are described as follows:

- **North**: Environmental Protection associated with the Saugeen River
- **West**: Rural, Residential, Environmental Protection
- **South**: Rural and Residential
- **East**: Multi Residential and Residential

The Durham Community Center and Arena is located to the north, north of the Saugeen River, the commercial area of Durham is located to the north and east, and the Durham Landfill is west of the site along Park Street West. Being on the southwest urban periphery of Durham, the lands to the south are largely rural and designated as future development.
4.0 Proposed Development

This Planning Report has been prepared in support of an Official Plan Amendment to the West Grey Official Plan, a Zoning Bylaw Amendment to amend the Consolidated West Grey Comprehensive By-law 37-2006 and an application for three (3) consents to permit a total of seven (7) townhouse residential units (see Figure 8: Consent Sketch):

- Three (3) individual freehold street townhouse units;
- Four (4) street townhouse units on one (1) block; and,
- One (1) driveway access.

The following subsections provide details of the technical submission and design submitted in support of the application.

4.1 Design of Development

The proposed development will comprise a total of 7 street townhouse units on four lots (3 severed and 1 retained parcel). The three severed lots will contain townhouse units and one lot will support four residential townhouse units that will have a rental tenure. The units will front along Park Street West (Figure 8: Consent Drawing). The block of freehold townhouse units will be located on the eastern portion of the proposed development parcel and can be described as follows:

a) Unit 1:  Width 9.06 m, Depth 12.19 m comprising the eastern end of the freehold townhouse portion of the development.

b) Unit 2:  Frontage 9.06 m, Depth of 12.19 m comprising the middle unit of the freehold townhouse portion of the development.

c) Unit 3:  Frontage of 9.06 m and a depth of 12.19 m comprising the western end unit of the freehold townhouse portion of the development.

The rental townhouse block is located on the western portion of the development area and can be described as:

d) “Units” 4a to 4d: Frontage of 9.06 m and each with a depth of 12.19 m.
4.2 Functional Servicing Report – Cobide Engineering

Cobide Engineering was retained to provide engineering services in support of the proposed development. Services were designed based on MOE Design Guidelines and the existing conditions at the connections to the municipal system. The Functional Servicing Report (FSR) addressed the following water service, sanitary sewer service, grading and drainage and utilities. As part of this submission is correspondence dated June 13, 2019 from Cobide Engineering regarding servicing of the site.

4.3 Stormwater Management Report – Cobide Engineering

Cobide Engineering was retained to provide engineering services in support of the proposed development related to Stormwater Management Report. The report is part of the technical submission to the proposed applications. As part of this submission is correspondence dated June 13, 2019 from Cobide Engineering regarding stormwater management of the site.

5.0 Planning Conformity Analysis

A review of planning documents must be undertaken in order to determine the consistency and conformity of the applications to provincial and local policies. The documents relevant to the proposed development application include the following:

- The Planning Act, 1990,
- The Provincial Policy Statement 2014,
- County of Grey Official Plan,
- Municipality of West Grey (Durham) Official Plan and

5.1 Planning Act

The Planning Act includes sections that must be considered when reviewing development applications. In consideration of the proposed Official Plan Amendment, Zoning By-law Amendment and Consent applications, Sections 2 and 3 of the Planning Act apply as well as Section 54 which addresses consents.
Section 2 requires that regard be given to matters of “Provincial Interest” and provides a list of examples including the following that are relevant to the development proposal:

- The protection of ecological systems
- The orderly development of safe and healthy communities
- The adequate provision of a full range of housing, including affordable housing
- The protection of public health and safety
- The appropriate location of growth and development
- The promotion of built form that is well-designed and encourages a sense of space.

It has been confirmed that the consent process would be used to create lots for the orderly development of the land. The proposed site is within an area identified for future development and is adjacent to similar, existing residential development and, therefore, the subject lands are appropriate for the development of the proposed residential uses. The design of the development considers the needs of the community and contributes to the provision of more affordable housing in Durham and to the supply of rental units.

Under Section 3 of the Act, the Minister may issue policy statements on matters that the Minister believes are of provincial interest and, under Section 3 (5) (a), decisions affecting planning matters “shall be consistent with” policy statements that are issued under the Act. In regards to the proposed applications, the Provincial Policy Statement (PPS) 2014 must be considered and is addressed in the following section.

Lastly, the Planning Act states in Section 53 that approval authority may give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. It was agreed that a consent was required for the proper and orderly development of the lands.

It is my opinion that the proposed subdivision is suitably located, conforms to the County and Local Official Plans, is in the public interest and is appropriate for the efficient use of the land.

5.2 Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) 2014 promotes the development of strong, sustainable communities and a competitive economy while encouraging the wise use of resources and
the protection of public health and safety. The PPS directs growth to settlement areas and emphasizes efficient development patterns that optimize the use of land, resources and infrastructure.

Durham is recognized as one of two primary settlement areas within the Municipality of West Grey. Given the availability of full municipal services and community facilities, development is directed to this area. A review of the PPS identified specific policies within Section 1.1 including: policies that guide the development of Healthy, Livable and Safe Communities (policies 1.1.1) and ensure sufficient land is available to meet projected needs (policy 1.1.2), policies that guide the development of Settlement Areas (policy 1.1.3), housing policies in Section 1.4 and infrastructure policies in Section 1.6.

No concerns have been identified in regards to natural or cultural heritage resources; however, a review of Section 2.0, Wise Use and Management of Resources is included. Lastly, the PPS also requires that the policies of Section 3.0, Public Health and Safety, be considered. Given the location of the site within the flood fringe of the Saugeen River, the policies in Section 3.0 are considered in this report.

5.2.1 Building Healthy and Safe Communities

Section 1.1.1 of the PPS recognizes that healthy and safe communities are sustained through policies that support the following:

- Promoting efficient development and land use patterns;
- Accommodating a range and mix of residential including affordable housing;
- Avoiding development patterns that may cause environmental or public health and safety concerns and that may restrict efficient expansion of the settlement area; and
- Promoting cost effective development patterns to minimum land consumption.

Section 1.1.2 states that sufficient land must be made available to accommodate a range and mix of uses to meet projected needs and, particularly, through intensification and redevelopment. The proposed development is located within an area of Durham that has been identified for future development.
Settlement areas, like Durham, are identified as the focus of growth and development (policy 1.1.3.1) and land use patterns within settlement area must be based on a mix of land uses and densities that:

- Efficiently use land and resources and infrastructure and public facilities,
- Minimize negative impacts on air quality and climate change,
- Promote energy efficiency and
- Support active transportation.

Land use patterns also are based on a range of uses and opportunities for intensification and re-development where it can be accommodated. The PPS directs municipalities to promote these opportunities (policy 1.1.3.3) and directs new development in designated growth areas to occur adjacent to existing built-up areas (policy 1.1.3.6).

The proposal involves the development of a vacant parcel of land for residential street townhouses, four of which will become rental units, within the built boundary of Durham. The proposal provides an opportunity for the intensification of a vacant parcel of land located within an area identified for future development and adjacent to similar, existing residential uses to the east. The proposal promotes the intensification policies of the PPS by more efficiently using the existing municipal infrastructure and by intensifying the use of a parcel of land adjacent to existing residential uses within a settlement area.

The housing policies in Sections 1.4 direct planning authorities to provide an appropriate range and mix of housing types and densities to meet future needs of the community (policy 1.4.1), directing new housing development where infrastructure and public service facilities are available and generally encouraging the provision of affordable housing (policy 1.4.3). The infrastructure policies in Section 1.6 further support intensification and redevelopment by directing planning authorities to accommodate growth or development in a manner that promotes the efficient use of infrastructure. Intensification and redevelopment is supported within settlement areas on existing municipal services wherever feasible (policy 1.6.6.2). The proposed development creates an opportunity to expand the range of more affordable housing options offered in the area by providing street townhouses, including the provision of a mix of freehold and rental units, on existing full municipal services.
5.2.2 Wise Use and Management of Resources

The PPS requires the wise use and management of resources to ensure that development patterns protect natural heritage features, the quality and quantity of water, agricultural, mineral, and cultural resources. This section has been considered in light of the proposed development. No concerns have been identified in regards to associated natural heritage or cultural heritage resources.

5.2.3 Protecting Public Health and Safety

The PPS directs development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage in Section 3.0. The Saugeen Valley Conservation Authority (SVCA) has advised that the property is located within the Regional Storm Floodplain of the main Saugeen River and consequently the majority of the property is subject to the SVCA’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations (Ontario 169/06 as amended).

Within the Town of Durham, the Two Zone Flood Fringe – Floodway Policy” is employed. Conditional development is permitted within the flood fringe portion of the regional floodplain subject to development conditions and criteria. A permit is also required by the SVCA prior to any development in a regulated area or alteration to a wetland or watercourse. The SVCA was consulted prior to the technical submission. Preliminary comments were received from SVCA and those have been taken into consideration. All regulations and requirements of the SVCA shall be met.

Summary of Consistency with the Provincial Policy Statement, 2014

The proposed development on the Subject Lands is consistent with the Provincial Policy Statement, 2014 for the following reasons:

✔ Provides an intensification opportunity within an identified future development area of a settlement area adjacent to similar, existing residential uses;

✔ Provides an opportunity to expand the range of affordable housing options and the range of ownership options (rental units) on existing full municipal services;

✔ No natural heritage or cultural heritage resources concerns have been identified; and,

✔ Development is permitted within the Flood Fringe of the Saugeen River provided all conditions and criteria are addressed.

Consistency with the Provincial Policy Statement 2014, therefore, has been demonstrated.
5.3 **County of Grey Official Plan**

Durham is identified as a primary settlement area within the *County of Grey Official Plan*. Primary settlement areas are defined as larger settlements with full municipal servicing and a wide range of uses, services and amenities which are intended to be the primary target for residential and non-residential growth. A review of the *County of Grey Official Plan* identified relevant policies within the following sections:

- Managing Growth – Section 2
- Primary Settlement Areas – Section 3.5
- Housing Policy – Section 4.1 and 4.2
- Natural Grey – Section 7
- Waste Disposal – Section 8.10.1
- Lot Creation - Section 9.12
- Amendments – Section 10.5.21

5.3.1 **The Growth Management Strategy**

Section 5.3.1 recognizes the importance of growth to the future of the County, but also recognizes that growth must be managed to minimize adverse impacts on resources and should be phased according to the availability of services. A fundamental policy of the plan is the concept of “complete communities” where residents can live, work and play and, in this regard, the plan emphasizes the importance of the efficient use of infrastructure through the appropriate timing of development. The proposed development is located within an area of the Town that has been identified for future development and is located adjacent to similar, existing residential uses. Existing municipal services are available to service the site and, therefore, the proposal will more efficiently use the existing servicing and provide additional, more affordable housing within the settlement area of Durham. Furthermore, the proposal assists the County, and the Municipality of West Grey, in meeting the residential targets within the *Grey County Official Plan*.

5.3.2 **Primary Settlement Area**

The Official Plan identifies the Primary Settlement Areas within the County which includes Durham. The subject property is identified as a “Primary Settlement Area” which are defined as
larger settlements with full municipal servicing and a wide range of uses, services and amenities. Development consistent with the Provincial Policy Statement is encouraged and municipalities are encouraged to accommodate appropriate growth and intensification in an orderly manner within settlement areas. Development is directed to settlement areas where no adverse impacts on the natural resources of the County will be realized and where proposed development is compatible with surrounding uses.

5.3.3 The Housing Policy

Section 4.1 and 4.2 encourages a wide variety of housing supply, variety and intensification. The County supports intensification and redevelopment in settlement areas where physical and social services are available. The Plan recognizes that the bulk of affordable housing opportunities will be provided within settlement areas with available servicing and through the creation of apartments, duplexes and townhouse units. The proposal supports the housing policies of the Plan by providing more affordable multi residential units, including rental units, in a recognized settlement area on full municipal services.

5.3.4 Natural Environment

The northern portion of the site is designated as “Hazard Lands” in the County Plan: this area being associated with the Saugeen River that runs along the northern boundary of the site. The County Plan also identifies Significant Woodlands on the northern portion of the subject lands, outside of the area proposed for development. Generally, new development is directed away from these areas or lands adjacent to these areas unless an Environmental Impact Study has demonstrated no negative impacts on natural heritage features. Adjacent lands are defined as contiguous lands to a feature where development or site alteration would likely have a negative impact (Section 7). In regards to significant woodlands, ‘adjacent lands’ are generally considered within 120 m. No concerns have been identified in regards to the Significant Woodlands in the area of the development and no natural heritage resources have been identified in regards to the subject lands.

Section 7.2 provides policies for lands designated as “Hazard Lands” in the County Official Plan. Permitted uses are limited to those related to the conservation of water, soil, wildlife and other natural resources. Policies are also included in regards to development within the flood
fringe. Development and site alteration are not permitted within the floodway portion of the flood plain and the floodway is the entire flood plain unless a Two-Zone Concept is in use.

The SVCA advised that the property is located within the Regional Storm Floodplain of the main Saugeen River. Within the Town of Durham, the “Two Zone Flood Fringe – Floodway Policy” is employed and conditional development is permitted within the flood fringe portion of the regional floodplain subject to development conditions and criteria. A permit is also required by the SVCA prior to any development in a regulated area or alteration to a wetland or watercourse.

Preliminary recommendations were provided by SVCA and these recommendations have been incorporated. The following is a synopsis:

- Dry passive floodproofing measures must be incorporated into the design of the portions of this unit that would be required to address the possible lateral hydrostatic pressures and uplift forces that would be expected of the HHFES.

- Details on grading proposed from the rear of the units to the top of the present slope area.

- Requirement for full construction drawings for review.

- Details for grading pattern between two units as well as each of the east and west side yards.

5.3.5 Waste Management

The Durham Landfill is located to the west of the subject property. No development or site alteration is permitted within 500 m of an existing or abandoned landfill site unless a D-4 study has been undertaken indicating that the lands to be developed are secure from methane gas and/or leachate migration (policy 8.10.1). A D-4 study was undertaken by the municipality and there are no concerns in regards to the proposed development.

5.3.6 Lot Creation

Section 9.12 of the Plan states that where the division of land is considered, the following circumstances must be addressed:
a) The land division is permitted by the appropriate land use policies of Section 3-8;
b) The land division promotes development in an orderly and contiguous manner, and does not conflict with the established development pattern of the area;
c) The proposed use is compatible with existing and permitted future permitted land uses on adjacent lands;
d) The servicing requirements of Section 8.9 are met;
e) Appropriate access to the site is available;
f) Evidence that soil and drainage conditions are suitable and appropriate sewage and water services are available;
g) The size of any parcel of land created shall be appropriate for the proposed use; and
h) The proposed lots comply with MDS.

Consideration has been given to Section 6.12.1 as follows:

✓ The proposed development conforms to the land use policies in Section 3-8;
✓ The proposed development is located on lands identified for future development and continues the existing residential land use pattern;
✓ Development will proceed on existing municipal services which have the capacity to service the proposed development.
✓ The Functional Servicing Report and the Stormwater Management Report confirmed the ability of the site to support the proposed development.
✓ Access to the site is from Park Street West an opened and municipal road.
✓ The proposed development continues the existing pattern of development and the site plan conforms to the zoning.
✓ MDS is not applicable.

<table>
<thead>
<tr>
<th>SUMMARY OF CONFORMITY TO THE COUNTY OF GREY OFFICIAL PLAN.</th>
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<tbody>
<tr>
<td>✓ The proposed development supports the residential policies of the Grey County</td>
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Loft Planning Inc.
June 2019
Official Plan by expanding the range of type and tenure of more affordable housing options in a primary settlement area.

✓ The subject property extends the existing pattern of development in an area of Durham that has been identified for future development.

✓ The proposed development will more efficiently use existing municipal services that are available within the Durham.

✓ No adverse impacts are anticipated on the natural heritage resources associated with the subject lands and all conditions of the SVCA shall be met.

5.4 Municipality of West Grey (Durham) Official Plan

The Municipality of West Grey (Durham) Official Plan applies to the settlement areas of Neustadt and Durham. The objectives for growth in settlement areas (Section C2) promote development that represents the appropriate and efficient use of land and municipal services (policy C1.2.1) and ensures compatibility with other uses (policy C1.2.2). Durham is identified as a focal point for appropriate forms of urban development (C2.1) and the majority of urban type development is directed to Durham and Neustadt where full municipal services and other community services are available (policy C2.2.3). Appropriate development that protects and enhances the character of settlement areas is encouraged (policy C2.2.2) and, in undeveloped areas, the Plan promotes development that is a natural extension of the existing built environment and where municipal services can be feasibly provided (policy C2.2.7). The proposed development supports the settlement growth objectives by extending existing, similar residential uses on full municipal services.

The subject property is designated as “Future Development” and “Environmental Protection” with a “Flood Fringe” overlay on Schedule A Land Use Plan: Durham. (Figure 4: Municipality of West Grey Official Plan). A further review identified relevant policies in:

- Section D2, Residential,
- Section D9 Environmental Protection
- Section D10, Future Development
- Section E1, Environmental Policies,
- Municipal Servicing and Transportation Policies in Sections E2 and E3, and
- Land Division Policies in Section E4.
The policies within these sections will be reviewed in light of the proposal.

### 5.4.1 Residential Policies

An Official Plan Amendment is proposed to re-designate the subject lands as “Residential” (Figure 6: Official Plan Amendment Schedule A). Similar residential uses exist to the east of the proposed site and, accordingly, the proposed development can be considered a natural extension of that use.

The Residential designation permits a range of housing types including low density housing such as detached dwellings, semi-detached dwellings and duplexes, medium density housing such as triplexes, quadraplexes and townhouses and high density housing such as apartments (policy D2.3.1). The residential policies encourage housing that utilizes services efficiently, and provides a range of affordability and an appropriate supply of rental housing (policy D2.2).

The proposed development supports several Residential General Policies in Section D2.4 that guide residential development in West Grey including:

- Expanding range of housing types and densities in Durham (policy D2.4.1),
- Creating new residential development on full municipal water and sewer services (policy D2.4.2) through the expansion of existing residential uses (policy D2.4.3) and
- Providing a mixture of ownership and rental units (policy D2.4.6).

Although the proposed development meets the low density requirement of a maximum of 20 units/net ha (policy D2.4.16 a)), townhome units are considered a medium density residential use (policy D2.4.17). Medium density development is encouraged within the residential designated areas of Neustadt and Durham (policy D2.4.17). The appropriateness of new medium density development will be reviewed in light of the following (D2.4.17 (e)):

- Compatibility of development with surrounding uses
- Adequate buffering, landscaping and building setbacks from adjacent residential properties.
- Ability of roads to handle increased traffic.
- Availability of Municipal water and sanitary sewer capacity
- Provision of Adequate off-street parking
Although as discussed the proposed development is considered medium density due to the housing form, the development is a low-density development based on density calculations. The proposed development extends existing, similar residential uses and, accordingly, is considered compatible with the uses in the surrounding area. There are no concerns in regards to traffic and adequate off-street parking will be provided. Servicing is available which will extend the services along Park Street West and all buffering, landscaping and building setback requirements will be met.

Section D2.4.17 (h) provides design guidelines for medium and high density residential uses which must also be taken into consideration:

i. The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.

ii. Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential and impact on adjacent lower density uses.

The proposed development is considered low density in regards to the scale of the development and can be considered an extension of a similar residential use to the east. Furthermore, a site plan application is not part of this application. Accordingly, the design guidelines will be further considered as part of a future site plan application. Nevertheless, the site plan has been designed to reflect the adjacent residential uses.

5.4.2 Environmental Protection

A portion of the subject lands are designated as “Environmental Protection” in the West Grey Official Plan, however, this portion of the site is located outside of the area of the proposed development. Development is directed away from these areas and no buildings or structures are permitted except for conservation purposes (policy D9.3.1). No development is proposed for this area of the site.

Section D9.4.2 advises that a “two zone policy” is in place for managing flood plains along the Saugeen River in Durham. As already identified, a flood fringe overlay applies to the subject lands and the proposed development area is partially within a regulated area and the Hurricane Hazel Flood Standard (Regional Storm Floodplain). The “flood fringe” zone is the
portion of the flood plain adjacent to the risk associated with the floodway. In Durham and Neustadt, the flood fringe includes all lands situated between the outer limits of the Hurricane Hazel Flood Event Standard" and the outer limits of the 1:100 flood plain. Development on these lands may be permitted provided that suitable flood damage reduction measures are undertaken to protect against Hurricane Hazel Flood Event Standard flooding. Regardless, all new development within the regulated area requires approval by the SVCA.

The SVCA has reviewed the proposed development and recommendations have been made in regards to floodproofing, basement elevations, grading and water drainage to ensure the ability of the development to protect against flooding hazards. The site plan has been designed to incorporate the comments received by the SVCA.

5.4.3 Future Development

The proposed development lands are designated “Future Development”, a designation that applies to future development lands within Durham and Neustadt. Lands within this designation are technically “on hold” until full municipal services are readily available and the need for additional lands within the proposed designation has been demonstrated (policy D10.3). Section D10.4.2 advises that Council may consider an Official Plan Amendment to redesignate "Future Development" lands to a different land use where a demonstrated need has been provided. It must be demonstrated that an adequate supply of land does not exist within that settlement area for the proposed land use and that full municipal services are available. Cobide Engineering has provided a servicing reports as it relates to the development being services my full municipal services.

5.4.4 Environmental Policies

Section E1 includes the Environmental Policies for the Township. Significant woodlands are identified on the subject property and the northern portion of the subject lands are designated “Environmental Protection”. Section E1.2.1 requires that significant woodlands be protected. No development is permitted within or adjacent to a natural heritage feature, including Significant Woodlands unless it has been demonstrated that there will be no negative impacts on the feature or their ecological function (policies E1.2.2 and E1.2.6). No
concerns have been identified in regards to the Significant Woodlands in the area. The Hazards lands will remain intact with no site works.

The Stormwater Management Report included stormwater quality controls in the design that meet the requirements of the Saugeen Valley Conservation Authority and the MOECC.

**Section E1.1.3** advises that policies pertaining to the “Flood Fringe” and “Regulated Area”, which apply to the subject lands, are provided in Section D9.4 of this Official Plan.

**Section E1.3** provides policies for closed landfill sites and Durham contains a closed landfill site just west of the subject lands. As already discussed, a D-4 Study (Land Use On Or Near Landfills And Dumps) was undertaken by the Municipality. There are no concerns in regards to the landfill and the proposed development.

### 5.4.5 Municipal Servicing Policies

**Section E2** requires new development be serviced by municipal water and sanitary sewers and requires a stormwater management study be undertaken. Full municipal services are available to service to the proposed development. The Functional Servicing Report and the Stormwater Management Report confirmed the ability of the site to support the development.

### 5.4.6 Land Division Policies

Finally, **Section E4.1.1** advises that land division may be permitted where the proposed development complies with the following:

1. Complies with the policies of the relevant land use designation and the Municipality of West Grey Official Plan.
2. Complies with the provisions of the Zoning By-law and a proposed zoning by-law amendment represents appropriate land use planning.
3. Lot will have frontage on a year-round public road.

The proposed development conforms to the policies of the Municipality of West Grey Official Plan and a zoning by-law amendment is included with the application. All provisions of the by-law will be met and all lots will have frontage on a public road.
SUMMARY OF CONFORMITY TO MUNICIPALITY OF WEST GREY (DURHAM) OFFICIAL PLAN

- The proposed development supports the settlement growth policies by extending existing and similar residential uses on full municipal services.
- The proposed development will provide a more affordable style of housing and provide a mixture of ownership and rental units in Durham.
- Recommendations by the SVCA have been incorporated into the design of the proposed development to ensure that the development is protected against flooding hazards.

5.5 Municipality of West Grey Zoning By-law

The subject lands are zoned Future Development (FD), Floodway (FW) in the West Grey Zoning By-law 37-2006 with an overlay that identifies the lands as being within the flood fringe and the regulation limit of the Saugeen River (Figure 5: Municipality of West Grey Zoning By-law). An application for a zoning by-law amendment has been submitted to the Town that will rezone the lands identified as Future Development to Residential (R2) Zone (Figure 7: Zoning By-law Amendment Schedule A). The R2 zone is considered a medium density zone and permits a variety of residential forms including street townhouses as proposed.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
<th>Sever 1</th>
<th>Sever 2</th>
<th>Sever 3</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>280 sq.m.</td>
<td>801 sq.m.</td>
<td>1037 sq.m.</td>
<td>1178 sq.m.</td>
<td>4627 sq.m.</td>
</tr>
<tr>
<td>Minimum Frontage Lot</td>
<td>6.5 m</td>
<td>11.74 m</td>
<td>9.06 m</td>
<td>10.29 m</td>
<td>38.69 m</td>
</tr>
<tr>
<td>Minimum Depth Lot</td>
<td>30.5 m</td>
<td>114 m</td>
<td>114 m</td>
<td>114 m</td>
<td>114 m</td>
</tr>
<tr>
<td>Minimum Front Yard*</td>
<td>7.5 m</td>
<td>7.6 m</td>
<td>7.6 m</td>
<td>7.6 m</td>
<td>7.6 m</td>
</tr>
<tr>
<td>Minimum Exterior Side Yard*</td>
<td>7.5 m</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
<td>No Applicable</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Minimum Interior Side Yard+</td>
<td>3 m</td>
<td>1.23 m</td>
<td>1.23 m</td>
<td>1.23 m</td>
<td>1.23 m</td>
</tr>
<tr>
<td>Minimum Rear</td>
<td>7.5 m</td>
<td>7.5 m +</td>
<td>7.5 m +</td>
<td>7.5 m +</td>
<td>7.5 m +</td>
</tr>
</tbody>
</table>
The proposal does require an amendment to the interior side yard where 3 metres is required and 1.23 metres is provided. The proposed zoning by-law amendment generally meets the intent of the Municipality of West Grey Zoning By-law No. 2003.60.

### 6.0 CONCLUSION

The proposed applications for an Official Plan Amendment to the West Grey Official Plan and a Zoning By-law Amendment to the West Grey Zoning By-law are appropriate, and represent good land use planning for the following reasons:

- The proposed development has regard for matters of provincial interest under Section 2 of the Planning Act.
- The proposed development is consistent with the Provincial Policy Statement 2014, the County of Grey Official Plan and to the Municipality of West Grey Official Plan.
- The proposed development has been appropriately designed to ensure that the property is appropriately protected from flooding concerns generated by the main Saugeen River.
- The proposed townhouse development will have no adverse impacts on the surrounding uses and can be considered an extension of existing, similar residential uses on full municipal services.
- No natural heritage concerns have been identified on the basis of meeting all SVCA requirements, and that development is maintained within the development envelopes.

This Planning Report has been prepared in support of the proposed development. The
proposed applications are consistent with the Provincial Policy Statement, 2014 and conforms to the County of Grey Official Plan and the Municipality of West Grey (Durham) Official Plan.

Based on the above review, it is our opinion that the proposed development represents conformity and consistency.

Respectfully Submitted,

LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP
Principal
Figure 1 - Subject Location
PT PARK LT 1 PL 505 Durham as in GS88655,
West Grey, County of Grey
Figure 2 - Aerial and Surrounding Lands
PT PARK LT 1 PL 505 Durham as in
GS88655,
West Grey, County of Grey
Figure 3 - County Official Plan
PT PARK LT 1 PL 505 Durham as in GS88655,
West Grey, County of Grey
Figure 4 - Municipality Official Plan
PT PARK LT 1 PL 505 Durham as in GS88655,
West Grey, County of Grey
Figure 5 - Zoning By-Law 37-2006, PT PARK LT 1 PL 505 Durham as in GS88655, West Grey, County of Grey
The Corporation of the Municipality of West Grey
By-law Number ___ – 2019

Being a by-law to adopt Official Plan Amendment #__ to the Official Plan for the Municipality of West Grey.

Whereas, the Council of the Corporation of the Municipality of West Grey deems it in the public interest to adopt Official Plan Amendment No. ___; and,

Whereas, pursuant to the provisions of Section 17 & 22 of the Planning Act R.S.O. 1990, as amended, Official Plans may be amended by Council;

The Council of The Corporation of the Municipality of West Grey enacts as follows:

1. Amendment No. ___ to the Municipality of West Grey Official Plan is hereby adopted.

2. This By-law shall come into force and take effect pursuant to the provisions of the Planning Act R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this day of ____________, 2019.

______________________________
Mayor

______________________________
Clerk
AMENDMENT No. __
TO THE
MUNICIPALITY OF WEST GREY OFFICIAL PLAN

Prepared by: Loft Planning Inc.
The Municipality of West Grey
June 2019
AMENDMENT No. __ TO THE
MUNICIPALITY OF WEST GREY OFFICIAL PLAN
INDEX PAGE
AMENDMENT No. __ TO THE MUNICIPALITY OF WEST GREY OFFICIAL PLAN

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE does not constitute a part of this Amendment.

PART B – THE AMENDMENT consisting of the following text constitutes Amendment No. __ to the Municipality of West Grey Official Plan.

PART C – THE APPENDICES attached hereto do not constitute part of this Amendment.
PART A – THE PREAMBLE

PURPOSE
The purpose of this amendment is to re-designate a portion of the subject lands within the Official Plan as follows:

- To re-designate a portion of the lands from Future Development to Residential as it applies to the subject lands accordingly to Schedule A attached hereto.

LOCATION
The lands subject to this amendment are described as PT PARK LT 1 PL 505 DURHAM AS IN GS88655; WEST GREY, COUNTY OF GREY.

BASIS
The landowner and applicant, J.T. EXCAVATING LTD., have proposed to construct street townhouses on the subject property and to sever three of the street townhouses by way of consent. The final approvals would create three freehold street townhouse units and to retain a parcel that would include a street townhouse block with four units. These four units are to be retained on one parcel and the tenure will be rental. The proposed amendment would re-designate a portion of the lands from Future Development to Residential in order to permit street townhouses units. The environmentally sensitive areas will remain in the Flood Way (FW) and Flood Fringe Overlay.

The applicant is proposing residential development in the form of street townhouses, with three freehold units being created, and four units being created and available for rental units. The units would have frontage onto Park Street and would be serviced with municipal water and sewer.

The amendment would facilitate the establishment of multiple residential units by re-designating a portion of the lands from Future Development to Residential by:

- To re-designate a portion of the lands from Future Development to Residential as it applies to the subject lands accordingly to Schedule A attached hereto.

In addition to this Official Plan Amendment, an application has been made for a Zoning By-law Amendment to the Municipality of West Grey Zoning Bylaw 37-2006 to re-zone a portion of the lands to permit the proposed residential use.
PART B – THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled “Part B – The Amendment” consisting of
the following text constitutes Amendment No. ___ to the Official Plan of the
Municipality of West Grey.

DETAILS OF THE AMENDMENT
The Official Plan is hereby amendment as follows;

Item 1:

Schedule A is hereby amended to re-designate a portion of the lands from Future
Development to Residential designation.
IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan, as well as through a Zoning Bylaw Amendment for the subject lands under Section 34 and 36 of the Planning Act R.S.O. 1990.

PART C – THE APPENDICES

The following Appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.
Re-designate from Future Development to Residential

Figure 6 - West Grey Official Plan Amendment
Schedule A
PT PARK LT 1 PL 505 Durham as in GS88655,
West Grey, County of Grey

Municipal #:
Project #:
Date:
Scale:

LOFT PLANNING INC.
Land Use Planning Project Management
loftplanning.com 705.446.1168

#TRE.33919
May 1, 2019
1:2,000
The Corporation of the Municipality of West Grey By-law Number 2019-___
Being a by-law to amend Zoning By-law 37-2006
of the Municipality of West Grey

Whereas, the Council of the Corporation of the Municipality of West Grey deems it in the public interest to pass a by-law to amend By-law 37-2006; and,

Whereas, pursuant to the provisions of Sections 34 & 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and,

The Council of The Corporation of the Municipality of West Grey enacts as follows:

1. Map 55K of Schedule A to By-law 37-2006 is hereby amended by rezoning a portion of those lands described as PT PARK LT 1 PL 505 DURHAM AS IN GS88655; WEST GREY, COUNTY OF GREY in the former Town of Durham, now incorporated as part of the Municipality of West Grey and shown on Schedule “A-1”, affixed hereto, from the Future Development (FD), Flood Way (FW) and Flood Fringe (FF) Overlay to the Residential (R2-Site Specific), Flood Way (FW) Zones and Flood Fringe (FF) Overlay.

2. Section 35 to By-law 60-2009 is hereby amended by adding the following:

   35.XX Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *XX on the Schedule to this Bylaw. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

   35.XX.1 Lands Subject to Exception XX:

   1. Minimum Interior Side Yard shall be 1.23 metres and 2.26 metres respectively.

3. Schedule “A-1” and all notations thereon, are hereby declared to form part of this By-law.

4. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.
Read a first, second and third time and finally passed this day of 2019.

__________________________________________
Mayor

__________________________________________
Clerk
Figure 7 - Zoning By-Law Amendment
Schedule A
West Grey Zoning By-law 37-2006

Subject Lands

'FD' Future Development to 'R2-xxx' Residential Exception
June 13, 2019

Mr. Brent Glasier, Director of Public Works
Municipality of West Grey
402813 Grey Road 4, RR 2
Durham, ON N0G 1R0

Subject: Proposed Park Street Townhouses
        Park Street West
        Municipality of West Grey
O/Ref.: 01839

Dear Mr. Glasier:

Cobide Engineering Inc. has been retained by JT Excavating Inc. to complete the site servicing, grading and stormwater management design for the Park Street Townhouses to be located west of the former railway tracks on Park Street in the former Town of Durham, now Municipality of West Grey.

The following letter outlines the servicing aspects of the proposed development with respect to water and sewer serving and addresses the approach to stormwater management. This letter is being submitted to the Municipality of West Grey in support of the Consent application for the proposed residential development.

As part of this submission, a copy of the preliminary Site Grading (Dwg. No. 01839-SG1) plans has also been attached as Appendix A.

1.0 INTRODUCTION

1.1 Location and Site Description

The site is located on Park Street West in the former Town of Durham. The property is bounded by the following:

- The former rail tracks to the east;
- Saugeen River to the north;
- Vacant land to the west;
- Park Street West to the south.

An aerial map showing the location of the subject property is shown in Figure 1 below.

The site has a total area of approximately 1.09 ha and is currently vacant. Only approximately 0.20 ha of the site along Park Street West is developable.

Grading of the site is sloping from south to north. Runoff from the site discharges into the Saugeen River.
The site is currently zoned Future Development (FD) and Floodplain (FL). The proposed development will need to be re-zoned to allow the proposed use.

2.0 PROPOSED DEVELOPMENT

The proposed development will consist of constructing two (2) multi-family residential buildings consisting of a total of seven (7) residential townhouses units (one (1) four-plex and one (1) tri-plex). All townhouse units will have frontage on Park Street West.

3.0 SITE SERVICING

3.1 Water Servicing

The proposed development will be serviced with a new 150 mm dia. PVC watermain that will be extended along Park Street West to service the development. Individual 19mm water services will be installed to each unit. The proposed watermain will be installed in the boulevard along Park Street West.

The theoretical water demand for the proposed development is summarized below. The water demand was calculated using the Ministry of the Environment and Climate Change's Design "Guidelines for Water Systems".

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Water Demand (L/c/d)</th>
<th>Pop. Density</th>
<th>No. of Units</th>
<th>Pop.</th>
<th>Average Demand (L/s)</th>
<th>Max. Day Peak Factor</th>
<th>Max. Day Demand (L/s)</th>
<th>Peak Hour Factor</th>
<th>Peak Hour Demand (L/s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>450</td>
<td>2.5 ppl /unit</td>
<td>14 units</td>
<td>35</td>
<td>0.18</td>
<td>2.75</td>
<td>0.50</td>
<td>4.13</td>
<td>0.75</td>
</tr>
</tbody>
</table>
Fire protection will be provided by a new fire hydrant located at the west end of the proposed development.

3.2 Sanitary Sewer

The proposed townhouse units will be serviced by a 50 mm dia. PVC low pressure sanitary forcemain. Each unit will be equipped with a grinder pump and connected to the forcemain. The forcemain will be sized to accommodate future growth along Park Street West.

The design of the forcemain will be completed as part of the Site Plan Approval process. The forcemain will be installed in the boulevard.

The total design flow including extraneous flows will be calculated based on the flow rates specified in Table 8.2.1.3.B of the Ontario Building Code.

3.3 Storm Sewers and Stormwater Management

As stated above, the subject property is currently vacant. The site is generally graded from south to north across the property.

The proposed townhouses will be graded such that the front of the units will drain towards the municipal road allowance and the rear of the lots will continue to drain northerly towards the Saugeen River.

No stormwater management quantity or quality controls are proposed for the site.

Roofleaders will be positioned to ensure runoff is not directed towards the side yards as per direction from the SVCA.

4.0 EROSION AND SEDIMENTATION CONTROL

Erosion and sedimentation control measures will be implemented during construction. Silt fence will be required to be installed along the proposed stable top of bank.

All proposed erosion and sediment control measures are to be installed to the satisfaction of the engineer, SVCA and the Municipality of West Grey prior to undertaking any site alterations (ie. filling, grading, etc.) and remain present throughout the duration of construction.

The General Contractor will conduct daily inspections during construction to ensure that the erosion and sedimentation control measures are working properly.

Erosion and sedimentation control measures to be implemented during construction will consist of the installation of light duty silt fencing around the perimeter of the property. Filter cloth shall also be placed under the grates of the proposed catchbasins to prevent sediment and other material from entering the storm sewer system.

After construction is completed and the site has been paved and landscaped, all sewers are to be inspected and cleaned and all silt fencing is to be removed.

5.0 SUMMARY AND CONCLUSIONS

This letter has been prepared in support of the Consent Application for the proposed construction of seven (7) new residential townhouse units on Park Street West in the former Town of Durham.

Based on the finds of this letter, the following conclusions are made:
1. The proposed development will be serviced by extending the existing watermain and installing a new low pressure sanitary forcemain system that will connect to the existing sanitary sewers on Park Street West.

2. Stormwater runoff will discharge towards Park Street West and the Saugeen River.

3. Erosion and sediment control measures will be implemented throughout the duration of construction.

The above assessment demonstrates that the proposed townhouse development can be adequately serviced with water, sanitary and storm sewer services. It is therefore recommended that the proposed conceptual servicing design for the new townhouse development be approved by the Municipality of West Grey as part of the Consent application process. Detailed servicing and grading will be provided as part of the Site Plan Approval Process.

If you have any questions regarding the above, please contact the undersigned at 519-506-5959, extension 101.

Yours truly,

Travis Burnside, P.Eng.
Director

Encl.
Planning Report
for the Municipality of West Grey
Planning Advisory Committee

Date: September 17, 2019

File Nos: West Grey Official Plan Amendment No. 8 ZA-05-19

Owner: J.T. Excavating Ltd.

Agent: Loft Planning Inc.

Legal Description: Part of Park Lot 1, Plan 500, Geographic Town of Durham, Municipality of West Grey)

Municipal Address: None assigned

Purpose of the Applications:

The proposed Official Plan Amendment would change the land use designation of a portion of the subject property from 'Future Development' to 'Residential' in order to facilitate the development of seven townhouses on this parcel. The 'Flood Way' designated portion on the subject property will remain in this designation, and no development will occur on those particular lands.

The proposed Zoning By-law Amendment would rezone the same lands from the 'FD' (Future Development) Zone to the 'R2-407' (Residential Exception) Zone to permit the seven street townhouses, with special permission to reduce the side yard requirement of the end units to 1.23 metres.

Subject Lands:

The subject property is located along the north side of Park Street West. The site comprises 1.12 hectares of land and provides 69.81 metres of frontage along the Municipal road. The existing site is represented by a mixture of scrub and forested lands.
Adjacent Lands:

The former railway corridor abuts the easterly boundary of the site. Condominium townhouses are located further east.

The Saugeen River follows most of the property's northerly boundary. West Grey sports fields are located on the opposite side of the river.

A large lot containing a detached dwelling is located to the immediate west.

Detached residential lots are located to the south, along the opposite side of Park Street West.

Official Plan:

The most southerly portion of the property, representing approximately 30% of the entire site, is designated 'Future Development' in the West Grey Official Plan. The remainder of the property is designated 'Environmental Protection'.

Of the lands designated 'Future Development', approximately 50% are within the 'Flood Fringe' overlay, and all of the lands are located with the SVCA's Regulated Area.

The proposed amendment to the Official Plan would change the 'Future Development' designation to 'Residential'.

The 'Future Development' designation is typically used as a temporary designation for lands where municipal servicing is not available and/or the most appropriate use of the lands (i.e. residential, commercial, industrial, etc.) has not yet been determined. In this particular instance, sanitary sewers and municipal water are readily available to service the property. As well, the Planning Report prepared by the applicant’s Planning Consultant has demonstrated that a residential use of the developable portion of the site (i.e. those lands not designated ‘Environmental Protection’) is appropriate. Changing these lands to ‘Residential’ appears to have merit.

The ‘Residential’ designation permits a variety of residential dwelling types and densities, including townhouse units. According to Section D2.4.5 of the Official Plan, the residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments shall provide a density of no less than 20 dwelling units per net hectare. This policy would support the medium density form of housing proposed for the site.

D2.4.17 states the following:
e) The following shall be taken into consideration when reviewing the appropriateness of a new medium and high density development:

i. The proposed use shall generally be compatible with existing uses in close proximity of the subject lands. The word “compatible” does not necessarily mean the same as or similar to existing nearby built form. Being compatible shall mean that the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regard to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.

ii. Adequate buffering, landscaping and building setbacks shall be provided to protect the privacy of the adjacent residential properties.

iii. The roads in the area shall have the ability to handle the expected traffic increase. Medium and high density housing will generally be encouraged to locate in areas near arterial or collector roads in order to minimize traffic congestion and facilitate access to commercial areas.

iv. Municipal water and sanitary sewer capacity shall be available to service the proposed development.

v. Adequate off-street parking shall be provided to serve the proposed development.

f) The design of the medium and high density development shall take into consideration:

i. The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.

ii. Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential impact on adjacent lower density uses.

g) When an existing detached dwelling is changed to a converted dwelling (i.e. more than two units within the house), the exterior architectural design shall be maintained.

h) All medium and high density development may be subject to a Site Plan Control Agreement.

With regard to these policies, the use of the subject lands for townhouses in the form of a three-unit building and a four-unit building can be considered compatible with the neighbourhood. As noted above, townhouses have been erected on the
lands to the east; and, whereas detached dwellings have been erected on a few lots along the south side of Park Street West, the townhouses should not be viewed as incompatible. The height and bulk of the townhouse buildings should not be imposing to those residents, as the new buildings will only be one or two storeys in height and only a total of seven units are proposed. It should also be noted that each unit will have a width of 9.08 metres, which is large compared to other townhouses being erected in the County and the zoning provision of 6.5 metres. As noted above, new housing does not have to take the same form as the existing, adjacent dwellings in order to be considered compatible.

Adequate onsite parking will be provided.

The increase in traffic will be limited and barely noticeable.

The development will be serviced with municipal water and sanitary sewers.

The development should be subject to a Site Plan Control Agreement.

Based on the foregoing, the proposed development would appear to comply with the medium density residential policies of the Official Plan.

As noted above, the "Flood Fringe" overlay is the portion of the flood plain where the risk of flood-related damages is lesser than the risk associated with the floodway. In Durham and Neustadt, the flood fringe includes all lands situated between the outer limits of the Hurricane Hazel Flood Event Standard and the outer limits of the 1:100 flood plain. Lands within the ‘Flood Fringe’ overlay are not necessarily designated ‘Environmental Protection’ and, as such, development on these lands may be permitted provided that suitable flood damage reduction measures are undertaken to protect against Hurricane Hazel Flood Event Standard flooding. All new development, including any change to a building or structure that would alter the use or potential use, increase the size, or increase the number of dwelling units, or site alteration within the ‘Flood Fringe’ and the SVCA Regulated Area requires permission from the Saugeen Valley Conservation Authority under Ontario Regulation 169/06. In this regard, the owner has retained the services of an Engineer to prepare a Site Plan, although the SVCA has advised that the information provided does not appropriately address the control of flooding and erosion. The SVCA is recommending approval of the Planning Act applications, but requests that the requirement for addition information pertaining to flooding and erosion control measures be included as a condition of severance.

Appendix A to the West Grey Official Plan identifies the forested portions of the site as ‘Significant Woodland’. Some of the forested lands will be removed as a result of the development. Development or site alteration in ‘Significant Woodlands’ or within 120 metres of such a feature is generally not permitted unless it can be demonstrated that such development or site alteration will not negatively impact the woodland feature or its function. On this note, the SVCA
has advised that the proposed development would not negatively impact the woodland and is therefore waiving the requiring for an Environmental Impact Study.

The Saugeen River flows along the northern boundary of this property, as noted above, and is considered to be fish habitat. According to the West Grey Official Plan, development and site alteration is generally not permitted within 120 metres of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological function. The proposed development on the site would, at its closest point, occur within about 60 metres of the river. The SVCA does not anticipate any negative impacts on the fish habitat as a result of this proposal and is therefore not recommending an Environmental Impact Study.

Based on the foregoing, the proposed development would appear to maintain the intent and purpose of the Official Plan.

**Zoning By-law:**

The subject lands are zoned ‘FD’ (Future Development) and ‘FL’ (Flood Way) in the West Grey Zoning By-law. The ‘Flood Fringe Overlay’ applies to a portion of the ‘FD’ zoned area. All of the lands zoned ‘FD’ fall within the SVCA Regulation Limit.

The proposed Zoning By-law Amendment would change the ‘FD’ zoned lands to ‘R2-407’ (Residential Exception) Zone. The ‘R2’ zone permits a variety of residential dwelling types including four-unit townhouses. A three-unit townhouse is not specifically mentioned as a permitted use, which is likely an oversight, and therefore the intended zoning will add this type of building to the list of permitted uses on the site. The site-specific zoning will also reduce the side yard requirement for the end units from 3 metres to 1.23 metres.

Rezoning the lands to permit townhouses has merit, as explained in the Official Plan section of this Planning Report. The reduction in the side yard provision should not create any negative impacts, given that: (1) the former railway corridor is located to the east; and, (2) the large size of the residential lot to the west and the significant (and forested) side yard associated with that dwelling.

**Provincial Policy Statement:**

The Provincial Policy Statement (PPS) encourages urban type development, including residential housing, to locate within the designated settlement areas such as Durham.
The PPS also encourages such development to be serviced with municipal water and sanitary sewer. The proposed development will be fully serviced.

Furthermore, the PPS encourages a variety of housing types and densities to meet the residential needs all residents of the community. The PPS also promotes housing that is affordable to low and moderate households. As well, new residential development that facilitates compact form and represents an efficient use of land and services should be supported. These policies would endorse the proposed townhouse development.

Moreover, the PPS provides policies aimed at protecting natural heritage features such as fish habitat and significant woodlands. As noted earlier, the SVCA is satisfied that the natural heritage features on the site and adjacent lands will not be negatively impacted.

Based on the foregoing, the proposed amendments to the Official Plan and Zoning By-law would be consistent with the PPS.

**Recommendation:**

The proposed development is supported by the West Grey Official Plan and the Provincial Policy Statement. Based on the foregoing, the proposed Official Plan Amendment and Zoning By-law Amendment appear to have considerable merit and should be given favourable consideration.

Development on the property should be subject to a Site Plan Control Agreement.

As a condition of severance, the owner's Engineer must provide additional information that addresses the SVCA's comments regarding flooding and erosion control.

Please note that this Report was prepared before all of the agency comments had been received and prior to the Public Meeting. It is possible that comments received after the writing of this Planning Report could warrant a reconsideration of the aforementioned recommendation.

Respectfully submitted,

Ron Davidson, BES, RPP, MCIP
September 13th, 2019

Mark Turner, Clerk
Municipality of West Grey
402813 Grey Road 4, RR2
Durham, Ontario
N0G 1R0
*Sent via E-mail

RE: Local Official Plan Amendment LOPA 8 (42-05-260-LOPA 8) and Zoning By-law Amendment ZA-05-19
Plan 500, Park Part Lot 1
Municipality of West Grey
Applicant/Owner: J.T. Excavating Ltd.

Dear Mr. Turner,

This correspondence is in response to the above noted applications. We have had an opportunity to review the applications in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

The proposed Official Plan Amendment would change the land use designation of a portion of the subject property from 'Future Development' to 'Residential' in order to facilitate the development of seven townhouses on this parcel. The 'Flood Way', designated portion on the subject property will remain within, Flood way' designation, and no development will occur on that portion of the site.

The proposed Zoning By-law Amendment would rezone the same lands from the 'FD' (Future Development) Zone to the 'R2-407'(Residential Exception) Zone to also permit seven street townhouses, with special permission to reduce the side yard of the end units to 1.23 metres.

Section 1.4.3 of the PPS states,

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by

Grey County: Colour It Your Way
c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Schedule A of Recolour Grey designates the subject property as a ‘Primary Settlement Area’. Section 3.5 states,

2) Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans

3) This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

County planning staff have no concerns with the proposed development. The applicant shall provide further justification that demonstrates that an adequate supply of land does not exist within the settlement area for the proposed land use. Further comments should be received from the Municipality of West Grey.

Section 8.9.1 of Recolour Grey addresses servicing. This section states,

4) The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:
a) Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas

8) Developers proposing to establish public water and sewage systems to serve major parts of areas designated for urban development will be encouraged. Local municipalities will develop a policy which will address servicing of existing development within a serviced area. All new development will connect to municipal services where they exist within municipal boundaries or through a shared servicing agreement.

County planning staff have no concerns with the proposed servicing for this development as full municipal services are available, and the proposed development will connect to municipal water and sewer services.

Schedule A also indicates that there are ‘Hazard Lands’ on the subject property. Section 7.2 states,

2) Permitted uses in the Hazard Lands land use type are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

Appendix B indicates that the subject property contains ‘Significant Woodlands’. Section 7.4 of Recolour Grey states,

1) No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

County planning staff recommend receiving comments from the Conservation Authority regarding the impacts of development on the Hazard Lands and the Significant Woodlands.

Provided that positive comments are received from the Conservation Authority regarding the Hazard Lands and the Significant Woodlands, County planning staff have no further concerns with the subject applications.

The County requests notice of any decision rendered with respect to these applications.
If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

Hiba Hussain
Planner
(519) 372-0219 ext. 1233
hiba.hussain@grey.ca
www.grey.ca
SENT ELECTRONICALLY ONLY (mturner@westgrey.com)

September 10, 2019

Municipality of West Grey
Committee of Adjustment
402813 Grey Road 4, RR#2
Durham, ON,
NOG 1R0

ATTENTION: Mark Turner, Secretary-Treasurer/Clerk

Dear Mr. Turner,

RE: Application for Consent B08/2019, SEV B09/2019, SEV B10/2019
Proposed West Grey Official Plan Amendment WG OPA #8
Proposed Zoning By-law Amendment ZA-05-19
Roll No. 420526000415801
Plan 500 Park Part Lot 1
Geographic Town of Durham
Municipality of West Grey

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the application for consent, application for an official plan amendment, and application for a zoning by-law amendment in accordance with the SVCA’s mandate, the SVCA Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the Municipality of West Grey and the Authority relating to Plan Review. The purpose of the consent is to sever three lots to have one townhouse unit as part of a three-unit townhouse and retain a lot for the purposes of constructing a four-unit townhouse. The proposed official plan amendment would change the land use designation of a portion of the subject property from ‘Future Development’ to ‘Residential’ in order to facilitate the development of seven townhouses on this parcel. The ‘Flood Way’ designated portion of the subject property will remain within ‘Flood Way’ designation, and no development will occur on that portion of the site. The proposed Zoning By-law Amendment would rezone the same lands from the ‘FD’ (Future Development) Zone to the ‘R2-407’ (Residential Exception) Zone to also permit seven street townhouses, with special permission to reduce the side yard of the end units to 1.23 metres. Further information is required for SVCA staff to advise the municipality whether the application complies with Natural Hazard policies of the West Grey Official Plan and the Provincial Policy Statement, we elaborate in the following paragraphs.

Natural Hazards

A large portion of the parcel is designated Hazard Lands in the Grey County Official Plan (OP), Environmental Protection in the West Grey Official Plan and zoned FL (Flood Way) in the Municipality of West Grey Zoning By-
Law 37-2006, as amended. SVCA staff is of the opinion that the hazard designations are generally the same as the Hazard Lands as plotted by SVCA staff.

The plan, dated February 2019, Revision 3 completed on March 27, 2019, done by Cobide Engineering Inc., was reviewed by SVCA staff. Based on this plan, a portion of Unit 1 will be within the Flood Fringe designation identified in the West Grey OP. In addition to the flooding hazard, there may also be an erosion hazard associated with Unit 1. According to Section D9.4.2 of the West Grey OP "development [in the Flood Fringe] may be permitted provided that suitable flood damage reduction measures are undertaken to protect against Hurricane Hazel Flood Event Standard Flooding". Additionally, Section 3.1.2 and 3.1.7 of the Provincial Policy Statement 2014, indicates that, among other things, development should be directed outside erosion hazards, unless the hazard can be mitigated in accordance with provincial standards.

While SVCA staff have been in correspondence with the land owner and their engineering agent, to date staff have not received plans to appropriately address the control of flooding and erosion. Specifically, the requirements were laid out in a letter dated April 11, 2019, by SVCA staff to Cobide Engineering.

Natural Heritage

The significant natural heritage features affecting the property include Significant Woodlands, other identified wetlands, fish habitat and potentially the significant habitat of endangered and threatened species.

Significant Woodlands

Significant woodlands are identified on the subject property, and on lands adjacent to the property, as per Appendix B Constraint Mapping, of the Grey County OP. Section 7.4(1) of the Grey County OP and Section E1.2.3 of the West Grey OP states in part that no development or site alteration may occur within significant woodlands or their adjacent lands 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 the opinion of SVCA staff that negative impacts to significant woodlands or their adjacent lands as part of the proposal would be negligible. As such, it is the opinion of SVCA staff that the preparation of an EIS could be waived, in accordance with Section 7.11.3(b) of the Grey County OP and Section E1.2.9 of the West Grey OP.

Other Identified Wetlands

According to Appendix B Constraint Mapping of the Grey County OP, Other Identified Wetlands exist on the property. In accordance with Section 7.3.2 of the Grey County OP and Section E1.2.7 of the West Grey OP, no development or site alterations are permitted within Other Wetlands or their adjacent land. However, it is the opinion of SVCA staff that potential impacts to the wetlands as a result of this proposal will be negligible, and we are not recommending the preparation of an EIS at this time.

Fish Habitat

The Main Saugeen River flows along the northern boundary of this property. The Saugeen River is considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological function. At this time, SVCA staff are not recommending the preparation of an Environmental Impact Statement (EIS) to address impacts to the adjacent lands to fish.
habitat, as SVCA staff does not anticipate any negative impacts to the adjacent lands to fish habitat as a result of this proposal.

**Significant Habitat of Endangered Species and Threatened Species**

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or on lands adjacent to the property. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy at SAROntario@ontario.ca.

**SVCA Regulation**

Please be advised that a large portion of the property is subject to the SVCA’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any “development” in a Regulated Area or alteration to a wetland or watercourse.

**“Development” and Alteration**

Subsection 28(25) of the Conservation Authorities Act defines “development” as:

- 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 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

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA’s areas of interest are located associated with our Regulation for the subject 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.

**Permission for Development or Alteration**

SVCA staff have conducted a site inspection and been involved in development requirements for this proposal. A letter, dated April 11, 2019, was issued to Travis Burnside of Cobide Engineering detailing the design details required to obtain a permit from SVCA Staff. Please be advised that a permit is still required for any development on this lot, and staff should be contacted to move forward with this proposal. Please refer to the letter dated April 11, 2019 for further details required to issue a permit.
Conclusion

All of the plan review functions listed in the Memorandum of Agreement between the Authority and the Municipality of West Grey relating to Plan Review have been assessed by SVCA staff with respect to this proposal. In order to address the hazards affecting the property, SVCA staff recommend a condition of severance be that SVCA is satisfied that the flooding hazard and erosion hazard are mitigated in accordance with provincial standards. SVCA staff is of the opinion that the proposed application for consent is acceptable, provided the condition is met, as per the West Grey OP and PPS 2014.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Megan Stansfield
Environmental Planning Technician
Saugeen Conservation

cc: Ron Davidson, Municipal Planning, West Grey (via email)
    Christine Robinson, Authority Member, SVCA (via email)
    Tom Hutchinson, Authority Member, SVCA (via email)
Good Afternoon Mr. Turner,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis
204 High Street
Southampton, Ontario
N0H 2L0
Direct Line (519) 483-4001
Fax (519) 483-4002
Email HSMLRCC@bmts.com

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Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc., operating as Union Gas ("Union") may have service lines running within the area which may or may not be affected by the proposed severance.

Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, please ensure that an application for gas service is submitted through the Union Gas on line application tool 'Get Connected'. A link is attached for your reference.

https://www.uniongas.com/business/account-services/get-connected

Should you require any further information, please contact the undersigned.

Mary Jane Patrick
Analyst, Land Services
ENBRIDGE GAS INC., OPERATING AS UNION GAS
TEL: 519-436-4578
email address: mpatrick@uniongas.com
50 Keil Drive North, Chatham, Ontario N7M 5M1

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EXTERNAL: PLEASE PROCEED WITH CAUTION.
This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.
Good morning,

Bell Canada has no concerns with Applications for Consent BO8/2019, B09/2019, B10/2019 regarding Park Street West.

Thank you,

Charleyne

Bell
Right of Way Associate
140 Bayfield Street, Floor 2, Barrie ON L4M 3B1
T: 705-722-2264  Toll Free: 1-888-646-4817
Aug 11, 2019

RR# 3, 422 Douglas St.,
Durham, Ontario NOG 1R0

Committee of Adjustment, RR# 2,
Durham, Ontario NOG 1R0

Dear Sir:

Re File # B08/2019, B09/2019, B10/2019

We do not oppose the severance or proposed construction, but are concerned with the safety of the access onto Park Street from that area.

With the traffic to the dump, the very steep hill on both sides and fairly narrow street, we are concerned about the safety on entering Park street. I know that is sometimes a concern with the people living in the condo’s already in that area.

If this is addressed so that safety can be maintained in this area we do not oppose said severances.

Sincerely,

Douglas and Sharon Kilpatrick

Mark, I reviewed and have no objections. There is currently an entrance on the South side on top of the hill.

Craig.
Dear Mr Turner

I understand they are trying to change the zoning for the property just west of the old railway path on Park Street. As I read your notice it says anyone can comment on this proposed zoning change. I am afraid I am asking you not to change the zoning on this property. My father lives in the condo’s just east of the path, 302 Park Street W. I realize I do not live there but I am there every second weekend for 4 days to help my father, and I can see that this would only be adding to the problems on Park Street in Durham ON.

My father is 87 yrs old and finds that road hard to deal with on a regular basis. There is heavy traffic there going to the dump (heavy in weight and in quantity). Just getting out of the condo road can be a challenge because of the many hills on Park Street which cause blind spots. We have had a few close calls, especially when people Park on the side of the road as well as the blind spots. Where they are wanting this zone change is absolutely no different. It would be very dangerous for kids if they put housing there, as well as for people walking or cars.

The other reason I disagree in this zone change is, the road is already in bad shape, the last thing we need is more traffic. Plus, there is no sidewalks. This is a real problem for many of the unit owners at 302 Park Street as most of them are seniors. More and more of them are getting scooters and driving them on edge of the road as they have no choice. Plus, just trying to walk uptown or to the railway path using Park Street can be dangerous.

In conclusion, please reconsider the zoning change. I don’t think residential zoning for that property would be a good thing at this time.

Thank you for listening. Sorry I cannot be there for the meeting but hopefully this email will be enough to persuade you to reconsider and keep the zoning as it is.

Sincerely,
Debbie Wright

Sent from my iPad
CANADIAN LEMKOS ASSOCIATION (CLA) AND LEMKO RESORT

CANADIAN LEMKOS ASSOCIATION (CLA)

The Canadian Lemkos Association (CLA) was formed in 1960 and incorporated as a non profit organization in Canada March 2, 1978. It is a member of a world-wide association of Lemko organizations, the 'World Federation of Ukrainian Lemko Organizations' and as such maintains international ties for the exchange of best practises and mutual support. The objectives of the CLA are preserving and developing cultural traditions of Ukrainian Lemkos, helping immigrants settle, publishing Ukrainian Lemko studies and arranging cultural events.

Some of the founders of the organization were DP's - displaced persons, who in 1947 were driven out of their native lands known as Lemkivschina and resettled to Siberia, areas of Ukraine and northern Poland. This heinous crime and tragic event in Lemko history is sadly referred to as 'Aksia Visla' - the act of being 'removed' or 'thrown out' of one's native land. Others were escapees from Stalin's USSR after WWII.

LEMKO RESORT

Longing to have a place to come together again, in 1972 the CLA purchased 501818 Concession 10, consisting of +/- 200 acres, the land we today know as the Lemko Resort, where they could openly cultivate and preserve their heritage in a free and democratic world, with the intention of passing it on to future generations to be able to do the same. The Lemko Resort has served as the integral hub of the Lemko (Ukrainian) community for CLA members, their families and children for 47 years. It has been the venue of annual 'Vatra' cultural celebrations, the home of a number of seasonally used recreational trailers, and has seen many memorable times for both the young and the old.

One of the focal points of the Lemko Resort is the cedar log Lemko house which was built by one of the initial settlers of Crawford. The house is home to a Lemko Museum, and is equipped with a kitchen, washrooms and a full septic system. Other focal points include an amphitheatre located on the south side of the property and a pavilion adjacent to the Lemko house.

LEMKO RESORT DEVELOPMENT CORPORATION (LRDC)

The Lemko Resort Development Corporation (LRDC) was formed in an attempt to unite the community with summer residences. The LRDC hung onto all of the lots as long as they could and eventually sold to Forest Creek Estates in 2017. Currently 7 lots of the subdivision are still owned by children of the original members.
**LEMKO RESORT EVENTS**

The Lemkos host an annual celebration named 'Vatra' which takes place on the Civic Holiday weekend. It is the second oldest ongoing Vatra in the world, the oldest being in Poland which is 3 years older. The Vatra held in Ellenville, Pennsylvania is 19 years old. Vatra features a pig roast, and a concert with cultural performances consisting of dance ensembles, various solo and group vocal performances, poetry readings, etc. and concludes with a dance. There is a Mass on Sunday morning followed by children’s and adult programs, educational exhibits and a raffle. August 2019 marked the 34th annual Vatra. The local community is invited to join in and partake in the festivities and learn about this part of Ukraine.

There are also annual get togethers on Family Day which feature horse and wagon sled rides for the adults and children by a local farmer, and a traditional pot luck meal at Thanksgiving.

Proceeds of the Vatra and other Lemko fundraising efforts are returned to Lemko communities worldwide, and used for benevolent causes such as reconstruction of neglected cemeteries and churches in Poland, sponsoring of refugees, publishing of material to promote the awareness of 'Aksia Visla', and various other projects as they emerge.

Lemkos ongoing respect of the environment includes having Wilton annually inspect and clean out the septic system in the Lemko house and deliver and service 8 out houses for the Vatra weekend, as well as ordering a 30 cubic yard bin from Waste Management Services. Throughout the year garbage is removed from and disposed of after use of the resort. We do not leave trash for roadside municipal removal, we take it back to our homes for municipal pickup.

**LEMKO RESORT TRAILERS**

There are a number of trailers set back on the east side of the property which have been situated in that area for decades. They are bordered and separated from the new subdivision by a stand of mostly pine trees, and have little or no significant impact on the newly developed lots. They are only used seasonally for recreational purposes. The purchasers of the lots were fully aware of the trailers and the use of the Lemko Resort when they purchased them. Following the recent sale of the LRDC lots, a complaint was received by the Municipality with regards to the trailers on the Lemko Resort. Consequently, a By-Law Enforcement Order was received from the Municipality requiring that all of the long standing trailers be removed forthwith. The By-Law Order states that the Lemko Resort is zoned 'A1', 'A2', or 'A3', however this is incorrect. The zoning for the Lemko Resort is OS-24.

The trailers not only play an important role in the use of the Lemko Resort, but also the economic and cultural benefits the CLA has, and will hopefully continue to add by supporting and enhancing the West Grey community at large. As the trailers have been on the property for decades, they constitute a long time pre-existing use prior to the recent sale of lots. The CLA is flexible in addressing any unintended zoning infractions in the interest of providing a better good for their members and the local community, and look forward to working with the Municipality of West Grey to arrive at a solution of continuing to keep the trailers on the CLA Resort. Some form of 'grandfathering' them with respect to the current By-Laws would be a simple solution. A mutually acceptable resolution will not only benefit CLA members, but continue to benefit the West Grey community as it has for the past 47 years.